

# PARK PLACE NEWSLETTER

November 25, 2019

## PHONE NUMBERS:

911 Emergency  
260-427-1222 Non-Emergency  
Police  
436-7867 Crime Stoppers  
427-1244 After hours Animal  
Control  
260-420-4018 Drug  
Enforcement

## YOU SHOULD KNOW:

Residents need to take care to NOT pour grease down any drain in their unit. Grease poured into our drains results in the need to contact a plumber, at your own expense, to clear the drain. Using Drano or other caustic products are even worse on our pipes.

Baking soda is an effective remedy for clogged drains when combined with vinegar. Vinegar cancels nasty odors caused by junk buildup, while baking soda acts as a powerful disinfectant and anti-bacterial substance. Only two items are needed:  $\frac{3}{4}$  cup of baking soda and  $\frac{1}{2}$  cup of vinegar. Pour the baking soda down the drain and let it settle. Then pour the vinegar and cover the drain with a plug, a towel, or a plate to make sure the reaction stays in the drain. Leave the mix in the covered drain for about 30 minutes, then remove the cover and use hot water to flush the drain.

- $\frac{3}{4}$  cup of baking soda.
- $\frac{1}{2}$  cup of vinegar.

## **BUDGET & SPECIAL ASSESSMENT PASSES**

There were 32 owners in attendance at the 11/18 board meeting. Of these, 23 voted to pass both the budget and the special assessment. The special assessment as passed was \$400 per unit. Efforts are being made to make payments using a credit card. Otherwise, you can get Payment Coupons for four payments beginning January of 2020 at the Club House.

Capital Property Management (CPM) announced that it has a new suite number. Their mailing address is:

Capital Property Management LLC  
116 East Berry St. Suite 920  
Fort Wayne, Indiana 46802  
[aaronorr@capitalpm.biz](mailto:aaronorr@capitalpm.biz) or 260-422-1455

Smoke alarms save lives. The Red Cross will install up to three smoke alarms in your unit for free. Just call 269-484-9336, extension 251.

A Holiday Party for residents will be held Saturday, December 7 at the Club House from 4:00 to 6:00 P.M. Please sign up to attend with Aaron at the Club House by Wednesday December 4th. There will be a \$5.00 fee. This fee will help cover the food that will be provided at the party.

## **RESIDENT NOTICE:**

Laundry room lights should be turned off whenever leaving the room.

Clubhouse parking is for vendors, visitors and club house events. Please read the Rules & Regulations as to hours. Manage will begin enforcing this long standing rule. Vehicles breaking rules will be towed at the owner's expense. Please use the "V" spots in the housing parking lots.

## **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.