

Windgate Village Writer

Community Newsletter: Fall 2017



Fall is Upon Us

The cooler weather is with us more than the warmer days. The temperatures will begin dropping bringing an explosion of color from the trees and falling leaves.

With fall brings several routine maintenance items:

Outside:

The landscaping crews will be removing the fallen leaves around the complex. They will do this work every 2 -3 weeks throughout the fall.

Prior to the snow and winter rains beginning to fall, crews will be out cleaning the gutters to insure they work properly. When it does rain, should you note a section of gutter and/or downspout which does not seem to be working as it should, please contact CPS via email at: workorder@cpscolumbus.com and report it. One of CPS's maintenance technicians will look at it to determine the issue and act accordingly to resolve it.

Outside water spigots will be winterized. If an outside spigot is located at one of your wall, please turn the water off from the inside valve to prevent it from breaking this winter. Also, please store your hoses inside when you are no longer going to use it. The cold weather damages the hose.

Tuck pointing the bricks in the walls and chimneys will take place as needed starting around October

16th.

Inside: Things you should consider doing that are the unit owner's responsibility.

Boiler System Pump: The pump that controls the heat to your unit may need to be oiled to perform to its fullest potential. The Iron Fireman is available for around \$65 to check and oil as needed.

Weather stripping: Check around the entrance door, windows and sliding glass door. It is easier to replace weather-stripping now than when it is cold out.

Clean your windows and screens.



Looking for information about the Association?

Did you know that there's a web portal where you can find all kinds of information about your association and your account with the association:

Simply go to cpscolumbus.com. On the top right-hand side, hover over "For Owners". From the drop-down select "Owner Portal", then type in your account number and password. Once "in" you may view any of the following documents on the right-hand side:

*The Declaration

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- *Bylaws
- *Handbook
- *Current Year's Budget
- *Satellite Dish Application
- *Exterior Modification Application
- *Etc.

On the left-hand side you may "Account Detail" which will allow you to view your account (monthly assessments, water assessments, payments, etc.).

Reminder



Sunday, November 5, 2017 at 2:00 AM, Daylight Saving Time Ends, Fall Back One Hour.

With the "Fall Back" time, be sure to check the batteries in smoke and carbon monoxide detectors.

Association Insurance Agent Contact Information

From time to time you may need to get in contact with the Association's insurance agent for providing documentation to your mortgage company.

Greenwich Ins. Co.,
Rose Bowers, Bowers Ins. Agency
Office: 614-850-9244

Parking

Please be courteous to your fellow dues paying members of the association by strictly adhering to the parking rules.

Parking of vehicles without a permit is ONLY approved between the hours of 9:00 AM and 5:00 PM Monday through Friday. Vehicles may be towed at the owner's expense if they are parked in the community without a parking pass during any other day or time.

Board Meeting Announcement

The next board meeting will take place on November 7, 2017 at the Upper Arlington Library, Room C. All residents are invited to attend the open discussion session at 7:30 PM.

Your Board of Directors/Officers

Suzanne Frank – President
Denise Gagilardo – Vice president
Jennifer Armstrong – Treasurer
Emily Irwin – Secretary
Cherie Kipp – Assistant Secretary

IMPORTANT INFORMATION

-----Clip and Put on Your Refrigerator -----

Windgate Village Condominium Association

Association Management:
Capital Property Solutions
P. O. Box 630, Worthington, OH 43085
Phone: (614) 481-4411
Accounting e-mail: accounting@cpscolumbus.com
Work Order e-mail: workorder@cpscolumbus.com
Other: admin@cpscolumbus.com
Website: www.cpscolumbus.com