

# PELHAM COMMUNITY NEWSLETTER



## Fall 2023

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Web-Site

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### BOARD UPDATES

- ⇒ **Balcony/Patio Lights:** The Board is currently reviewing proposals for the replacement of the balcony/patio lights throughout the community.
- ⇒ **Snow Season:** The Board is reviewing proposal for the snow clearing of the stoops and steps within the community for the 2023/24 winter season.
- ⇒ **Basement Drains:** The exterior basement drains are scheduled to be cleaning mid-November 2023.
- ⇒ **2024 Operating Budget:** The Board and Management have begun the budget process for 2024.

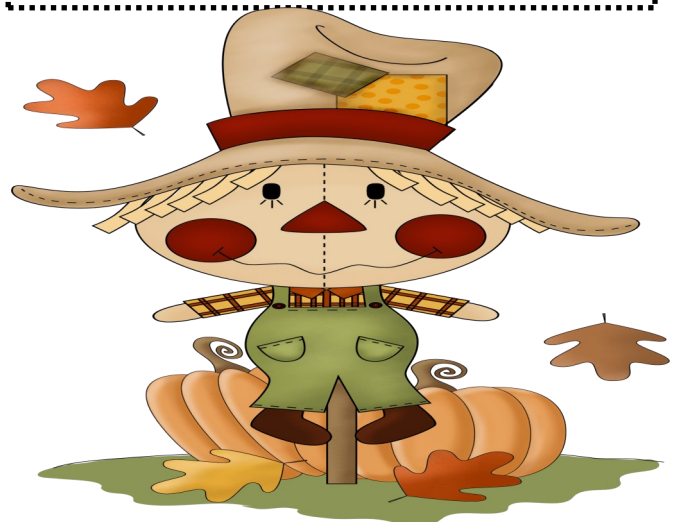
The next open Board Meeting is scheduled for October 5th—7:30pm. The link for the meeting will be sent via email the week prior to the meeting.

### DRYER VENT CLEANING

It is that time of year again for the cleaning of the dryer vents within the community.

All residents are required to have their vent cleaned no later than **November 30, 2023** and all residents are required to provide proof to Management.

If you have already had your vent cleaned and provided proof to Management, we thank you!



## BOARD OF TRUSTEES

President:  
Alessandra DeCicco

V. President:  
Jeffrey Newman

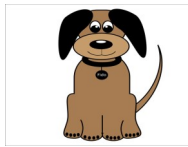
Secretary:  
Michele DiBello

Trustee:  
Jennifer Tessieri

Trustee:  
Sue Schermerhorn

Please be sure to address any issues, concerns or questions with Towne and Country Management.  
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## PETS



As a reminder, all pets must remain on a leash at all times when on common property.

Pets are NOT permitted to be left on the patio/balcony unattended at any time.

Owners are responsible to remove waste from the common grounds immediately.

## DID YOU KNOW???



- **During the cooler months, please be sure you keep your heat set at the minimum of 60 degrees. This will ensure that pipes do not freeze during the colder months. If a home is vacant and the power is not on, please be sure that all water lines are winterized.**
- FSE is responsible for the grounds, planting beds, trees, shrubs, sidewalks, roads, parking areas, trash areas, pool and tennis courts. Please contact Lauren at FSE directly with any concerns regarding these.
- **Modification Requests:** Homeowners must first obtain permission from the Board for any modifications to the homes. This includes, but is not limited to; windows, doors, satellite dishes.
- **Snow Removal:** The Pelham Association is responsible for clearing snow from the building entry steps and basement entry areas only. Ice melter will be available in buckets. Ice melter provided by the Association is to be used in between treatments by the contractor and is NOT for personal use in parking spaces, roads, etc.
- **Railings:** Please be reminded no items may be attached to the railings on the decks/patios, lights, or wood of building.

## HOLIDAY DECORATIONS

Holiday decorations are permitted, but must be removed within 10 days of the holiday season. Decorations are not permitted to be installed in a manner that may cause damage to the railings, wood decking, etc. Any resident attaching holiday decorations to the railing must do so with plastic zip ties. At no time is any metal permitted to be placed on the railings.