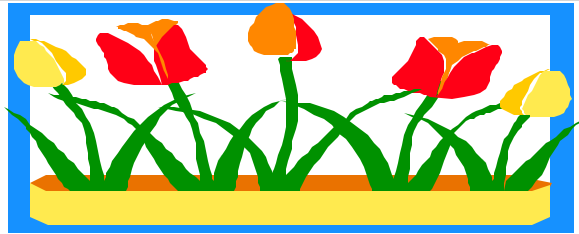


**APRIL 2005**

# BALDWIN ESTATES OWNERS CORP. NEWSLETTER



Spring has arrived, and with it comes the start of this year's ongoing effort at improving the appearance of Baldwin Estates. Among the many projects being initiated within the next few months as part of this effort are the following:

- (a) Spring Landscape clean-up
- (b) Resurfacing of swimming pool
- (c) Inspection of condition of all lower decks
- (d) Renovation of walkways, driveways and streets (Building 2 through 7)
- (e) Installation of new mailboxes
- (f) Power-washing of pool deck and pool furniture
- (g) Power-washing of siding after renovation project completed

## **RESIDENT'S RESPONSIBILITY**

### **1. Deck Maintenance:**

- Decks should be cleared of all items not normally found on an outdoor deck. It is also extremely important to remove gas cylinders from decks as they present a potential fire hazard to all of us.

- The Board has recently inspected all lower decks. Owners will receive a notice if their decks are in need of staining and/or cleaning and will be given the choice of doing the job themselves or having the Co-op do it and then being billed after the work is complete.



### **2. Garbage Can Storage:**

- Trash cans, with lids, must be placed at curbside no earlier than sundown the evening before pick-up.
- After pick-up, two-bedroom units should store their cans in the garage and one-bedroom units inside their sheds. Failure to store cans out of public view may result in a fine.

### 3. Noise Abatement:

- Although spring and summer bring the joys of outdoor living, at times we tend to forget that our neighbors also can hear our chatter from their decks and open windows. To be considerate of our neighbors please keep the noise level down when outdoors and refrain from playing loud music past 11:00 p.m. in the evening.

### 4. Open House Signs:

- For those residents contemplating selling their units, please inform your realtor that they may not place any "open house" signs on our premises, but instead can place such signs outside the grounds at the entrances on Pershing Boulevard or Haig Street.

### HOUSE RULES

In order for residents of Baldwin Estates to live in harmony it is important that they follow guidelines to show consideration for one another. Last year at the Annual meeting in June we gave out copies of the House Rules to each resident.

Unfortunately during the past few years some residents seem to have forgotten many of the rules and this has resulted in unpleasant feelings by some fined by the Board. To reduce the need to follow this course of action in the future it

would help if all residents re-read the rules. If you need a copy of the House Rules, please contact Beth at TCM.



### POOL DATES AND HOURS:

This year as result of polling the needs of those residents utilizing the pool most frequently, the Board decided to make some minor changes to the pool schedule. (see below)

Open June 18-19 10a.m.- 6p.m.

Open June 25-26 10a.m.- 6p.m.

Open July 1 - September 5:

- Monday-Friday  
Noon-7p.m.
- Saturday, Sunday and  
Holidays 10a.m.-6p.m.

### UPDATED CONTACT FORMS:

It is of the utmost importance that TCM receives the enclosed current update form from each resident. This includes; home, work and emergency contact information. Please complete the enclosed form and send it back to TCM.

**HAVE A HEALTHY HAPPY SPRING!!  
WE LOOK FORWARD TO SEEING  
EVERYONE AT THIS YEARS ANNUAL  
MEETING.**