

# Dishman Commons Condominium Association

2013 Newsletter

**MANAGEMENT:** Homeowners Association Services is our management company. The company is still the same but with different managers. Their address is 8911 E Euclid, Spokane, WA 99212, Phone is 509-922-2494 and email is agent@hoaagent.com.

**CARBON MONOXIDE DETECTORS:** A new law beginning January 1, 2013 mandates the Carbon Monoxide Detectors be installed in all condominiums, apartments, and homes.

**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.

**YOUR PETS:** DCCA wants to remind all pet owners 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.

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.

**FEE INCREASE:** The Dishman Commons Owners Association (the housing development's Master Association, which includes houses and condos) is raising its monthly fees by three dollars a home. However, the condo association is trying to fight this and has decided to NOT raise our fees at this time and will try to absorb the extra costs.

**THE BOARD:** At the September DCCA Meeting, Bonnie Hill was voted in as President for another term. She vows "This is her last year as an officer and next year someone else needs to step up." Darlene Meyer is in her second year as Secretary and we thank them both for their service. If anyone is willing to step up and run for Vice President or Treasurer, please let Bonnie know. The help would be greatly appreciated.

**GARBAGE:** Our garbage is picked up every Thursday morning. Owners are limited to one can of garbage a 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. Guest parking can be found along 16<sup>th</sup> Ave., Walnut, and at the East end of the parking area. 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.

**2012 SUMMER PROJECTS:** We painted Buildings 2, 4, and 6 this summer and also paid to clean out the gutters on Buildings 2 and 4.

**"NO SMOKING" COMPLEX:** There is interest in becoming a no smoking complex for health reasons. Owners and their guests could still smoke within their own private home, but no smoking would be allowed outside, within 25 feet of any buildings. Please let us know your thoughts on this issue.

\*\*Please call Bonnie if you have any questions: 891-7181

Thanks to all of you,  
Bonnie Hill  
President

## **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.