

May 22, 2023

Dear Homeowner:

Last year at nearly this exact date I was gleeful to inform all that all our maintenance was to be completed on or about Memorial Day. I was gleeful because the pool, tennis courts, roofs and roads were rarely ALL completed at this date and homeowners were inconvenienced to some extent in the past. This year that will NOT be the case. In the interest of full transparency let me give you the details on each.

POOL: The pool sprung a leak. As our intrepid maintenance staff was prepping the pool late last week Anthony reported that the pool wasn't holding water. A slow leak was discovered and I immediately shouted "ALL HANDS ON DECK" sparing you the detail of this flurry of activity let's just say EVERYONE lent a hand. Anthony, Carl and Maria led the charge and our former head of maintenance Richie Anderson even lent some very crucial "Pool Wisdom". We begin some light excavation this Tuesday and fingers crossed we will unearth said leak and repair it asap. Sadly even if all goes smoothly (and that's a big IF) the pool will NOT BE OPEN MEMORIAL DAY. There is some GOOD pool news! Many resident last year complained of our umbrellas and the fact that all were not "crank" units and were difficult to operate. With Katie Clinebelle doing the groundwork we now have seven brand new umbrellas to unveil this summer. We will be sending out an update on this issue later in the week. I am very aware how important this pool is to our community so please be patient.

TENNIS COURTS: Now for some GOOD news. This is the first year that our STAFF will be doing the resurfacing. I am pleased to announce that this project is on schedule and imparting a savings of nearly \$7000 to our association. We were also able to get a "clay" delivery of 15 TONS. This was not easy and all thank Anthony for being diligent in this regard. This 15 TONS should be enough for the next three seasons and should further impart a significant savings. Two of these courts are still earmarked for resurfacing when the ROOFS are completed in 2026 and we are in the financial position to do so.

ROOFS: A minor delay has occurred with the delivery of the "skylights" and our roofing contractor can't begin the roofing till they arrive. The "roofing" has always been subject to untold vagaries and I've been witness to them being completed in OCTOBER once or twice. Roofing should begin on or around the first week of June and all those effected will be notified and updated as information becomes available.

ROADS: We are scaling back our road work this year as the roads are all in decent condition except for the main "drags" of clusters 8 and 9 and a few "spot" repairs. Webster paving has been on premises and confirmed they will be doing the work but an exact date has yet to be revealed to us.

SO as we head into the busy summer months now would be the time to remind all of the RULES governing our fair community. Most are aware I have some personal "pet peeves" and those are SPEEDING and DOG POOP. Overall picking up after our precious pets has been good to very good of late THANK YOU. Speeding seems to have been under control this Winter and Spring but just recently I've witnessed several cars going WELL above the listed speed limits of 15 miles per hour. I WILL FINE YOU (or put a speed bump right in front of your house). My commitment to SAFETY within this community is TOP OF THE LIST and with all the new children and dogs about I will not waver on this issue.

Attached are a number of reminders and several of the rules, regulations and guidelines governing the use of the common grounds, the tennis courts, swimming pool, dog run rules and registration, rules for recycling of your trash, the RRVA schedule of fines and a copy of Article XIX (see Schedule of Fines item 1 – Rental Guidelines). Our governing documents have been posted on our website. If you have not done so, I invite you to visit our website www.roxburyrunvillage.com Password Denver12

Yours truly

Chris Cook, President

Administrative Matters

- The covering on your wood piles must be removed by May 26, 2023 as it creates a breeding ground for insects and is unsightly.
- It is the time of year when you may want to open your crawl spaces to permit ventilation. If you choose not to do this chore on your own, please notify the office by May 26, 2023 and it will be done for you at a charge of \$35.00.
- **Please be sure to attend to the following by May 26, 2023:** Only neatly stacked firewood under decks is permitted. **All other items must be removed.** If wood cannot go under decks, you may stack it neatly on the side of your home only if it does not cause damage to the common ground or interferes with grounds- keeping. The wood cannot be touching the siding.

IMPORTANT REMINDERS

Speed Limit: The Board would like to remind you that the speed limit within our property is **15 miles** per hour.

Passes: Because the pool and tennis courts are locked at all times, you will be required to use your keys to open these facilities. In order to identify non-residents, your passes must be visible when you are using the pool and tennis courts, or you may be asked to leave.

Pool: Because the Association has such a diverse membership, and the pool is our most widely used facility; for the safety and enjoyment of all residents, please read and adhere to the Association's Rules and Regulations. The rules and regulations have been adopted for the safety and enjoyment of all the residents. ***This includes the prohibition against the playing of all athletic and sporting activities within the pool complex.***

Tennis Courts: As written in the rules and regulations, anyone on the tennis courts is required to wear proper tennis attire. This includes the wearing of shirts and proper tennis shoes at all times. No bare feet – no sandals – no bathing suits, etc. ***Shirts and proper tennis shoes must be worn at all times.*** You are also required to groom the courts after each use.

Trash Removal: Is scheduled for Mondays and Fridays. Please be sure not to put your garbage out the night before because of the bears.

Rentals: Our by-laws provide that Unit owners are permitted to rent their unit for no less than 2 week intervals, but for no more than four times per year. You are required to fill out a Tenant Registration Form which is available on the Association's website.

Home Availability to Guests: As provided by our Declarations, in the event you make your home available for use by guests while you are not present, you are required to inform the Association of such use. **This means that if you make your home available without charge to friends or family members who do not reside with you in your principal home, you must contact the office and submit a Guest Information form at least two business days before they arrive. This form must be filed in the office before your Unit is occupied by guests or family members. The failure to file the form may prevent your guests from gaining access to our recreational facilities.**

If you rent your home out, or have people staying in your townhouse, please ensure that your tenants and/or guests have copies of RRVA's rules and regulations. By so doing, you can hope to avoid any misunderstandings about the use of our common facilities by your tenants. Non-observance of these Rules and Regulations will cause them to lose all Association privileges and use of facilities. You are obligated to inform the Association that you have followed this requirement with your tenants and that they understand the importance of observing these regulations. Tenant rental forms and Guest Forms which are available on our website or through the office, must be given to the office at least **2 days** before the rental begins. You are responsible for your tenant's behavior and conduct.

Bears: There are bears in the area and they have been seen in our clusters and have even gained entry to some of our decks. NYS DEC advised the Association that homeowners should take all bird feeders down and off decks and/or porches or any common area. Bird feeders may be considered “bear feeders” which is illegal in NYS. www.dec.ny.gov Keep outdoor grills closed and clean. Garbage should be in secured barrels – sprinkle ammonia inside of your garbage can and on top of the garbage. *Garbage should not be left out overnight.* If you have any questions concerning any of the above, feel free to call the office

RRVA SCHEDULE OF FINES

Below is a list of rules infractions and their corresponding fines. Please note, in each instance, subsequent violations have increasing fine levels. Except where expressly noted, each infraction or incident is considered a separate violation.

I. Home Rentals

A. Article XIX has been amended, by a homeowner proposal submitted and duly passed by a quorum of homeowners at its 2017 annual meeting of homeowners, to provide, in part:

1. No weekend rental of a Townhouse Unit is permitted; only rentals for more than 13 days are allowed.

2. Every advertisement or other offering for rental of a Townhouse Unit must state, in clearly legible font, "*Rentals for less than 2 weeks are prohibited.*" Failure to include such notice shall result in a fine to the Owner of not less than \$500 per advertisement. Each placement of a violating advertisement shall be considered a separate violation (i.e., placing the same advertisement in 3 different venues would constitute 3 violations). It shall be the renting Owner's responsibility to inform their agents of this notice requirement. A violation of the notice requirement by an Owner's agent shall be considered a violation by the Owner.

B. The first violation of the short-term rental regulations will incur a fine of \$500.00, billable and collectible in the same manner as maintenance.

1. Each subsequent violation of the short-term rental regulations will incur a fine of \$1,000.00, billable and collectible in the same manner as maintenance.

II. Vehicles

A. Motorcycles, motor bikes, motor scooters, "mopeds", trail bikes, dirt bikes, all-terrain vehicles, snowmobiles or any other similar vehicles are barred from Association property. One complaint, in writing, to the Association stating the date, time, and place of any violation of this regulation, along with a brief description of said vehicle, will bring a written notice of violation to the cited Homeowner.

B. A second violation will incur a fine of \$100.00 per occurrence, billable and collectible in the same manner as maintenance.

C. Any Association employee or Board member's direct observation of said violation(s) is deemed equivalent to a written complaint by a fellow homeowner.

D. Any subsequent violations in the same calendar year will incur a fine of \$250.00 per occurrence, billable and collectible in the same manner as maintenance.

III. Quality-of-Life issues

A. Pets

1. Unleashed and/or unrestrained pets are barred from Association property. One complaint, in writing, to the Association stating the date, time, and place of any violation of this regulation, along with a brief description of said animal (if possible), will bring a written notice of violation to the cited Homeowner.
2. A second violation in the same calendar year will incur a fine of \$ 100.00 per occurrence, billable and collectible in the same manner as maintenance.
3. Any subsequent violations in the same calendar year will incur a fine of \$250.00 per occurrence, billable and collectible in the same manner as maintenance.
4. Any Association employee or Board member's direct observation of said violation(s) is deemed equivalent to a written complaint by a fellow homeowner.
5. Failure to remove animal waste from the Association's grounds is also a violation of Association regulations and will be treated in the same way as leash violations, described in paragraphs A.1-A.4, above.

B. Pool

1. Pool rules are posted at the pool and provided to each homeowner at the beginning of the swimming season.
2. One complaint, in writing, to the Association stating the date, time, and place of any violation of this regulation, along with a brief description of the incident, will result in a written notice of violation to the cited Homeowner.
3. A second violation will incur a fine of \$ 100.00 per occurrence, billable and collectible in the same manner as maintenance.
4. Any subsequent violations in the same calendar year will incur a fine of \$250.00 per occurrence, billable and collectible in the same manner as maintenance.
5. Any Association employee or Board member's direct observation of said violation(s) is deemed equivalent to a written complaint by a fellow homeowner.

6. If more than one individual from a particular home violates the rule(s) concomitantly, each person's infraction will be considered a separate violation.

C. Tennis Courts

1. Proper attire: appropriate footwear (see RRVA governing documents and yearly Tennis Courts guide) and shirts MUST be worn at all times.

2. Courts must be properly swept after each use.

3. One complaint, in writing, to the Association stating the date, time, and place of any violation of this regulation, along with a brief description, will result in a written notice of violation to the cited Homeowner.

4. A second violation will incur a fine of \$ 100.00 per occurrence, billable and collectible in the same manner as maintenance.

5. Any subsequent violations in the same calendar year will incur a fine of \$250.00 per occurrence, billable and collectible in the same manner as maintenance.

6. Any Association employee or Board member's direct observation of said violation(s) is deemed equivalent to a written complaint by a fellow homeowner.

D. Pursuant to Article VII, if a member is suspended from use of the recreational facilities and they or their guests or tenants subsequently use them, the Association can levy a \$100.00 fine, per person per occurrence. Any subsequent violation in the same calendar year will incur a fine of \$250.00 per occurrence, billable and collectible in the same manner as maintenance.

IV. Architectural Controls

A. Architectural Control – Any violation of the Association's Architectural Control provisions will result in a written notice of violation to the cited Homeowner. The homeowner will then have fourteen (14) days to cure the violation, if possible (or present acceptable plans to adequately address the Architectural Control Committee's concerns). Failure to do so will result in a fine of \$500.00 per occurrence, billable and collectible in the same manner as maintenance. If the violation is not cured, homeowner will be fined \$500 per month until it is satisfactorily resolved. Any subsequent violation in the same calendar year will incur a fine of \$750.00 per occurrence, billable and collectible in the same manner as maintenance.

1. An occurrence shall be defined as any significant variation from the terms of an approved permit or from the requirements of any written architectural policy.

ROXBURY RUN VILLAGE COMMON GROUND RULES,
REGULATIONS 2023

The offering plan of Roxbury Run Village established an architecturally and ascetically planned environment which includes a designated area for recreational activities, such as swimming, tennis, play area, volleyball and other group activities. Any homeowner upon advance notice and payment of a nominal fee, may use the clubhouse for a group activity or private party.

Our investment in the common areas can be enhanced and maintenance costs kept at a reasonable level if certain rules and guidelines are followed. Our common areas are a great natural asset for Association members and their families. The preservation of these lands depends primarily on the cooperation of Association residents. Common areas are landscaped, fertilized and maintained by the Association on an ongoing basis, at a substantial cost and investment.

Common Ground Rules and Regulations

Residents may not remove, add, or disturb plants, shrubs, trees, rocks, grass, etc. on the common ground, ***this includes the areas surrounding the townhouse units***, without first submitting a detailed plan to the Architectural Control Committee for their review and permit issuance. **Pursuant to the Association's governing documents, fines of no less than \$250.00 per occurrence will be imposed for any disturbance of the common ground.** Violations will be promptly removed and the affected grounds will be returned to their original condition. If expenses are incurred by the Association to return the common ground to their original condition, the violator's account will be charged accordingly.

Vehicles or trucks may not be driven on the common ground or walkways.

Loud and boisterous activities around townhouse units and/or parking lots are not allowed. Please use the Village Center for recreational activities.

Pets are not to be walked on maintained common areas for bodily elimination. Pet owners MUST "pick-up" after their pets in all areas. All unleashed pets are barred from Association property.

No motorcycles, motorbikes, trailers, mopeds, trail bikes, or similar vehicles are allowed on Association property.

No Commercial Vehicles are allowed on RRVA property between the hours of 9:00 pm and 7:30 a.m.

The Board of Directors is authorized to establish penalties for infractions of these and all other Rules and Regulations.

Roxbury Run Village – Pool Rules 2023

Pool Hours 8 am to 8 pm ~ No Life Guard on Duty ~ Swim at Your Own Risk

~Prohibited Activity in Pool and Gated Area~

- Rough Play~Running~Athletic Games~Sitting on Ropes~Pushing~Spitting, etc.
- Balls~Water Guns~Scooters~Bikes~Roller Skates, etc.
- Flotation devices except for “swimmies” in shallow end with adult supervision –
- Glass and/or breakable containers
- Food or drink in the pool itself
- Animals inside of gated area or tied outside of gated area
- Changing of attire including diapers – Use bathrooms are in Clubhouse
- Children under the age of 16 without adult supervision (prohibited by NYS BOH) □ Leaving items on pool apron (concrete) and/or steps
- Loud audio equipment

Please Be Cognizant of Additional NYS Health Dept Rules

Posted on Pool Fence

~Other Requirements~

- You are required to sign in—include your name, cluster, unit and the number of people with you. No more than 8 people from any household.
- ID Tags must be visible at all times.
- “Noodles” may be used as swim aids anywhere in the pool
- Proper swimming attire—No cut-offs of any kind
- Infants must wear special waterproof elasticized “swim diapers”
- Parents and/or guardians are responsible for their children’s behavior
- All game play must be conducted outside the pool gated area
- Pool furniture ~ to be put back on deck ~ 1 chair or lounge per person

- No reserving pool furniture or using furniture as toys
- When people swim laps ~ please limit water play to shallow or deep end . Clear and leave pool area at the 1st sign of thunder/lightning
- Residents must obey instructions from all Village personnel.

Pool maybe closed at any time at the discretion of the RRVA personnel or Board of Directors

ALL PERSONS USING THE POOL DO SO AT THEIR OWN RISK. THE RESIDENTS & ASSOCIATION ARE NOT RESPONSIBLE FOR ACCIDENTS OR INJURIES. THE ASSOCIATION RESERVES THE RIGHT TO DENY USE OF THE POOL TO ANYONE AT ANYTIME FOR FAILURE TO OBEY THESE RULES & REGULATIONS BY ORDER OF ANY MEMBER OF THE BOARD OF DIRECTORS AND/OR THE BOARD IN ITS ENTIRETY AND/OR QUALIFIED EMPLOYEES PURSUANT TO THE ASSOCIATION BY-LAWS AND/OR RULES AND REGULATIONS.

FAILURE TO COMPLY WITH THESE RULES AND REGULATIONS WILL BE CONSIDERED SUFFICIENT CAUSE FOR ANY ACTION DEEMED NECESSARY BY ANY MEMBER OF THE BOARD OF DIRECTORS AND/OR THE BOARD IN ITS ENTIRETY, INCLUDING IMPOSING FINANCIAL PENALTIES UPON VIOLATORS PURSUANT TO ARTICLE VII, SECTION 1 OF THE BY-LAWS OF THE RR VILLAGE ASSOCIATION INC.

ROXBURY RUN VILLAGE ~ TENNIS COURT RULES

2023

- ID tags must be visible
- After each play sweep courts and clean the lines
- Appropriate Tennis Attire:
 - ❖ Proper tennis shoes only
 - ❖ Shirts must be worn at all times
 - ❖ No bathing-suits
- Children under 12 must play with an adult 18 or over
- Hitting or throwing balls against the clubhouse is not permitted
- Tennis courts are to be used for tennis play only.
- No running and/or jogging, etc. around the inside of the courts is allowed.
- Play on courts is not permitted after heavy rains, ~please allow the courts to dry so as not to tear up their surface.

Prime time: 9:00 am to 1:00 pm Saturday, Sunday and holidays

- 1. To reserve prime time: call 607-326-7677 by noon on Friday**
- 2. Each household may reserve and play 1 hr. of prime time each day**
- 3. Reservation forfeited if more than 10 minutes late**
- 4. Prime time may not be used for instruction**
- 5. Children under 12 may not play during prime time**

The courts may be closed at any time at the discretion of the RRVA personnel or the Board of Directors.

ALL PERSONS USING THE TENNIS COURTS DO SO AT THEIR OWN RISK. THE RESIDENTS AND THE ASSOCIATION ARE NOT RESPONSIBLE FOR ACCIDENTS OR INJURIES. THE ASSOCIATION RESERVES THE RIGHT TO DENY THE USE OF THE TENNIS COURTS TO ANYONE AT ANY TIME FOR FAILURE TO OBEY THESE RULES AND REGULATIONS BY ORDER OF ANY MEMBER OF THE BOARD OF DIRECTORS AND/OR THE BOARD IN ITS ENTIRETY AND/OR QUALIFIED EMPLOYEES PURSUANT TO THE ASSOCIATION BY-LAWS AND/OR RULES AND REGULATIONS.

FAILURE TO COMPLY WITH THESE RULES AND REGULATIONS WILL BE CONSIDERED SUFFICIENT CAUSE FOR ANY ACTION DEEMED NECESSARY BY ANY MEMBER OF THE BOARD OF DIRECTORS AND/OR THE BOARD IN ITS ENTIRETY, INCLUDING IMPOSING FINANCIAL PENALTIES UPON VIOLATORS PURSUANT TO ARTICLE VII, SECTION 1 OF THE BY-LAWS OF THE RR VILLAGE ASSOCIATION, INC.

Roxbury Run Village Dog Run 2023

Dear Homeowner:

Anyone who is a homeowner or resident of RRV and has a dog is entitled to use the dog run. However there are certain rules & regulations that must be followed to insure a safe environment for all [see Rules & Regulations].

The dog run will open Memorial Day weekend or earlier. We need to do a spring cleaning [which means cleaning out all the dog poop that has been stuck under the snow and ice all winter]. Anyone who wants to volunteer to assist in this process, please don't hesitate to call Glen Pedersen (607-326-4622).

For insurance reasons and to insure that all dogs are healthy, we still require homeowners to send in a current rabies vaccine certificate and license number for your pooch. Please fill out the information form and send it in so we can compile a list of all dogs so that dog owners can get to know each other and play dates can be arranged.

If you have visiting friends or relatives that are coming up with dogs, please make sure that if their dogs visit the Dog Run, they have their license & rabies tag on their collars.

Our pets need a place to run and congregate with each other. Since there is a strict RRVA policy concerning no dogs off leash, our dog run is both a practical and pleasant solution.

OVER FOR RULES

RRVA Run Dog Information Form

Please detach & return to RRVA Inc., P.O.Box 115 Denver NY 12421

NAME _____ RRVA Street Address _____ CI ___ UN ___

PHONE: Home _____ RRVA _____ e-mail _____

DOG'S NAME[s] _____

I agree to abide by all the rules & regulations of the dog run.

SIGNATURE _____ Date _____

DOG RUN RULES & REGULATIONS

Dog runs are great places to take your dogs to exercise and socialize them, and most dogs are very happy to share that space. Below are some guidelines that need to be followed to help everyone, both canines and humans, get along.

- **The Dog Run is open from dawn till dusk.**
- **Clean up after your dog, immediately!** It's very unpleasant – not to mention unhealthy – for dogs to play in a field dotted with droppings. The run has pooper scoopers, plastic bags and a covered garbage can to deposit the poop. If you see that a dog has pooped and the owner seems unaware of it, point it out to them.
- **This run is a designated “Dog Park”. It is not intended as a children’s playground.** This run is not a safe environment for small children. We strongly recommend that you don't bring small children into the dog run.
- **Dogs that show pronounced aggression are NOT allowed in the run.** Dominant aggressive dogs should not play with other dogs. Some dogs are not suited for dog run playing, or need some work before introducing them to a group.
- **Do not keep your dog ‘on a leash’ inside the run.** The run is an ‘off-leash’ area. If you need to keep your dog on a leash, you should not bring him or her inside the run. Being kept on leash while other dogs are not on leash can trigger aggression and create tension and fighting between the dogs.
- **All dogs in the run must wear collars with license and rabies tags attached.**
- **Under NO circumstances may you bring a sick dog into the run** – one that has been diagnosed with a contagious disease, or shows signs of illness [e.g., severe runny nose/eyes, diarrhea, vomiting, etc.].
- **Female dogs in heat are not allowed in the run.** Females in heat can inadvertently cause dogfights.
- **Choke chains, prong collars and head collars [haltis, gentle leaders, etc.] should be removed before you let your dog run loose in the run.** Other dogs can get their teeth caught in the collar when playing and panic when caught; causing injury to themselves and the dog wearing the collar.
- **Do not bring food of any kind into the run.** Food is a HUGE trigger for fights between dogs.
- **Under no circumstances are you allowed to leave your dog unsupervised in the run!** If you leave, take your dog with you. Do not leave the run gate open, and watch carefully for dogs on the other side when you're entering or leaving, so that they do not escape.
- **There is a four [4] dog per handler limit.** We believe that no person can effectively control and supervise more than four dogs. For that reason we will enforce a four dog limit.
- *YOU MUST CONTROL YOUR DOGS AT ALL TIMES – THIS INCLUDES NO JUMPING ON THE FENCES AND DIGGING UNDER THEM. ANY DAMAGE WILL BE BACK-CHARGED TO THE HOMEOWNER*

THE RULES LISTED ABOVE ARE FINABLE OFFENSES.

THIS AREA IS UNDER CAMERA SURVEILLANCE!

DELAWARE COUNTY GARBAGE RECYCLING LAWS

Please read the following carefully. If you have any questions, please call the office.

MANDATORY

- NEWSPAPERS MUST BE SEPARATED FROM ALL OTHER GARBAGE.
- THEY MUST BE TIED AND **NOT** PUT IN PLASTIC BAGS.
- COLORED OR SHINY INSERTS MUST BE REMOVED AND PUT IN YOUR "REGULAR" GARBAGE.

MANDATORY

WITH THE EXCEPTION OF NEWSPRINT, THE FOLLOWING ITEMS ARE CONSIDERED RECYCLABLE AND MUST BE PLACED IN A PLASTIC GARBAGE BAG SEPARATE FROM YOUR REGULAR GARBAGE. IF THIS PROCEDURE IS NOT FOLLOWED, YOU MAY BE LIABLE FOR ITS REMOVAL.

YOU ARE REQUIRED TO SEPARATE GARBAGE AS FOLLOWS:

- SEPARATE PLASTIC GARBAGE BAG(S) FOR RECYCLABLES
- SEPARATE GARBAGE BAG(S) FOR "REGULAR" GARBAGE
- NEWSPAPERS - TIED AND NOT PLACED IN GARBAGE BAGS
- **Recyclables** (to be combined in a plastic garbage bag)
 - **Glass:** all colors, food and beverage containers only. These must be rinsed clean and caps must be removed and put into regular garbage.
 - **Cans:** steel or aluminum, must be rinsed clean.
 - **Plastics:** containers from milk, water, soda, liquid soap, motor oil, et al. must also be rinsed.
- All other garbage (with the exception of newspapers) is considered "regular" garbage and must be kept separate from the items listed above.
- **Clear plastic** garbage bags are required.

Please note that large items such as furniture, appliances, etc. cannot be taken to the landfill. Contact A & D Hauling, the Association's trash removal contractor for details. David Carr 607-376-6565 – for messages and texts. Aaron Dumond – 607-437-1789

Construction Debris is not considered regular garbage and will not be picked up. Please make arrangements with Aaron or David to pick it up on another day.