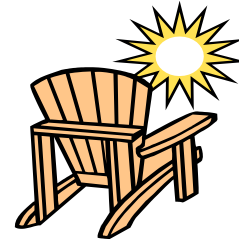


# Tara Condominiums

Summer 2013

## Pool days

As the summer comes to a close, here's hoping everyone is still enjoying the community pool. Please remember to follow the guidelines for pool use as outlined in the POOL RULES which are posted on the RPM website [www.russellpm.com](http://www.russellpm.com). The pool closing date is **Sunday, September 22<sup>nd</sup>, 2013**.



## Parking

Just as a reminder, please be courteous of neighbors by parking in your own spaces and not occupying visitor spaces with your vehicles. Any vehicle in any parking area should have valid tags and be fully operable. Please report parking issues to the management office in writing for assistance. Towing will be enforced.

## Special Assessment Concerns

The board of directors would like for you to know: **There is not currently a special assessment for Tara Condominium Homeowners. The board of directors makes every effort to be knowledgeable of known issues and references the latest architectural evaluation report that was completed. This information has been (and will continue to be) disclosed to all homeowners of Tara Condominiums. The best resource for a buyer of a Tara Condominium property is an approved home inspection.**

## Process for complaints

Always remember when communicating complaints or work order requests: **ALL ITEMS SHOULD BE IN WRITING!!!** If you have an issue that requires immediate attention, call it in, but you must follow up with an email or written letter.

## Fitness Room

If anyone is in need of a key for the clubhouse in order to access the fitness room, you may obtain one through the management office. The board has been hard at work to regulate the temperature and make your workouts more comfortable.

## Required Inspections

The HOA Board of Directors has determined a need for inspections to be completed throughout the property. The purpose of these mandatory inspections is to prevent or decrease avoidable damages. The inspections will include water heaters, HVAC units, plumbing lines and will determine if you have a backflow switch, which shuts off your unit in the event that the condensation line should back up, in order to prevent flooding. Every owner has the opportunity to have their own vendor conduct an inspection and install a backflow switch if one is not in place or working properly. Owners may obtain the checklist from the management office and return it by October 1<sup>st</sup>, 2013. If no completed checklist has been received for your property address, your account will be assessed a charge of \$120.00 on October 1<sup>st</sup> to cover a \$50.00 fee for inspection and a \$70.00 installation of a backflow switch. If the inspector finds you have a working backflow switch you will receive a credit of \$70.00 upon completion of your inspection.

## Scoop the POOP

People not cleaning up behind their pets continues to be a problem. Not only is this unsightly, it is illegal. It is a City Ordinance that you are required to properly clean up behind your pet and dispose of the poop, as well as have them on a leash at all times. Please report these violations to the management office.

**RUSSELL PROPERTY MANAGEMENT**

Rocky Russell, Owner      Michele Johnson, HOA Manager

[www.russellpm.com](http://www.russellpm.com)

252-329-7368

# Tara Condominiums

Summer 2013

## Repair Assessments

Tara Condominiums often incurs expenses related to water leaks, fire, vandalism, etc. and normal wear and tear that are specific to one or a few adjoining units. The association has received a legal interpretation on how to assess unit owners for the repairs needed to each unit. The association's attorney's opinion states that each unit owner is responsible for the repairs to their own unit. The only exception would be in the case where an adjacent unit owner was negligent in his or her actions in causing damage to another unit. Each damage claim would have to be based on its own facts with regard to whether a unit owner was negligent if an adjacent unit was damaged as a result of a water leak, etc.

If your unit has to be repaired, and the cause for the repairs was not due to negligence on an adjoining property owner, the repair expenses incurred for your unit will be assessed against your unit. The association does have a master insurance premium to cover the association and the units in the event of an insurance loss. The association's deductible per claim is \$5,000.00. If the insurance claim is greater than \$5,000.00, each unit owner benefiting from the insurance claim would be responsible for paying their share of the \$5,000.00 deductible. If the claim is under \$5,000.00, each owner benefiting from the repairs would be responsible for paying their share of the repair expense. The Board of Directors has posted to Tara Condominium's website ([www.russellpm.com](http://www.russellpm.com)) a more detailed explanation of this policy including the specific language within the association's legal documents that gives the association the authority to make these assessments. The name of this file is "Condominium Insurance Loss Assessment Authority."

If you have any specific questions, please don't hesitate to attend our next board meeting and request that you be placed on the agenda or contact Russell Property Management and asked for Rocky Russell.

## Emergency Repair Calls

Any situation in which an owner's home or an adjoining home will have increasing damage if the cause is not addressed immediately is deemed an emergency situation. The management company has someone on call 24 hours a day to respond to these repair calls. Any time a leak is occurring that is affecting an adjoining unit, please contact management immediately in order to prevent costly repairs caused by delay of service. Tenants are asked to keep the contact information for management on hand, in order to have quick access to assistance if such a situation should arise.



## OPEN GENERAL MEETING

There will be an open meeting for all owners at the Tara Clubhouse

**Tuesday, September 10<sup>th</sup>, 2013**

**7:00 PM**

## **RUSSELL PROPERTY MANAGEMENT**

Rocky Russell, Owner      Michele Johnson, HOA Manager

[www.russellpm.com](http://www.russellpm.com)

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