

ELMCREST HOMEOWNERS ASSOCIATION
21 Old Main Street-Suite 105A-Fishkill, N.Y. 12524
(845)-896-7373 Fax (845)-896-2604



December 21, 2015

Dear Homeowner;

It's hard to believe that old man winter will be arriving shortly, but with the onset of colder days & nights, snowflakes will surely follow. A few friendly reminders then.

Our snow removal contractor, "Lehigh", has the responsibility of keeping our roads, driveways and walkways clear of snow and ice. The first priority after a snowfall is the clearing of our main roads, the second priority is driveways and the final task is snow removal from common walkways. Please remember that snow removal occurs ONLY AFTER 3/4 INCH OF ACCUMULATION ON DRIVEWAYS AND WALKWAYS

Please remember that in order for "Lehigh" to remove snow from driveways, your car must be moved from your driveway. Any driveways not plowed because a car remained parked there, will become the responsibility of the Homeowner. To avoid this, please remember to move your car.

We are not responsible for any damage to personal property (lights, decorations, etc.) in gardens, walkways or any items left on decks.

REMINDER

No dogs or cats off leash are allowed in any common areas except dog run. You must have control of your pet (leash in hand) when walking on common property at all times and must **PICK UP AFTER YOUR DOG!!**

BOARD OF DIRECTORS
Elmcrest Homeowners Association

IMPORTANT NOTICE

Dec. 21, 2015

Dear Homeowners;

Be advised that Elmcrest Homeowners Association has retained the services of "TOW BOSS" whose address is 38 Rt. 9, Fishkill, N.Y. 12524 and will be responsible for towing any illegally parked vehicles within Elmcrest. Please remember that you or any of your guest/tenant vehicles will be towed if the following **RULES & REGULATIONS ARE NOT ADHERED TO.**

30. A uniform speed limit of 15 MPH is in effect on the common roads and in the parking areas. Local law enforcement agencies will simultaneously enforce all stop signs and no parking signs.

31. Parking shall be permitted only in areas so designated. Vehicles that leak fluids are prohibited from Common Areas, driveways and all other areas in Elmcrest. Parking (including driveways) is for residents and their visiting guests only and is not to be used for any other purposes, (i.e., storage of vehicles or unattached snow plows, maintenance, repair, etc.)

32. No Unit owner or any other person residing at Elmcrest shall be permitted to park their vehicles or guest vehicles on the street, grass or along islands in cul de sacs at any time. Additional resident or guest parking is available at the pool. **A TOWING POLICY IS IN EFFECT FOR ANY VIOLATION OF THIS RULE.**

33. Please be considerate in use of off street parking in common parking areas due to limited parking spaces. Park your vehicles in your driveway and/or garage. **Motor vehicles shall be parked perpendicular in driveways and no portion of vehicles shall extend into road. A TOWING POLICY IS IN EFFECT FOR ANY VIOLATION OF THIS RULE.**

34. Unlicensed, unregistered and uninsured motor vehicles **CAN NOT** be parked on driveways or in any parking space and must be parked in your garage.

35. All terrain vehicles, boats, trailers, campers, trucks over ½ ton, commercial vehicles, (other than vans and pickup trucks with no more than four wheels, having standard body, height and pickup bed) are prohibited anywhere at Elmcrest unless parked in Unit Owner's garage. Any vehicle which is used for commercial purposes or with commercial plates must be parked at the pool parking area.

36. No automotive repairs are permitted in the Common Areas or parking areas except for emergencies (i.e. stalled vehicles) nor should vehicles be left on jacks, blocks or platforms in areas of Elmcrest including driveways. **SPRAY PAINTING OF VEHICLES IS PROHIBITED ANYTIME, ANYWHERE.**

**OWNERS ARE RESPONSIBLE TO NOTIFY TENANTS, GUESTS
AND VISITORS OF OUR TOWING POLICY.**

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DEC. 21, 2015

**“TOW BOSS”
38 RT. 9
FISHKILL, N.Y. 12524
(845) 592-2109
HOURS OF OPERATION (M-F) 8:00 A.M.-5:00 P.M.**

**PRICING FOR TOWING:
\$225 TOWED TO YARD
\$125 HOOKED BUT NOT TOWED
\$ 75 DAILY STORAGE CHARGE
\$ 50 AFTER HOURS PICKUP CHARGE**

CASH ONLY NO CHECKS/CREDIT CARDS

**IF YOU HAVE ILLEGALLY PARKED AND YOU HAVE
BEEN TOWED DO NOT CALL THE MANAGEMENT
AGENT OR THE ASSOCIATION. YOU HAVE BEEN
GIVEN FAIR WARNING. CONTACT “TOW BOSS”
DIRECTLY. “TOW BOSS” WILL BE PATROLING THE
COMMUNITY 24 HRS A DAY.**

**CARS HAVE BEEN TOWED AND WILL CONTINUE TO
BE TOWED.**

NO STREET PARKING ALLOWED

**THE BOARD OF DIRECTORS
ELMCREST**