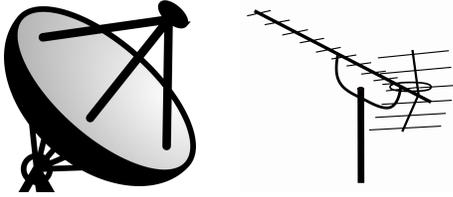


Cottage Creek Newsletter

July 2024



Rules & Regs Update

We are replacing the complex roofs, one at a time, over the next 5 years. In order to protect their structural integrity, the board has modified Cottage Creek's Rules and Regulations:

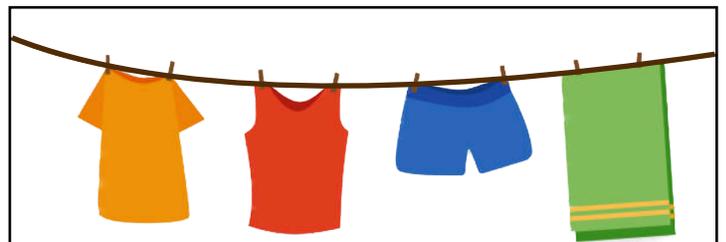
1-k) To ensure the integrity of the roof and siding, no dish or antenna of any kind will be permitted on the roof or siding of any building with the exception of a non-penetrating peaked roof mount with correct padding underneath, or a non-penetrating flat mount on the Unit's back deck. Written permission must be obtained from the Board of Directors prior to placing a dish or antenna on the roof. Such a request for installation shall include the dimensions of the equipment and a description of the proposed installation location. Upon change of occupancy or sale of the Unit, the new occupant or Owner must take over the satellite or antenna service contract or pay for the removal of the satellite dish or antenna. Unused dishes and antennae may not remain on the roof. Any unit that erects a dish or antenna contrary to these restrictions will be required to pay for the restoration of the roof, siding, deck, or any other exterior building structure that has been damaged.

As we replace the roofs, building by building, we will be removing all mounted antennae and dishes. Please advise Integra if you have an antenna or dish mounted on the roof of your building. We have already put a new roof on building E (units 35-44). If you have any comments, questions, or concerns about this project, please contact Integra directly at 360-656-5091, or at integra@integra2183.com



Patio Pests

Front doorsteps and back decks are a wonderful place to entertain guests, not pests. Rats, wasps, mice, and ants are attracted to bags of garbage, bins of recycling, leftover food, unattended drinks, and even bird feeders. Do not leave any of these items outside of your unit. These critters not only affect you, but also your neighbors. Please be considerate and keep your entryways and decks free and clear of all items that could attract unwelcome visitors.



Drip Drying

During the summer, it may be tempting to hang wet towels, bathing suits, camping equipment, and other gear on the railings in front of and behind our units. Please refrain from doing this, as the moisture can damage our paint and wood. Cottage Creek Rules and Regulations 1-g is there to protect the long term integrity of our buildings, and save us money by minimizing needed repairs. Any unit found hanging textiles or gear from building railings will be subject to the Schedule of Fines and Assessments per the Rules and Regulations.



Bird Feeders

It's summertime, and while we all enjoy the birds, in Rules & Regs section 9 we ask you not to feed them, or any other outdoor animals, because tree-climbing rats, squirrels, wasps, and other pests will come and join the feast.



Break-ins

There have been a couple of break-ins around the complex this past month. Please remember to close the windows and lock the doors of your car and apartment. Please call 911 immediately if you see any suspicious activity.



Repairs

Please contact Integra directly if you see anything that needs to be repaired: 360-656-5091, or integra@integra2183.com. It helps if you snap and send a photo of the item too. When submitting a request for maintenance, remember Integra is on our side, and have our best interests at heart. Integra always has the concern looked at by the appropriate contractor(s).



Cottage Creek Website

Cottage Creek has a website!

<https://cottagecreekcoa.com/>

The website includes information about the property, board members, management, board meeting dates & notices, scheduled maintenance, newsletters, rules & regulations, forms, and frequently asked questions. We will continue to distribute newsletters and other postings in paper format, but this website is another reference for your convenience.

The Board wishes you a happy summer!!!