

05-15-14 Policy Regarding Dumpster Pads & Coolie Hat lights

Normally, whatever is on condominium property is the responsibility of the condominium association to maintain and replace. A few items originally installed by the developer as part of the infrastructure of the village 40 years ago were placed on various association properties but were for the use and benefit of all. Examples include condominium property lines extending into the middle or over all of a street, coolie hat lights placed around CVE for general street lighting and dumpster pads the city required the developer to place in specified areas to facilitate solid waste collection.

Master Management has been providing limited maintenance of these three common facilities over the years but the reasonableness and ambiguity surrounding who is totally responsible for them has been at issue. The Board of CVE Master Management has been listening to concerns raised by our Area Chairs and association Presidents. Given our documents and easement rights, we have deemed it reasonable and prudent to take on full responsibility of these items to better serve the community and lessen potential unreasonable burdens on associations.

This happened in 2008 when Master Management ended the "who is responsible for the roads" controversy by making a new policy. A CVEMM commentary was published in the Reporter stating in part: "*The Master Management Board of Directors, backed by legal opinion, has established as Policy that Master Management is responsible for the maintenance and repair of ALL roads in CVE.*" (See entire Commentary re-published elsewhere in this issue and in September 2008 Reporter archives found on CVEDB.com or CVEReporter.com.)

We are pleased to report, as of May 15th, 2014 two similar new policies are now in effect.

As of May 15th, 2014, except for those enclosed within high-rise garages or on the demised property, all existing stand-alone concrete pads under garbage and recycle receptacles, provided by the city or their designated agent, appearing on a current CVE premises plan will be maintained by CVE Master Management Company, Inc. (CVEMM). New stand-alone concrete pads and any city required/mandated enclosures will be erected by CVEMM, only in the event the city requires and designates to CVEMM a location or relocation.

As of May 15th, 2014, except for those on demised property, all existing coolie hat lights in CVE, numbered and listed on the current location plan, will be maintained and/or replaced as deemed necessary by CVE Master Management Company, Inc. (CVEMM). And any and all existing, additional, or other lighting placed or located on or within any association property, is the sole responsibility of that association.

Going forward we are hopeful this will end the "who is responsible for" questions for these items, take the burden off associations and allow Master Management to establish an ongoing maintenance and replacement program to better serve the whole community.