

## Community News

Welcome home to...

# Brookside Meadows

Thank you to all our wonderful Residents and everything you bring to the Brookside Meadows Community.

We appreciate you calling Brookside Meadows your *Home*.



### Storage Units

#### Call us about our

#### Spring Clean Up Promotion!

Onsite storage units are available NOW!

Contact the office to secure a storage unit.

Store Bikes and Automobiles

No Deposit Required

Easy Drive Up and Unload

24/7 Access

5' x 10' \$75.00

5' x 15' \$105.00

10' x 15' 150.00

Like us on Facebook to keep up with Community News.

Brookside Meadows Luxury Rental Community

### Upcoming Events

**Knitting** – We will be holding a *Free* knitting class on 2/3/18 from 1:30-2:30 at the Brookside Movie Theater. Open to all skill levels. Contact the Leasing Office if you plan on attending.

**Monday Movie** - Join us every Monday at 1pm for our weekly movie. Light snacks and refreshments will be served. Bring along a friend or a movie to share!

1/29 Patch Adams

2/5 Boys on the Side

**Chair Yoga** – Wednesdays and Fridays! Beginning Friday 2/2/18. Join us in the Movie Theater at 9am for Chair Yoga. If you have never tried it before stop in and take a look! We have a great group of residents that would love others to join.

**Office of the Aging** – Today (1/26/18) the Office of the Aging was on hand to discuss “A demonstration of the simple steps seniors can take to be sure they’re able to live happily and independently for as long as is safely possible, including advice on nutrition, home safety, exercise, scam avoidance and lots more!” If you wanted to attend and were unable to please reach out to Brian Jones (Outreach Coordinator) 845-486-2544 [bjones@dutchessny.gov](mailto:bjones@dutchessny.gov) so he can answer all your questions. We also have some pamphlets at the office with some really good information.

### Leasing Reminders

**Lease Expirations** – 90 days prior to your lease expiration you will receive notification of your renewal options.

Our primary form of communication is email. If we do not have your email on file we will put a notice on your door.

**Amenity Fee** – Your amenity fee is due at renewal. The fee can be included with your monthly rent.



## **Winter Reminders**

### **Vehicles**

Please make sure your vehicle is registered at the office, in the event we need to notify you to relocate your vehicle during snow removal clean up. Remember to move your vehicle to a clean visitors spot so your assigned space can be cleared.

### **Parking Lot/Grounds**

Be cautious when driving and stopping in the community. Road surfaces will be slick, leave yourself ample time and distance. Please be cautious while walking. Ice can accumulate on roads and pathways.

### **Gates**

Gates will remain open during a storm

### **Entry way Heater**

If you have an entry way heater it should be turned on to prevent pipes from freezing.

## **Community Rules, Regulations & Reminders**

**SEASONAL ITEMS** – We ask that all Christmas holiday decoration be stored away at this time. If you require additional storage contact the leasing office in regards to renting a storage unit!

**PARKING** – Numbered parking spaces are reserved for residents. Un-numbered spots are on a 1<sup>st</sup> come 1<sup>st</sup> serve basis for visitors of the community. Should a unit near you become vacant we ask that you speak to the office before temporarily parking in the numbered parking spot belonging to the unit.

**VACATING** – If you decide that you will be vacating your unit we ask that you give us 60 days' notice so that we can re rent your unit. If you terminate your lease prior to the expiration of your lease you will pay a lease break fee. Lease break fees are separate from your security deposit.

**FITNESS CENTER** – Should you misplace your fitness card to access the gym there is a \$50.00 fee to replace your gym card.

*Keep an eye out for our updated Community Rules and Regulations.*

## **Did you know?**

**Guest Speakers**– Do you have an interest that you would like to share with your neighbors? We hold monthly events at the clubhouse and would love to give you the opportunity to share information with the community. Contact Beth at the leasing office. 845-635-2600 or [boltz@brooksidemeadows.com](mailto:boltz@brooksidemeadows.com)

**Home Exercise Equipment**- In case you were not aware, if you live in an upstairs unit we ask that you not utilize gym equipment. When in use the equipment will be very disturbing for your downstairs neighbor. Our gym is part of your amenity fee and is available 24/7. If you do not already have a gym card contact the leasing office to obtain your access card.



**MAINTENANCE CORNER**

**Work Orders-** *When you open a work order we will enter your unit within 24-48 hrs unless you have a minor in the unit.*

*If you have a pet that requires you to be at the unit when we enter, notify the office when you make a request for a work order.*

If you need to open up a work order for a **Non-Emergency** you may email us at [office@brooksidemeadows.com](mailto:office@brooksidemeadows.com). Please remember to include your unit # and if it is **okay to enter your unit.**

For Emergencies, remember to call us at **845-635-2600.** Emergencies consist of No Heat, No Air-Conditioning, Water Leaks, Electrical and Toilet Clogs for 1 bedrooms.

**\*\* Someone over the age of 18yrs of age must be present for one of our maintenance team to enter your home.**

**MAINTENANCE & REPAIRS**

**Work Order Requests-** When you have a request that doesn't require immediate attention we will open up a work order request. These types of requests will be addressed by our maintenance team as time allows.

**Entry Way Space Heaters** – The cold weather has arrived. Between November and March if you have an entry way heater we ask that you utilize in to prevent pipes from freezing. Turn the dial until you hear the heater come on. As the temperature begins to drop you may need to adjust the dial so that the heater continues to come on.

**Repairs** – should you need a repair to your unit, we sometimes need to reenter several times to complete the necessary work. We ask that you allow our team to gain re-entry in order for the work to be completed.

**Upcoming Property Maintenance**

During the week of 2/5/18-2/9/18 our septic tanks in all areas of the property will be pumped. Residents may experience unpleasant odors during this time.



## **ATTENTION ALL PET OWNERS**

Complaints have been received from residents of the community regarding dog waste on the grounds. There has been an increased volume of dog waste that has been found on the common areas.

If you are a dog owner, please be respectful of the common grounds of the property. In case you are not aware, **Brookside Meadows Community Rules and Regulations** requires that **pet owners pick up after their pets and properly dispose of their waste. Besides being unsightly and smelly, animal waste can be hazardous to the health of our children who play in the community and other pets. One of the most common forms of disease transmission between dogs is through fecal matter.**

All dog owners are urged to abide by the law so that the unsightly and unhealthy appearance of dog waste on the grounds can be eliminated. **Please be reminded that pet owners who fail to abide by the Brookside Meadows Community Rules and Regulation can be fined (\$100.00) for violations, the pet can be deemed a public nuisance and may be asked to be removed from the community.** If you observe a dog walker not picking up after the dog's waste, please report it to the leasing office immediately and if possible, please take a photo of the person and the dog with a cell phone or camera as the photo may be very useful in identifying the violator.

All residents are asked to take pride in the community by adhering to the **Brookside Meadows Community Rules and Regulations** regarding disposal of pet waste. If all pet owners within the community practice proper pet waste disposal as mentioned above, the eyesore and health hazard created by pet waste on the community grounds can be eliminated.

The Management Team thank you in advance for your cooperation in this matter. If you are reading this you have taken the time to read our newsletter! No later than 1/31/18 send me an email to let me know you read the newsletter. You can email me at [boltz@brooksidemeadows.com](mailto:boltz@brooksidemeadows.com) your name will be entered into a drawing.