

# Dishman Commons Condominium Association

2014 Newsletter

**MANAGEMENT:** Homeowners Association Services is our management company. Their address is 8911 E Euclid Avenue, Spokane, WA 99212, phone is 509-922-2494. Email is [info@hoaagent.com](mailto:info@hoaagent.com), for maintenance issues email [maintenance@hoaagent.com](mailto:maintenance@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 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.

**THE BOARD:** At the September DCCA Meeting, Carole Cady was voted in as President for a 2 year term. Darlene Meyer is in her second year as Secretary and Dana Martin is our Treasurer, we want to thank all for their service.

**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. 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.

## 2014 SUMMER PROJECTS:

1. New fence will be by Building 100 (146') only, we will be asking for volunteers to paint if needed.
2. Painting of wood trim on Buildings 100, 300 and 500.
3. Gutters will be cleaned out of all units on July 10, 2014.
4. Roofs – Survey was performed and ALL are OK at this time.

**“NO SMOKING” COMPLEX:** Our [\*NEW\*](#) Smoking Policy is as follows: No Smoking within 25 feet from any unit which includes Patios. Smoking inside is allowed.

**Annual Meeting:** We will be having our Annual meeting in Mid-September (date TBD) and would like all Homeowners to attend.

Thank You.

*Carole Cady*  
President  
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.

Dishman Commons Condominium Association  
[www.HOAAgent.com](http://www.HOAAgent.com) 509-922-2494  
8911 E Euclid Ave  
Spokane, WA 99212

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«Bill\_to\_2»

«Bill\_to\_3»