

September 15th, 2015

To All Meadowland Unit Owners:

Summer here at Meadowland Estates is drawing to a close, and the Board of Managers would like to acknowledge and thank many of our unit owners who helped keep our development clean, tidy and looking great throughout the season. It is wonderful that so many of you have invested your time and talents into our community, and it has been noticed and appreciated!

Throughout the summer, our property manager had conducted several inspection visits to our property, as is her duty. Several House Rules along with State and Local law violations were noted and referred to the Board for rectification. Any State and Local law violations were corrected, and any House Rules breach that were deemed to be either egregious or a health or safety issue were immediately addressed. As we enjoy the last remaining days of warmth and move into the brisk fall season, let's take the time to tidy up the front of our homes to properly conform to our House Rules. Here are a some of the issues that were noted:

1. **Restricted Common Areas (RCA's)** - The area directly in front of and/or along the side of your unit is generally considered your RCA. It is up to each of us to maintain the cleanliness and vitality of that area. This includes properly watering grasses, trees and shrubs, and keeping the area clean of debris, overgrowth and weeds. After all, you have to look at them every day! As always please move all gardening equipment and supplies back inside your unit.

2. **Outside Storage** - Please remember to properly secure and cover your grill when not in use, and you may NEVER store gas containers inside your home. Bicycles, toys, coolers, personal trash cans, rakes, brooms, shovels, etc. cannot be left outside at all, including on our RCA's, and especially on balconies or under staircases. The areas under the staircases are Condo common property and do not belong exclusively to the first or second floor units which are attached to them. Small table and chair sets may be kept on RCA's designed for their use (such as a patio), but may NEVER block common walkways or be left unattended on balconies.

3. **Pets** - For our pet-owners, please keep pets leashed at all times while on the property. This applies to all types of pets, including cats. No pet owner should allow his/her pet to roam freely while on Meadowland Estates property. As a community, we do not allow our pets to relieve themselves anywhere on our property, including our RCA's. This behavior becomes offensive and creates an unhealthy environment for our fellow residents. Accidents happen, but please make it right but picking up after such an event and let's try our best to train our pets (and ourselves) to go where it's appropriate.

4. **Pool** - Some pool-goers have left personal items in the pool area and in the storage bins, i.e. chairs, floats, toys, etc. The tan storage sheds located on the pool deck were not intended for the security of personal items, but rather for Condo pool and grounds keeping equipment. Any personal items must be removed for the winter. Items which are left in the pool area after Sept. 26th will be discarded.

5. **Vehicles and Parking** - Please remember that only unit owners or their tenants may park their properly registered vehicles in our assigned community parking spaces. Unregistered or derelict vehicles cannot be parked on the property, and we are not allowed to make repairs to our vehicles while on the property at any time. Also, unless a variance has been authorized by the Board for extenuating circumstances, no one can park his/her vehicle outside of and an assigned parking space, especially along the building curb lines. These are FIRE ZONES and there have been **chronic abuses** of this particular rule. We are fortunate to have assigned parking here at this condo. Please use your space!

Please make sure that the management office has your vehicle information on file. The appropriate form (ME-01) is available on our website: [www.meadowlandstates.net](http://www.meadowlandstates.net) under "Forms". Please mail in any information updates to **Dawning Real Estate, Inc., 1150 South Avenue, Staten Island, NY 10314**. Unregistered or illegally parked vehicles are subject to towing by a contracted towing service.

Please remember that unit owners are responsible for the behavior of their tenants and guests. As always, the Board of Managers thanks you for your continued cooperation, contributions and support for our community! Don't forget to check in every now and then to our website at [www.meadowlandstates.net](http://www.meadowlandstates.net) for the latest community news and information. We look forward to seeing you all around during this beautiful fall season.

Thank you for your cooperation in this matter!

Meadowland Estates  
Board of Managers