



ROCKBURN COMMONS III

Your Board Members for 2007

President – Karl Sturzebecher
Vice President – Ramona Hill
Treasurer – Dawn Smith
Secretary – Lois Thor
Members at Large – Peggy Drenner,
Beth Dodson & Michelle Spillman
Association Manager – Cambria Hall
Admin Assistant – Cindy Fields

Rockburn III Condo Association is
Professionally Managed by:
Residential Reality Group
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What's new!

We have a new Board. During the September 27, 2007 meeting new members were elected. Thank You, to all who have volunteered to serve our condo community. A special thanks to last years Board members for their dedicated service. The next condo association meeting will be Monday, October 29, 2007 at 7:00pm. The meeting will be held at 6395 Greenfield Rd. unit 1403. All condo owners are encouraged to attend.

What are we working on?

Last week the Board authorized the 4th roof replacement on building 6355. This completes the roof replacement plan for 2007. There are 6 remaining roof to be replaced, the polybutylene piping upgrade (inside & outside) for all 10 buildings and the recent rash of insurance damages cause by our homeowners. The Board is constructing a project forecast plan for 2008 which will resolve these issues.

The dryer vent cleaning services began on Monday, October 1st. Please make the arrangements when you are called. To prevent a dryer fire all residents are required to complete this task before the end of the November, 2007. Other news the Board has agreed to hold off the removal of the plum tree in front of building 6400. The residences of building 6400 have agreed to keep the side walk clean from the tree's ripened plum during the summer. The issue shall be reevaluated next year.

Board meeting notices are posted on the bulletin board in each building. If you would like to receive the Rockburn III Newsletter via email, then please email RRG at info@residential-realty.com. This would not include violation letters, or annual meeting notices as they must be mailed to the community.

New Committee!

A landscape committee was formed at the last meeting. Other committees shall be listed by the Board. Please get involved with a committee and help improve our community.

Balconies

The Board has asked a committee to create a deck replacement standard for all the condo owners. The cost of the balcony maintenance (cleaning and painting) and repairs (replacement of rotted wood) are the unit owner's responsibility (excluding the main post). The committee shall present the standard, the options and a rough cost estimate to the Board. Condo Owner's that have balconies must upgrade. Look for information that will be forwarded to the community once the specifications are approved.

Bulk Trash Information

Once again, it has been brought to the attention of the committee that unit owners/renters are continuously placing large items in the dumpsters. It is the unit owner's responsibility to dispose of all large items. County Law states that "dumping" is illegal. You can call Howard County at 410-313-6444 to obtain information regarding this. Bulk trash disposal is the unit owner's responsibility. When unit owners and tenants/residents of the community "dump" bulk items at the dumpster, the homeowner's association gets billed. And, when the homeowner's association is billed it means **you**, as the unit owner's, end-up **paying** for this removal through your **higher condominium fees**. Please be respectful of your neighbor and call Howard County to remove your bulk items. You will be saving your condo association additional expense which has not been budgeted.

If anyone sees a unit owner or tenant/resident "dumping", please report it to Residential Realty and provide the unit owner's address. Residential Realty will bill the unit owner for the service.

A Winter Issue

The winter months are approaching and the Board asks that if you plan to be away or selling your condo, you **must** keep your thermostat **above 60 degrees**. This will prevent water damage from broken frozen pipes in your condo.

The Board of Directors and Residential Realty would like to wish you a colorful fall!



See the new insert "Condo Tips"

CONDO TIPS

Greetings!

Sometimes a picture is worth a 1000 words. So here are some ideas with pictures for basic improvements that you can do your self or contract out. Either way they will help you save money and in the long run reduce your condo association's expenses. Nobody likes higher condo fees, so let's see what we can do about it.

From the local hardware store you can find these energy saving light bulbs. This definitely something you should take advantage of. For a little more than \$2 a bulb you can save roughly 4 times on your lighting expense.



So what about those water lines on your washing machine & toilet? The picture below on the left shows reinforced washing machine lines for about eleven dollars & taxes. The picture below on the right is a 9" reinforced PVC toilet line. Check out this link for a how – to video: <http://homegarden.expertvillage.com/videos/toilet-supply-line.htm>

These inexpensive replacements can save you & your neighbor from unwanted water damage and heartache. Building 6400 last month had an old plastic toilet line break, which cost us \$9,000 in water damages. Simply put, if our residents don't change these items out, then eventually the water damage causes increased insurance premiums which translates to higher condo fees for all residents. So please change those water lines out. Thank you!

