

## Frequently Asked Questions for residents

Office: Michelle Landry is our office administrator

1. When are office hours:
2. Phone number is: 913.922.8188
3. Email: [srv2700@comcast.net](mailto:srv2700@comcast.net)

Vehicles: You are allowed 2 vehicles unless approved by the board for more.

1. Where do you get stickers for vehicles: contact Michelle at the office
2. How tall is carport opening for a vehicle? 7'4"

Waste management:

1. Recycling - each villa has a blue recycling bin. You can read the top of the bin for items which can and cannot be recycled. The lid must be able to close on the bin in order to allow the driver to pick up. The bin is picked up via a mechanical arm on the truck. No other recycling will be picked up.
2. Trash pickup is every Thursday. The recycling truck gets here around 7:00 AM so please put your recycling out the evening before.
3. If you need a large item pick up or lots of recycling please call Waste Management.

Pool:

1. Pool Hours:
  1. 8:00 a.m. to 10:00 am Adults ONLY
  2. 10:00 a.m. to 2:00 pm Adults and Children
  3. 2:00 p.m. to 5:00 pm Adults ONLY
  4. 5:00 p.m. to 10:00 pm Adults and Children
2. Entrance - you will need to have a key to access the pool. If the key was not given to you with the purchase of your villa or you lose your key contact Michelle in the office and she will provide you with a new one at the cost of \$20.00.

Club House:

1. Hours Open: 8:00 AM to 10:00 PM. The alarm is set at all other times.

Landscaping: Grass is cut every other Thursday in the winter and every Thursday in the summer.

1. Clippings or weeds you may have, need to be put in a brown bag and left out for the landscape crews to pick up when they mow the grass on Thursday.
2. Tree limbs that fall down can just be put out front on the lawn and the landscape company will pick up on Thursday when they cut the grass.
3. Sprinklers are set automatically and come on at random times throughout the complex.
4. Landscape issues: If you have an issue with sprinkler, lawn, or shrubs please provide a Landscape/Maintenance Request Form from the website or pick one up outside the office – turn into Michelle at the office.
5. If you want to change shrubs or plants turn in a request form as well.

Alterations/remodeling

1. You are required to get permission from the board for any alterations interior or exterior. An application is on the website under forms or at the clubhouse outside the office.

#### Wifi

1. If you need to use the wifi at the clubhouse select Strathmore guest - the password is netgear 1

#### Pets: you are limited to 2 pets

1. All breeds are allowed, but it is based on the height of the dog, any dog exceeding 15" at the shoulder are not allowed.
2. You must clean up after your dog and of course cannot be a nuisance to your neighbors by excessive barking.

### **FREQUENTLY ASKED QUESTIONS AND ANSWERS SHEET STRATHMORE RIVERSIDE VILLAS CONDOMINIUM ASSOCIATION, INC.**

#### **A RESIDENTIAL COMMUNITY FOR PERSONS 55 YEARS OF AGE AND OLDER AS OF JANUARY 2020**

Q. What are my voting rights in the Condominium Association?

A. One vote per unit; See By-Laws for procedure.

Q. What restrictions exist in the Condominium documents on my right to use the unit.

A. Each unit shall be used exclusively as a one-family residential.

1. Each person moving into a villa to live with an established resident for longer than thirty (30) days must be interviewed. Such a situation might be: a marriage; a relative; a friend; or a resident caregiver. A guest/visitor is one who will be in residence for a short stay.

2. Use of common element is limited. See Rules and Regulations, pages 15-17 – **Villa Activities – Permitted & Prohibited Adjacent to Unit**. Also, pages 8 -11 covering animals and automotive parking. dwelling and no business or trade shall be conducted within or adjacent to the unit. A business is defined as an enterprise that generates vehicular traffic from outside SRV.

Q. What restrictions exist in the condominium documents on the leasing of my unit?

A. Must obtain a "Letter of Intent to Lease Villa" form from SRV office. Total number of units rented at any one time is 51 and it is carefully monitored. If approval is granted, the minimum leasing time is three (3) months. May lease two (2) times in a calendar year. Occupancy not permitted prior to lease approval. During the term of lease, the owner forfeits right to use facilities, including use of common elements.

Q. How much is my assessment to the Condominium Association for my type of unit and when is it due?

A. Current assessment is \$541.00 in U.S. dollars due monthly on the first of each month. A \$20.00 late fee is assessed after the 10<sup>th</sup> of the month for non-payment. Assessment may change in any calendar year based on budget requirement.

Q. Do I have to be a member in any other Association? If so, what is the name of the Association and what are my voting rights in this Association? A. No

Q. Am I required to pay rent on land use fees for recreational or other commonly used facilities? If so, how much am I obligated to pay annually?

A. No.