

SHADOW CREEK CONVERSATIONS

July 26, 2014

To comment on or contribute to "Shadow Creek Conversations", get in touch with Mary marynakashian@gmail.com.

WE WANT YOUR INPUT ABOUT "FOR SALE" SIGNS

In general, there have not been serious problems with these signs. Recently, however, there have been times when multiple signs appeared at the same time, which brought the issue to the attention of the Board. Here is a summary of our discussion and a request for your thoughts and perspective.

We have been told that buyers are increasingly using the internet and social media to purchase homes, making on-site postings less central to sales of property.

We have also been told that some condo associations have a flat policy prohibiting For Sale signs in all cases. We do not have that policy and we are not necessarily proposing to establish one. We are, however, proposing to enforce the policy we already have and require that requests to post For Sale signs be presented to the Board for approval.

Until unit 303 in 315 was sold, there were two For Sale signs prominently posted. No one else was selling a unit at that time, but concerns were raised about the prospect of three, four or more signs appearing on-site simultaneously.

The Board concluded that the approval policy as stated in the Articles of Declaration should be adhered to, and plan to ask sellers or their realtors to seek such approval. This is not a new policy, as it simply brings us into line with our stated policy, which has been on the books for many years.

But, because this is a change from past practice, we are asking for your input. We would appreciate knowing your thoughts about what, if any, restrictions there should be on these on-site For Sale Signs.

Do you have suggestions about criteria for the Board reviewing requests? Examples might be:

- Allowing a certain number of signs but no more
- Allowing signs to be posted for a limited period of time
- Not allowing posting of signs
- Other criteria

Please reply by July 31. Thank you!

WELCOME TO OUR NEW NEIGHBOR

Unit 303 in building 315 has been sold to Carolyn Carroll and her husband. They have a son in this area and plan to move in on Saturday, August 2. Please try to say hello and welcome them to Shadow Creek.

PRUNING AT THE GAZEBO AND THE BANKS

There has been much growth in underbrush around the gazebo and out toward the top of the creek bank. A few Board members are working with Matt from Green Spaces to prune the area. We checked with the City Office of Floodplain and Wetlands and got their OK to do this work.

If you are interested in helping or learning more, please get in touch with Sam or George.

UPDATING OUR MASTER LIST OF RESIDENTS

I have had some requests to reissue the master list of residents names, unit #s, and contact info. We gathered everyone's preferred name as part of our mailbox label project (you will see the labels soon!). If your phone number or email address has changed in the past three years, please let me know by July 31. We will attach a

new master list in a subsequent newsletter.

CLEANING THE BACK STAIRS

It was pointed out to that the back stairwells are messy, with cobwebs, etc. So, we are adding periodic cleaning of those stairs to the scope of Marcy's work. Marcy is the woman who cleans the common areas every week.

A FEW REMINDERS

What would a newsletter be without reminders! Here are a few that owners have asked be noted:

Remember that bicycles can't be brought into the building via the front door or the elevator. They should be brought into the building via the garage and preferably stored in the bicycle racks in the garage.

Please be sure to put the bar on the trash bin up so that critters can't open the bin. Instances of the bar not being placed have decreased, and we appreciate all of our ongoing attention to this important detail. Even occasional lapses, however, can result in our becoming part of the dinner rounds for raccoons and bears. Preventing this from happening is lots easier than interrupting it once it has started.