

# PARK PLACE NEWSLETTER

August 17, 2019

## PHONE NUMBERS:

911 Emergency  
436-7867 Crime Stoppers  
427-1244 After hours Animal  
Control  
800-934-6489 Xfinity  
800-921-8101 Frontier  
800-333-3474 Dish

## YOU SHOULD KNOW:

If there is smoke in your unit, open your windows and not your hallway door. Smoke in the hallway sets off the smoke alarm which then shuts the elevator down. If smoke is due to a fire dial 911 immediately.

One leaking faucet (10 drips per minute) wastes 3 liters per day or 90 liters per month and 347 gallons per year. Older toilets use 7 gallons per flush. A leak can use up to 5 gallons a minute or 7,200 gallons a day.

For security reasons, please don't provide entrance into buildings if you do not recognize the person.

If you have any problems with animals including bats or dogs, contact Animal Control and not Park Place management.

Rules & Regulations state that all unit doors must be painted in a neutral color. Prior to painting, colors must be approved by the HOA board.

## **NEW MANAGEMENT COMPANY**

Capital Property Management (CPM) is committed to establishing a strong on-site presence at Park Place. CPM believes that the basic building block for success is directly related to establishing a personal relationship with condominium owners. CPM management will maintain consistent office hours, monitor all aspects of Park Place needs and work to enhance the overall condo community. CPM's onsite representative is Aaron Orr. He can be reached at:

[aaronorr@capitalpm.biz](mailto:aaronorr@capitalpm.biz) or 260-422-1455.

Club House office hours are:

Monday 9:00 a.m. to 1:00 p.m.

Tuesday 2:00 p.m. to 6:00 p.m.

Wednesday 2:00 p.m. to 6:00 p.m.

Thursday 9:00 a.m. to 1:00 p.m.

CPM's Andrew White is a licensed Building Contractor and CPM maintains a staff capable of executing all phases of repairs. On a fee based service, these experts are available for any owners needing extra support for in-unit maintenance.

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*"CAPITAL PROPERTY MANAGEMENT Meet and Greet Monday  
August 19<sup>th</sup> at 7:00 p.m. at the Clubhouse"*

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## **POOL INFORMATION:**

The pool may remain open after Labor Day, depending upon the weather. It will close at 8:00 P.M. instead of 9:00 P.M. due to lack of lighting in the pool itself. This new closing hour begins Monday the 19<sup>th</sup> of August.

## **PLUMBING REPAIRS:**

It is the HOA Board's recommendation that all plumbing repairs contracted by owners should be completed by licensed plumbers only. Your insurance may not pay for repairs if the contractor is not licensed. Recent events have shown that extensive damage to other units has been caused by unlicensed plumbers.

## **JOIN THE NEIGHBORHOOD:**

For those interested in neighborhood events such as lost/found pets, stolen goods, or the need for a handyman, this is for you. Go to:

<https://nextdoor.com/login/>

This is an open letter to all owners, residential or absent, from a residential owner.

I have lived at Park Place Condominiums but a short time (>3 but <20 years), but found the place most enjoyable when I bought. During the last few years it has become painfully obvious that not all owners worry about their investment or the life style at Park Place. Based upon survey and questionnaire participation, less than 30% of owners give a damn.

Most responses are,

- Its none of your business
- I don't care
- It's the HOA board's fault we have problems
- I pay my \$170.00, you take care of everything else
- If we had a good management company we wouldn't have problems
- Not everyone here has money so we need to be nice and forget their debts
- Etc., etc., so on and so on.

The sad truth is we are all in this together, however some want to live here and some just want to make money here. I often hear that renters are a big problem, well yes in some cases. But many renters, who have been here many years, take better care of their homes and the facilities than many owners.

Too many owners have forgotten or ignored the Bylaws and Rules they agreed to when they bought. They believe they can do better but don't participate. They can't find renters willing to meet the rules, so they neglect to tell renters of the rules.

It would seem that absentee owners are handicapped by being out of state. The sad truth, most are within the city limits. Many owners that live here would rather complain, threaten, or ignore all around them. I don't understand why, if so many are so unhappy, they don't sell and move. Either things are better than they pretend or complaining is easier than participating.

Well, as the end of my days approach, I feel less constrained to speak only nice things to everyone. In the past, owners participated and helped to keep Park Place a nice place to live. Over time, these people have left us. On my part, I will continue to pick up after slob, hold doors for those needing entry, and pay my dues on time. I truly feel sorry for those in a financial bind, but I don't make enough money myself to pay their way. When I have to pay for their water (and they don't want anyone in their unit to check for leaks), pay for their trash collection, and pay for general repairs, then I have hard time meeting my bills.

Hope the next generation of owners find cause for participating and helping Park Place survive another 20 years.