

Putnam Village Condominium Association

2021 Winter Newsletter

2021 Association Update

2020 was a challenging year for all and we hope that 2021 provides for a brighter future. With that being said, the Association was still able to accomplish our scheduled projects which included phase 2 of the shingled roofing project, power washing of the concrete patios, and repairs/staining of the wooden decks in 2020.

For 2021, we are focusing on finalizing the roof project and will be completing both phases 3 and 4 with Phoenix Construction. We did increase the condo fee by \$9/per month to \$318. Much of this increase is due to additional funding to our capital reserve to fund the roofing project and for future replacement items. This will help to avoid imposing any special assessments on the community. We are excited to get the shingled roof and mansard project complete for all of our neighbors to enjoy.



Home Safety Precautions

As we are now in the winter months, please remember that if you are going to use your fireplace, it must be cleaned and inspected first. This will ensure that your fireplace can be used this year and prevent any potential hazards.

Please also remember to check all smoke detectors and carbon monoxide detectors within your home. You can test them to ensure they do not need new batteries.



This is a life saving precaution for you and your neighbors!

Seasonal Decorations

We hope that you enjoyed celebrating the holidays. If you decorated the outside of your home, please keep in mind that seasonal decorations should be removed by January 15th. Christmas trees should **not** be disposed of in the trash enclosures. Instead, please place them in the overflow lot located below the clubhouse as they will be picked up there.

Snow Season is Here



As we had our first snow of the season and in some time, please keep the below reminders in mind for future snow events:

1. Always use caution when walking outside after a snow or rain event in freezing temperatures. The melted precipitation can refreeze and cause slippery conditions.
2. **Note:** There is a container of calcium chloride (snow melt) at each driveway enclosure for resident's use if there is residual ice after a storm.
3. After a snowstorm stops, please clean the snow off your cars. And if you can, please assist your neighbors who may not be capable of cleaning the snow off themselves.

4. Once the snow has been removed from your vehicle, please be prepared to move it to Putnam Blvd when the snowplow arrives at your parking lot. Moving cars to Putnam Blvd allows the snowplow to clean all the snow from the parking lot in the most efficient and effective manner. Please do not just move your car to another part of the parking lot as that still impedes the efficient movement of cars and the snowplows.
5. If you need assistance moving your vehicle, please ask a neighbor to assist you. Move your car to Putnam Blvd as soon as you can.
6. If you have concerns about how our contractor is dealing with the snow removal process, please notify our management company with your concerns. Do not interfere with snowplow operators on your own.

Freezing Pipes

Freezing pipes are unfortunately a common insurance claim that can be easily avoided. Please ensure that you turn off the water supply to your outdoor faucet or hose bib.



Please refer to the www.putnamvillage.com website under “Condo Unit Maintenance” and “Winterize Outside Water Faucets to Prevent Freeze Up and Pipe Bursting” for further details. If you are going away on vacation, please also ensure to leave your heat on at least 65 degrees and open

cabinet doors where piping runs (under kitchen and bathroom sinks) to let warm air circulate.

Wastewater Reminder

As a reminder to all residents of Putnam Village, wipes of any kind should not be thrown down the toilet as it can cause a sewer blockage and backup in your home. Wipes include any type of baby wipe



(including the “flushable” brands) and bathroom/kitchen cleaning wipes. Some neighbors within the

community unfortunately experience sewer backups at times due to tree roots that infiltrate the sewer laterals. The clearing of these roots is covered by the Association. However, if our plumber finds that the backup was caused due to wipes, we will bill the charge back to your Unit.

Trash Disposal



Unfortunately, we have noted that some neighbors within the community have disposed of electronics (computers, TV’s, etc.) within the trash enclosures. Please note that our trash vendor does not take electronics. Please find an electronics disposal outfit to bring these items to. The

association incurs additional charges to get these items disposed of. Please also note that there is a process for disposing of bulk items such as chairs, sofas, mattresses, etc. All unit owners must make arrangements with our trash vendor to correctly dispose of these items. You can also find detailed instructions on our www.putnamvillage.com website.

Exterior Storage

The cold weather has snuck up and reminded us that any items laying outside should be moved inside, including toys. Please also remember that patios are for patio furniture only, no other personal items should be stored outside.



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 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 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 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 and info@putnamvillage.com.

Contact CAMCO Management Directly

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

CAMCO
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King of Prussia, PA 19406
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[**jrobbins@camcomgmt.com**](mailto:jrobbins@camcomgmt.com)