

## South Shore II For Your Information

### **OWNER REQUESTS**

Please note that all requests for changes and/or alterations must be submitted in writing to your Board of Directors. You can access the Alteration Form by visiting the RVPM website at <https://eastmannh.condos/>. To submit your request, please log in to the owner portal and select “Architectural Reviews”. Fill out the necessary details, attach the completed alteration form, and submit it. River Valley Property Management will contact you if the Board of Directors needs any additional information.

### **INSURANCE**

Please remember that your Association’s Insurance Policy has a \$10,000 deductible. In accordance with your By-Laws, owners are responsible for the first \$10,000 if the damage is the result of an insurable loss. We recommend you discuss this with your own insurance agent to confirm you have the proper coverage on your HO6 Policy (Homeowner).

### **TRASH REMOVAL**

Pick-ups are Mondays only; please be sure the trash is properly bagged [tall kitchen bags preferred] and stored in the designated area to avoid animals stewing it about. Although recycling is appreciated, it is not mandatory at this time.

If you would like a dump sticker for your vehicle, you can pick one up at the Grantham Town Office. Provide your name, Association name and bring your vehicle registration and they will issue you a sticker at no charge.

Note: Pick up days are subject to change on Monday Holidays - any changes to the schedule will be emailed to owners in advance.

### **GROUNDS MAINTENANCE**

All grounds maintenance is taken care of by the Association, including snow removal. Per contract, walks are scheduled to be shoveled, between 7:00 a.m. and 5:00 p.m. when 2 or more inches of snow have accumulated. (Workers may arrive earlier and stay later depending on storm size.) Storms 2 inches or less are the responsibility of the unit owner; therefore, please remember to keep a shovel handy in your unit for those snowstorms 2 inches or less. Snow melting from the eaves can cause early morning ice spots; therefore, we provide a container of ice melt (placed in your storage shed) to be used at your convenience.



The plowing and sanding of roads/parking is done as needed after at least two inches of snow has fallen. Occupied units are done before unoccupied units, so it is helpful if you notify our office of any long-term tenants.

### **TENANTS**

Keeping tenants apprised of the rules, regulations, service schedules, etc. is the responsibility of the unit owner. Please keep your tenant and/or rental agent updated on any issues pertinent to their stay in your unit. Remember, tenants do not receive correspondence from the Association. Unit Owners must provide the Association with a completed Tenant Form for all tenants. The Form can be found on the South Shore II Homepage on the RVPM Website.

### **MANDATORY CHIMNEY INSPECTIONS**

Active wood burning appliances and flues are inspected annually and cleaned at the time of the inspection if the sweep determines cleaning is necessary. The Association pays for the inspection only and it is the unit owners' responsibility to pay for the cleaning; the unit owner account will be assessed if a cleaning was required. Please remember, advance notice for the exact day and time is not given for chimney inspections. Owners are notified via email of the tentative dates and must sign up for the inspection if burning wood.

To help preserve the structural integrity of your chimney and to safeguard against fires, please adhere to the simple basics outlined in the "Wood Burner's Alert".

### **FIREWOOD**

Firewood must be stacked a minimum of 2-3 ft. from the unit, including, decks, walkways and their supports. Please ask the provider of your firewood to take caution not to damage any shrubs/trees in the delivery process. Owners are responsible for cleaning up any debris left as a result of the delivery. Firewood should be covered with a brown tarp to help ensure the wood stays dry for burning.

### **PARKING**

The Eastman Community Association issues the required parking sticker for the Eastman Community Association. You can pick up the Eastman sticker at the South Cove Activity Center.

### **BILLING**

Monthly bills are sent out two weeks prior to the first payment's due date. Payments may be made on either a quarterly or monthly basis, payment is due on the first day of the month. Quarterly payments must be made in the first month of the quarter to avoid late charges.

### **KEYS**

Pursuant to our Bylaws, owners must provide Management with a working key.

