



Lexington Mews Association, Inc.

IN THE MEWS

FALL / WINTER 2014

BOARD OF DIRECTORS:

**President:**

Gary Pasquarello, #2105
203-830-3081

Vice President:

Cory Plock, #1603
203-778-1708

Treasurer:

Phillip James, #1504
917-514-3466

Secretary:

Marie Starnes, #1407
203-730-0805

Member:

Patrick Simmonds, #1705
203-885-4229

Property Management

CM Property Management
(203) 791-9545
1-800-231-2101

Board e-Mail: board@lexingtonmews.org

URL: www.lexingtonmews.org

Address: Lexington Mews Association, Inc.
2309 Eaton Court
Danbury, CT 06811

Monthly meetings are generally held on the 3rd Wednesday of each month at 7:30 PM – subject to change with notification. Check bulletin boards and website for updates.

UPCOMING EVENTS

Annual Meeting
Wednesday, December 10, 2014, 7:00 PM
Hampton Inn
81 Newtown Rd, Danbury, CT

BOARD MEMBER'S CORNER

The board comprises five (5) diverse members of the community who represent the interests of all 140 Units. The board of director's responsibilities is governed by the Association's bylaws and declaration in conformance with the Common Interest Ownership Act (CIOA) of the State of Connecticut. The board's responsibilities include planning, budgeting, and management oversight, holding

regular, annual and special meetings; rulemaking and enforcement and communicating with the Association's membership.

The board does not intervene in civil disputes between residents or suspected criminal activity. We cannot emphasize enough that if you witness suspicious activity taking place within the complex, please contact the Danbury Police to report the incident or dial 911 if an emergency exists.

VIDEO SURVEILLANCE

On October 11, 2014 a notification was distributed to all residents regarding the installation of video surveillance equipment on the property. A motion-activated infrared video camera will become armed each night after pool hours. When the system is armed and detects motion, the system will send the video feed to a central monitoring facility, who will contact Danbury Police if it appears that unauthorized activity is taking place. Additionally, surveillance cameras have been set up at the main entrance of the complex to record vehicles entering and exiting the property. The purpose of this system is to record license plates and vehicle information in the event that a crime or other suspicious activity occurs on the property, and to supplement the pool cameras. The footage on this system is not available for live monitoring and will only be pulled for inspection by an authorized board member if and when an incident takes place on the property.



SPEEDING IN THE COMPLEX

As the board continues to evaluate the installation of optimal traffic control devices including speed monitoring equipment, signage, speed humps or bumps and other related devices, we urge you to maintain the **10 Miles Per Hour** speed limit for the safety of all residents and to be mindful of pedestrians and children in the roadway. Report all violations including date, time make, model, license plate and unit number to board@lexingtonmews.org

WELCOME NEW RESIDENTS

We would like to welcome the following new residents to the community:

Unit 1505	Sullivan Family
Unit 1601	Hurgin Family
Unit 1903	Gurney Family
Unit 1305	Rullan Family



HALLOWEEN EVENT

Special thanks to Lisa James and Lisa Simmonds along with all the volunteers who participated in making our annual Halloween event a success.

COMMON CHARGE COUPON BOOKS

Payment coupons for 2015 will be sent to all unit owners directly from the print vendor. CM Property will distribute a notice regarding new payment options in the annual meeting packet.

HOLIDAY DECORATIONS



It's almost that time of year where we like to show off our holiday spirit with lights and decorations. Please take some time to familiarize yourself with the rules governing holiday decorations.

Here are some highlights for you to keep in mind:

- Holiday decorations may go up after Thanksgiving, and must be removed by **January 15, 2015**.
- Door hangings can be secured by tape or clips. Nails, staples, or other materials that damage the common elements are not permitted.
- Feel free to decorate your islands, but use care not to damage the trees or plantings.
- In consideration of your neighbors and energy conservation, please turn off light displays after 11 p.m. during the holiday season.
- Wreaths & Christmas trees will be picked up **Friday, January 2 and Friday, January 9, 2015**.

THANK YOU TO THE 2014 POOL VOLUNTEERS



The board would like to thank all the pool volunteers for their contribution this summer in helping us maintain our pool.

IMPORTANT REMINDERS



1. Please change the batteries in **ALL** the fire alarms located in your home.
2. **ALL exterior water faucets must be turned off and hoses drained of excess water.** The cutoff handle should be located in your water heater room, laundry room, or under the kitchen sink in some units. Please review the Association's Maintenance Standards recently distributed with your annual meeting packet.
3. Water closet alarms have been set for the winter season. Water closets are located at either end of the buildings. **If an alarm goes off, please call one of the board members listed above immediately.** Please do not attempt to reset the alarm.
4. Cars may not be washed between for any reason, regardless of **November 15 and March 15** temperatures or weather conditions.
5. No parking in the pool parking lot once the orange cones are in place. Dangerous icy conditions may exist due to an underground spring that flows downhill over the road surface.

NOTICE TO PET OWNERS

Please be careful when walking your pets near the bus stop. Dead mice were reported in the surrounding area. Please pick-up after your pets and report violations to board@lexingtonmews.org

WINTER TRASH COLLECTION SCHEDULE

Thanksgiving Day, pick-up Friday, November 28

**Christmas Day, Thursday, Dec. 25, 2014,
pick-up on Friday, Dec. 26, 2014**

**New Year's Day, Thursday, Jan. 1, 2015,
pick-up on Friday, January 2, 2015**



The Board of Directors and CM Property wish you a safe and enjoyable holiday season.