

THE POINT AT WALDEN

Greetings

The Board has been working hard and has some upcoming plans to make The Point the best condo community in Walden! Be on the lookout for upgrades to the pool area and renovations to the dock. Inspection of cracks and needed repair of balconies will happen when the temperatures are warmer. Please notify the office if you would like your balcony inspected.

Building B repairs

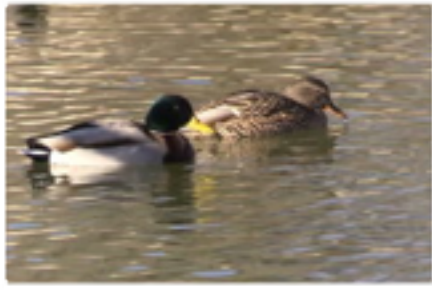
Work on the covered walkway of Building B has been completed. While the work was completed as contracted, it has not alleviated the issue of what happens in this area during heavy rains. The Board is looking at additional measures to maintain the structural integrity of these cement walkways. Additionally, an exterior covering was added above the glass door at B-building.



Letter from your Board of Directors

There is currently one position open on The Point Board. Ideally, we are looking for someone who lives at The Point full-time or in the area and would have some construction, contracting, or engineering background. Due to the age of the of The Point, we are faced with potential repairs as the buildings and its assets have aged and are reaching maturity. If you are interested in serving on the Board, please submit a short resume and your contact information to The Point email address: thepointatwaldent@outlook.com.

A special *Thank You* to Keith Ritter for serving on the Board for the past few years. Keith brought his expertise in business and engineering to the table and always had the best interest of the property and owners in mind. We appreciate you, Keith!



Friendly Reminders

- All barbecue grills, regardless of type, are prohibited on patios, decks, and within 10 feet of building walls and overhangs.
- Pool hours are from 9AM-10PM daily. Trash, including empty containers, must be put in the garbage receptacles. Glass of any kind (bottles, glasses, or jars), pets, and loud music are prohibited in the pool area at all times. Cigarette & cigar butts are not to be discarded on the ground nor in the trash receptacles if still burning.
- Pets must be leashed and accompanied by Owners at all times. Pet waste must be collected and disposed of by Owners. There are two green pet waste stations on the property for use.

Monthly maintenance

- Pest Control is the 2nd Thursday of each month, unless otherwise notified.
- Elevators are inspected and maintained monthly according to our maintenance agreement.

Right of Entry

From time to time there is a need for our On-Site Property Manager, Mauricio Arias, to enter individual Units to perform necessary maintenance, repairs, or inspections (e.g., pest control or water damage). Owner/Occupant privacy is extremely important and Mauricio will make every attempt to enter the Unit when the Owner/Occupant is present. However, if access to the Unit(s) is necessary when the Owner/Occupant is not present, it would be in Owner's best interest to provide a key to their Unit. Keys are kept securely locked in the Management Office at all times. Please see Section 3.11 of By-Laws for reference.

Parking Garage & Parking Decals

Vehicles of Bldg. B Owners or guests are allowed to park in the parking garage. A parking decal issued by The Point office must be prominently displayed. One vehicle may be parked in the parking garage per Bldg. B unit at any given time. For those Units with renters or guests, please make sure to provide the renter with a parking decal for the Unit. Should you choose not to provide the renter with the parking decal, they will not be allowed to park in the parking garage during their stay. Effective, **March 1st** vehicles without a valid sticker will be cited and fined.

