

Dishman Commons Condominium Association

Spring 2015 Newsletter

MANAGEMENT: Homeowners Association Services is our management company. Their new address is 11808 E Mansfield Avenue, Suite 1, Spokane, WA 99206, phone is 509-922-2494. Email is info@hoaagent.com, for maintenance issues email maintenance@hoaagent.com or office@hoaagent.com. Additionally, any documents such as By-Laws or CC&R's can be found for viewing at: <http://dishmancondos.hoaagent.com/>

SMOKE DETECTORS: Smoke detectors are only good for ten years. If you live in a Phase 1 condo (Buildings 2 and 4) you should be changing them now. Phase 2 (Buildings 1 and 3) will need to be changed in 2015, and Phase 3 (Buildings 5 and 6) will need to be changed in 2016.

HARDWOOD FLOORS AND NOISE: Hardwood floors are very much in style now and can be beautiful to look at. However, they are very noisy. Please, if you live upstairs and have hardwood floors, take your shoes off to cut down on the noise levels. Area rugs and hallway runners can look lovely and help with the sound. Remember, quiet hours are between 10 pm and 7 am. A certain amount of noise is something we all live with, but if we can cut down on extra noise where we can, it is much appreciated. We ask that there be no washing or dryer use after 10 pm and before 7 am.

YOUR PETS: DCCA wants to remind all pet owners *No Big Dogs Allowed Over 50lbs* and to remember to pick up after their pets each time they leave a mess.

DCCA Pet Policy is:

Only two cats or dogs weighing less than 50 lbs. per condo. Owners or Renters

Pets must be leashed at all times.

Pets must be licensed and inoculated.

Pick up pet messes in all common areas, flower beds, grass areas, swales, and the park.

Please remember to pick up after your dog, if you don't you will be fined \$50.00 if caught.

THE BOARD: Carole Cady ~ President, Bonnie Hill ~ Vice President, Viki Burton ~ Secretary.

GARBAGE: Our garbage is picked up every Thursday morning. Owners are limited to one can of garbage per week. The new blue recycling cans are picked up every other week. Garbage and recycling cans must be kept in the garage when it is not garbage day.

DCCA PARKING POLICY: There are two parking spaces per condo; one in the garage and one directly behind it. If you have oil stains under your vehicle please check where it is coming from and if necessary, put kitty litter on it to clean it up. Guest parking can be found along 16th Ave, Walnut, and at the East end of the parking area. **East End parking is not for long term parking by owners or renters.** No parking is allowed at the West end of the parking area. If you need to park behind someone's garage temporarily, please ask for permission from the owner of the garage first. In-operable vehicles are not allowed.

"NO SMOKING" COMPLEX: Our Smoking Policy is as follows: No Smoking within 25 feet from any unit which includes Patios. Smoking inside is allowed.

2015 Summer Projects: Removal of all black borders around landscaping and replaced. Rain gutter and dryer vents to be cleaned out before winter.

Annual Meeting: Will be in September (date to be announced) for elections of President and Treasurer. If you would like to volunteer please notify the Board. Discussion of possible resurfacing of parking lots by summer 2016.

Summer News: Power washing of windows & siding, Wednesday May 20th starting 8am. Please close all windows and move all deck and patio items inside.

With Summer upon us we want to remind you not to place BBQ's next to siding as it may melt. Please be aware of noise level from Decks or Patios.

Owners or renters can plant flowers around their unit however, you are responsible for upkeep as well as watering.

Community Yard Sale ~ July 31st to August 2nd 2015. More information to follow.

We are asking that all homeowners complete the Customer Contact Form and return to office so that updated information is on file and in case of any emergency. Form is enclosed.

If you have any questions or concerns please feel free to contact one of your Board members.

Thank You.

Carole Cady 509-928-0422

Revised Declaration of Covenants, Conditions, and Restrictions Dishman Commons Condominium

Article 8, 8.1 Use of Individual Units; Animal Restrictions. No Unit shall be occupied and used except for single-family residential purposes, by the Owner and his or her family, or by a single-family tenant, and their guests and invitees. No animals shall be raised or maintained with any Unit, except that no more than two pets (cats or dogs) weighting less than fifty pounds each may be kept within any Unit. Other pets may be allowed only with the written permission of the Association Board. The right to keep all pets is conditioned by the requirement that they be kept leashed and/or otherwise under strict control at all times when in the Common Elements.

If you do not pick up after your pet, a written notice will be sent to you. If the mess is not cleaned up in 30 days a fine of \$10 will be imposed. If the mess is not cleaned up in another 30 days, a fine of \$25 will be imposed. All subsequent fines will be \$50. If there are no more occurrences within three months, the slate will be wiped clean.

No Unit may be used for commercial or other non-residential purposes, except for home office businesses specifically approved by the board and specifically allowed by the lender. Such approval shall, in all cases, stipulate that the operation of an office business in a Unit shall have no outward appearance of the business) e.g., no signs or advertising), create no additional noise or disturbance to the Owners of other Units, and result in no substantial increase in vehicle or pedestrian traffic within the Project. This restriction shall be subject to the Declarant's right to designate a Unit or Units for commercial purposes under Article 13.