



KILLINGTON GATEWAY II

NEWSLETTER

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Kuddos

MAY-JUNE NEWSLETTER

2023



bear video.mov

We had a visitor earlier this spring Enjoy this 8 second video taken by an owner

Pool Opening!!!

The pool is open! Every day on my walk I notice it looking better and better. Hopefully the weather will soon co-operate. We ask that everyone respect and follow the pool rules that are posted. Most importantly, enjoy!!!

Upcoming Projects

- Upper Parking Lot Paving:

I am happy to say that this will take place sometime during the week of June 8th, weather permitting. An email will go out to let owners know the exact dates (I am told it will take 2 days). Owners are asked to park in the lower lot on these days.

- Tennis Court Fencing:

You may have noticed that some of the fencing that had fallen down over the winter has been removed. The remainder of the fence is scheduled to be taken down as well, as it is a safety concern. The board is considering several options going forward to utilize that amenity.

- Deck Staining and Maintenance:

The plan is to schedule 8 decks yearly for staining and repair, so that everyone's will eventually be on a 4-year rotation. This should begin sometime this summer.

- Fireplace Cleaning:

The HOA has the fireplaces cleaned every 2 years, as required by state law. We hope to schedule it for late summer/early fall. Please note that while the HOA pays for the cleaning, any parts that may be needed are at owners expense.

- Replacement of the Front Cement Walkway & Patio Area

To be scheduled.

- Attic Insulation

To be scheduled.

Upcoming Board Info / Meeting Schedule for 2023

The meeting agenda for the July 10th meeting will be sent out later this month. We encourage owner participation, Please note that there continues to be a vacancy on the board. We encourage owners to join. If you have any questions about what is involved please reach out to any of us.

Dial in number 1-605-475-3220 Access Code 538-3220

Date	Time
July 10	6:30
October 7	9:00 am Board Meeting
	10:00 am Annual Meeting

Our website

Check it out @ killingtongateway2.com , where you will find important documents such as the condominium rules, bylaws, past newsletters, board meeting minutes and hopefully soon some photos.

Reminders

We would like to bring to your attention the following:

Quiet Hours

Reminder to all homeowners that quiet hours begin at 10:00 PM and end at 6:00 AM. Signs have been posted as a reminder to incoming renters. This aligns with Town of Mendon law.

If homeowners experience loud noises after 10:30 PM, ask the homeowner/ renter to quiet down. If the noise continues you have the option to call the police. It is important for everyone to respect other homeowners by adhering to the quiet hour rules.

Pet Policy

Given a recent incident involving several dogs off leash, as well as a complaint about an aggressive dog on its leash yet charging at an owner, all owners of dogs are asked to review the pet policy. While not addressed directly in the pet policy, please keep in mind that if your dog acts in an aggressive manner even on leash resulting in complaints the BOD will need to address it.

Please remember that dogs need to be on a leash at all times and in your control when out of your unit. Owners are responsible for cleanup of dog waste. Dogs should not be let out the doors unleashed to relieve themselves or otherwise be allowed to roam freely. **DOGS ARE NOT ALLOWED AT THE POOL AT ANY TIME.**

Emergency Condo Repairs

Please note that while our property manager will enter a unit in an emergency and address the issue that is causing damage to another unit, the HOA is not

responsible for the cost of repairs unless damage is caused by a common element, such as shared pipes, etc... Owners will be billed directly by the property manager. Please know that while every effort will be made to contact owners prior to entry, depending on the nature of the emergency, this may not always be the case.

Summertime Grilling

Just a reminder, as there seems to be several grills on decks, Rule #10 states that the Vermont fire code prohibits the use on balconies of hibachis, gas-fired or charcoal grills, smokers or similar devices used for cooking, heating or any other purpose. Electric grills are ok. Violation of this rule will result in a warning and/or fine.

Complaints/Concerns

If you have a concern or complaint, please contact our Property Manager who will address the issue accordingly. As per condo rules, if this does not resolve the issue you should then contact the BOD in writing. We can only respond to and address complaints and concerns when we are made aware of an issue.

Contacts

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