

# *Putnam Village Condominium Association*

## *2021 Spring Newsletter*

### **2021 Association Projects**



For 2021, we are in the final stages of the roof project and will be completing both phases 3 and 4 with Phoenix Construction. We are excited to complete shingled roof and mansard project for all neighbors to enjoy. The project is due to be completed by early June. The project will not only enhance the aesthetics of the community with a new look but will also add value to all homes. Material rates on roofing products have significantly increased since we begin the project in 2019. To secure the current pricing and not incur any further increases, we decided to complete the remaining two phases in one year. This required for the Board to secure a loan on the Association's behalf for \$300,000 so that we could finance the remainder of the project. We took advantage of the historically low interest rates and secured the loan in March and began the project shortly thereafter. We are also planning to continue our review of the asphalt roadways for necessary repairs and concrete for necessary replacement.

### **2021 Annual Meeting & Board Election**

Thank you to all homeowners who attended the virtual Annual meeting held in March and also all who returned their election ballots. We were able to achieve

the necessary quorum requirement of one-third of the membership voting. There were only two members running for three available seats on the Board and both Mimi D'Ambrosio and Donna Epright were re-elected. There was also nomination made for Marie Evans to join the open seat on the Board. For a listing of all 9 Board members and any Officer position they may hold, please visit the CAMCO Owner's Portal under "Directory".



### **Spring Cleaning Tips**

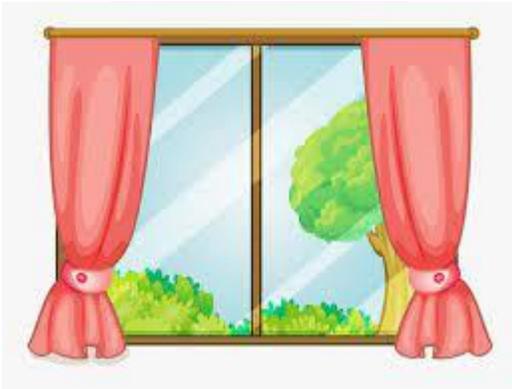
Now that Spring is finally here, we are ready to enjoy being outdoors again! Please ensure you store away old shovels and brooms that may be outside from the snow season. We also need to make sure that the landscapers have access to all areas surrounding the buildings, so please store your items inside. Please also keep the following regulations in mind for your home:

- Unit owners shall keep their units, including deck patios and windows, in a good state of cleanliness
- Window glass breakage, including the integrity of the thermal seal, is the responsibility of the unit owner, and windows in such condition shall be repaired or replaced immediately



- Toys, statuary, lawn ornaments, benches, birdbaths, bird feeders, or any permanent type of furniture may not be placed on any part of the common area

### Exterior Alterations



If you do notice that you need to update exterior portions of your home, please ensure you submit an architectural request form in advance of the work being completed. The Association is responsible for many of the exterior elements of the home, however, homeowners are responsible for replacement of certain items, such as windows and doors. You can find the exterior alteration application on the Putnam Village website along with standards for replacement under the “Alterations” section.

### Pool Season



We are very pleased to announce the pool will be opening Monday, June 14<sup>th</sup>! The past two seasons have been challenging due to COVID-19. There are

many extra precautions that the Board needed to consider with regard to opening the pool. In addition, both the Putnam Village and Danbury Village Boards had to be in agreeance with all newly instituted regulations. These regulations were necessary in order for our pool to be compliant with CDC guidelines. Please see the enclosed pool opening letter and form to obtain additional information on visiting the pool this summer.

### Landscaping Plans



The landscaping schedule for mulching this year was pushed back due to the roofing project. The Board decided it would be best to hold off until the roofing project was completed before we mulched any of the units. This is because there will inevitably be debris from the project left behind that would affect the fresh mulch. The mulch will be added once the roofing project has been completed.

We will review all shrubs this summer for necessary replacements. Typically, we will review these with our landscaper to see what shrubs have not survived. We then proceed with removal and replanting in the Fall.

Please keep in mind that you may plant flowers around the front or rear of your property, however, you will also need to maintain them. No vegetables or herbs are permitted to be planted anywhere on the property.

## **Trash and Recycling Disposal**

We are requesting the Community's help to ensure proper trash and recycling disposal procedures are followed. One item that was discussed during the March Annual Meeting was that some neighbors are not following protocol within the waste enclosures.

When recycling, please ensure that the items are permitted recyclables. Please visit the trash enclosure signs or the Putnam Village website for more information on what is not permitted. Most importantly, do not dispose of your recyclables within a plastic trash bag. Please dump the recyclables directly into the can itself. Cardboard boxes should be broken down and placed in between the green recycling bins.

Large bulk item disposal requires a separate pick up from our trash hauler that must be coordinated by you in advance of leaving it by the enclosure.

Electronics are not permitted to be left at the trash enclosure areas as our hauler will not remove them.

You can also find detailed information on all of the above by visiting the Putnam Village website under "Trash and Recycling"

## **Website/Communication Resources**

The Putnam Village website is a valuable resource for all homeowners that is maintained by our Board President, Walt Antkiewicz. Please visit [www.putnamvillage.com](http://www.putnamvillage.com) for all information relating to Putnam Village including important new information, rules and guidelines. Please contact CAMCO if you would like to log on to the "Residents Only" page since this page requires a username and password to

open. If you are not receiving important emails from CAMCO or Putnam Village, please ensure you have provided your email address to us! Please reach out directly to the contact information listed below.

Some updates are time-sensitive and can only be sent via email. To sign up for Putnam Village notices, please go to the [www.putnamvillage.com](http://www.putnamvillage.com) website and click on the "Constant Contact Sign Up" page to add contact information. CAMCO also maintains an Owner's Portal website where homeowners can make payments and submit requests directly to Management. Please visit [www.portal.camcomgmt.com](http://www.portal.camcomgmt.com) to login or to sign up if you do not have a login.

**Important Email Notice:** We have found that some email carriers may block emails from CAMCO or from Constant Contact, which means you would find this under your Junk/Spam folder. Please ensure that you unblock or verify emails from [communicate@camcomgmt.com](mailto:communicate@camcomgmt.com) and [info@putnamvillage.com](mailto:info@putnamvillage.com).



## **Contact CAMCO Management Directly**

If you have any questions or concerns, please address them to:

**CAMCO**

**Rosie Cossentino, Community Manager**

**215 W. Church Rd., Suite 101**

**King of Prussia, PA 19406**

**(610) 350-4020 Ext. 317**

**[rcossentino@camcomgmt.com](mailto:rcossentino@camcomgmt.com)**