

SUMMIT PARK REMINDERS

Along with Fall and cooler temperatures come many new residents – welcome! Here is some information for newcomers and reminders for all of us:

- If you have any questions or concerns, please contact Melanie Lashlee, our Community Association Manager with HOAMCO, at (928) 214-0901, at mlashlee@hoamco.com, or at <https://summitparkcondos.com/contact-us/>
- Please park in the covered parking space assigned to your unit, as required by the CC&Rs, so that there will be enough space for visitors, vendors, or additional cars for each unit. Please don't block the sidewalk by pulling too far forward into a parking space. And observe the 10 MPH speed limit.
- Several bike racks are provided around the complex for bicycle storage. Bicycle storage is not allowed under stairways, against buildings or visibly on patios/balconies.
- Pets need to be on a leash and under control when outside. Please pick up pet waste immediately; there are several bag stations around the complex for your use. Please make sure your pets don't disturb your neighbors. No more than a total of two dogs and/or cats are permitted per unit.
- Keep garbage bags/containers inside your unit until you are ready to take them to the trash building. Signs in the trash buildings indicate which dumpsters are for trash and which are for recycling (see current list of recyclable items below). Please don't drop litter or cigarette butts in common areas.
- To reduce fire hazard, do not grill or have an open fire on your patio or balcony. There are two community BBQs for grilling.
- Blankets, clothing, etc. are not to allowed be hung over patio/balcony walls for drying or airing out.
- Antennas, satellite dishes and other items must be kept within the exterior plane of the building when on patios or balconies. No outside speakers/amplifiers or bright outdoor lights are permitted.
- Window coverings need to have the side facing out be white or a neutral color. No cardboard or reflective materials are permitted. Storm/screen doors must be approved before installation.
- Please use the sidewalks when going to and from parking lots instead of taking shortcuts across the landscaping, for the sake of the plants and neighbors' privacy.
- We are trying to reduce water waste. Please check all faucets and toilets for leaks and repair them promptly. Report landscape irrigation leaks to Melanie Lashlee.

Thanks to everyone for keeping Summit Park looking great!

NEW FLAGSTAFF RECYCLING RULES – June 1, 2018

ITEMS OK TO PUT INTO THE RECYCLING DUMPSTER (the one closest to the big garage door):

- **PLASTICS** – empty and clean
 - **ONLY** #1 & #2 plastics shaped like bottles, jugs, or jars; caps OK, kitty litter jugs OK
 - **NO** clamshells or box shapes, **NO** other numbers
- **PAPER & CARDBOARD** – flatten boxes & cartons
 - junk mail, office paper, newspaper, magazines, paper bags, phone books OK
 - food & egg cartons, shoe & gift boxes, cardboard tubes & boxes OK
 - pizza boxes (grease OK, but no food)
 - shredded paper in tied, translucent plastic bags OK
- **METAL CANS & PANS** – empty and clean - aluminum, steel, tin; disposable foil baking tins; **NO** aerosol cans

(continued. . .)

ITEMS PROHIBITED IN RECYCLING:

- **NO plastic bags** – recycling available at most grocery stores
- **NO glass** -- nearest glass recycling:
 - 3000 N. Fourth Street, behind East library and Coconino Community College, open 24/7
 - 5700 E. Walnut Canyon Rd., Continental Little League Field, open 24/7
 - 1800 East Butler, Materials Recovery Facility, M - F: 8AM - 4:30PM, Sa: 8AM - 12PM
 - **NO Styrofoam** – put in the trash dumpster instead

ITEMS PROHIBITED IN BOTH RECYCLING & TRASH:

- **Electronics:** take to Best Buy, Staples, or Verizon
- **Fluorescent light bulbs:** take to Home Depot or Hazardous Products Center
- **Batteries, paints & stains, household chemicals, automotive products:** Hazardous Products Center, 6770 E. Landfill Rd. M-Sa. 8AM - 3PM, Closed City Holidays. [Best Buy & Staples take rechargeable batteries only]

Winter Heating Guidelines and Reminders

Winter will be here before we know it! **It is extremely important to maintain adequate heat in your condo unit and in the water heater closet at all times.** Failure to do so can cause water lines to freeze and break. This can result in damage to your unit as well as others, with repair and replacement costs that can reach \$30,000! Failure to maintain adequate heat may result in you being financially responsible for the \$5,000 HOA insurance deductible as well as for damage to your unit and others.

Summit Park units are heated by a Hydronic Heating System which uses hot water to heat the unit. It is important that the following precautions be taken:

1. Keep the water heater at the factory/recommended setting or above between October 1st and April 30th. Never turn the water heater off or to the “vacation” setting during those dates.
2. Set the wall-mounted electric heater in the water heater closet to a high setting during those dates. Regularly test the heater to confirm it is working and the closet is warm.
3. Keep your unit thermostat at 60 degrees or higher.
4. If you are going to be away:
 - a. Open closet and cupboard doors on exterior walls to allow for warm air circulation.
 - b. Provide a spare key to a neighbor or friend to check your unit periodically, especially after significant weather events, or to the property manager for emergency access.
5. If your original water heater has not been replaced, it is time to do so. A pan and drain will also need to be installed by a plumber. Resources: AZ Plumbing (928-556-1551) and Dennis Criner at Good Neighbor Plumbing (928-853-0398).

Please take immediate steps to verify and ensure that your unit is properly prepared and heated for winter. Thank you!!

Snow & ice on stairs and sidewalks: Summit Park hires people to clear snow from the roadways, sidewalks, and stairs. Summit Park limits its use of ice melt because it damages the stairs and sidewalks. When needed, the snow removal people will use ice melt on north-facing stairs. Buckets of cinders will be placed at each landing for your use. Please do NOT buy and use your own ice melt.