

November 2022 Board Update

Fiber Internet: Big Dog is reporting that building 300 is wired except for 3 units, building 200 is wired except for 3 units. This is great progress! Building 100 has been started & townhouses will be started soon. They continue to ask that owners provide contact information. To do so you simply call **319-395-0800**. Trenching the underground has begun. Big Dog will be on the property the entire month of November to hit our mid-December target date. Any questions or concerns should be directed to Big Dog at the number above. As a reminder, the installation technicians and your Board does not have specific information regarding the installation process. Please communicate directly with the Big Dog office. **319-395-0800**.

Cable vs. streaming: Our new internet will provide a very strong signal that will support streaming TV if needed. Owners have asked the Board which service they should use after the fiber internet is introduced. We do not recommend or endorse any service and each owner must do what is best for their viewing pleasure. Owners with Mediacom, IMON, satellite or any other TV service, may choose to continue to use that service. If they prefer to move to a streaming service, there are many options. This article that came out on 10/30/22 talks about options. To read in its entirety, click the "continue reading" button above the Sponsored Content box. We thought we would share it as many have asked. We want to assure all owners that your current TV provider is still an option for you, and nothing has to change. No services in our community are being taken away, we are simply adding the fiber internet. https://www.msn.com/en-us/news/technology/is-cable-or-streaming-cheaper-the-answer-isn-t-clear-cut/ar-AA13re4n?ocid=ob-fb-enus-1541512262291&fbclid=IwAR0EzcfXG6UXJG4IkKbva_z5pZXp3YbdrdqSKSz2P14qLfhSjZqLRw8xno

Moving: Reminder to owners that the Board & Bill at Affinity should be informed if you are placing your home for sale or intend to move out & rent the unit. Rules related to realtor signs and our new owner welcome packet can be found on our website. If you rent your unit, owners are required to submit signed bylaws and the least agreement to Affinity to keep on file.

Maintenance: Affinity has hired a second maintenance person! They are committed to getting through the lists more quickly. This will give them the two maintenance people on staff as well as Crafty Brothers as a third-party contractor. Maintenance requests should be sent to the Board's email address and the Board will inform Affinity of what needs to be done. Emergency maintenance can be reported directly to Affinity's 24/7 emergency line 319-393-0814.

Condo Carpet: We have received several questions regarding the plan for condo carpet. We have budgeted in 2023 to replace one building's carpet in the Spring and professionally clean the other two. Affinity & the Board plan to replace one building's carpet each year over the next three years and clean the other two.

Current Christmas Decorations rule (copied from our website): According to the By-Laws we strive for an uncluttered and minimalistic appearance. The outside of the buildings are maintained by the Association and decorations shall not damage the property or interfere with snow removal. Below are the rules for decorating:

- The Condos in the upper decks may decorate their railings and/or light the immediate roof line.
- The Condos on the ground floor are limited to their patio and may decorate using small trees and/or light the immediate roof line.
- Townhouses may decorate their garage outline and/or small displays are allowed in the immediate front entry alcove using the entry light for illumination.
- All Condo/Townhouse owners may decorate the inside of their homes. Windows are not to be outlined with lights/displays.
- The Forest Greens Condominium Association reserves the right to request that inappropriate decorations be removed

Snow Removal:

- Each condo building will be provided a shovel & buckets of ice melt to be used as needed for the entrances & sidewalks. As in years past, our snow removal company will remove snow during the snow fall event, but these tools can be helpful during the in between times. Owners should email the Board if more ice melt is needed.
- Snow will be piled in the areas designated below.
 - 1. St. Andrew's Golf Course easement
 - 2. Courtyard
 - 3. Greenspace in between back garages and townhouse 401
 - 4. Parking spots in between end of building 300 & townhouse 402
 - 5. Behind the garages
- How owners can help:
 - Now is the time to consider cleaning out your garage to allow your car to park inside. The more cars that are put away before the snow removal starts, the less time they will spend working around the vehicles and it will allow a more thorough cleaning which results in more safe conditions for our owners & guests. The contractor cannot plow snow at the condo parking spots if there is only one space between cars or cars parked next to each other. Therefore, the more cars we can put in the garages the better. This may also save us money if they can complete the removal of snow in less time.
 - Communicate with the Board if there are questions or concerns. We will communicate with the contractors. Communicating directly with the contractors while they are removing the snow will slow down the process.
 - Patience is great. They have committed to being here early & often during a heavy snow. They understand everyone wants to be first. They will have a big team on site and will get to everyone as fast as possible.
 - Communicate damage to the Board. If you see something get hit or damaged during the process, please email the Board when you can. A picture or two would be great! We will communicate with the contractor that an accident occurred and get it resolved with them.
 - Special requests should be communicated to the Board. If you have a special need that needs to be met, please let the Board know and we will communicate with the contractor.

