



# The Copper Corners Crier

Volume 1, Issue 1

## *The Copper Corners Crier is Your Community Newsletter!*

Welcome to the first issue of your community's very own newsletter. It is our goal to provide all unit owners & residents with important news and information about our community. This newsletter is being provided as a service from our property management company, MyEZProperty Management Company. Your input and feedback are always welcome. Contact our Property Manager, Robert Edwards at [info@myezcondo.com](mailto:info@myezcondo.com) with your thoughts and ideas.

### ***Grease Is The Word!***

But, please, don't spread the word! At least, not into our Grinder Pump! The topography of our community makes disposing of sewerage an engineering challenge. The solution is the giant grinder pump in the center of our property. Properly maintained, it does an excellent job of keeping the unwanted sewerage off of our property and into the city waste lines. However, the grinder pump does have one enemy – GREASE! Maintaining the pump is expensive and when excessive amounts of grease are disposed of via sink or toilet, extra maintenance is required on the pump to the tune of \$800 per occurrence. In a community of our size, that translates into an additional cost of more than \$33 per unit per cleaning. So, if 3 extra cleanings are needed in the course of year, you would have to pay an extra \$100. Ouch! Let's keep our expenses down and dispose of grease in a more proper manner. Thank you.

### ***Smoking Etiquette***

With the warmer months comes an opportunity for open windows and fresh air. There also comes the opportunity to have that fresh air ruined by smoke pollution. While we do not have formal rules in place to address smoking, the state court system has heard cases and made rulings that may affect how we handle the problem here. Of course, with court cases comes tremendous expense and lots of hurt feelings between neighbors. Please be mindful of where and when you smoke. All residents have the right to clean air. When in doubt, follow the Golden Rule - Do Unto Others as You Would Have Done Unto You.

### ***Siding***

Our Property Management Company, MyEZProperty Management Company, has been hard at work negotiating with vendors to handle our new siding project. The plan is for the outdated siding to be replaced with new siding. Residents can expect a clean and fresh look. In addition to negotiating with the vendors for the product, Bob Edwards is also arranging the financing of this project. That is a lot of work that most residents would be blissfully unaware of if we didn't tell you. A project of this scope would be next to impossible to coordinate without his hard work. Unit owners should expect to see a proposal submitted for their approval this Fall.

### ***Landscaping Update***

Are you enjoying the new landscaping? If so, you can thank our new landscaping contractor. Our goal was to improve the overall look of the common elements and felt it was time to bring in a new landscaping contractor. If you have any additional suggestions, be sure to let our Property Manager know. In the meantime, please enjoy the new aesthetics.

### ***Does your condominium need a newsletter? Nobody Produces Better Looking Newsletters than Us!***

Call Bob Gourley at MyEZCondo - (203) 937-5381  
[info@myezcondo.com](mailto:info@myezcondo.com)

### ***Parking Issues***

Condominiums across the country have much in common. Parking almost always becomes an issue where neighbors get frustrated with other neighbors. Even our small community of 24 Units faces the challenge. This is a friendly reminder that we all need to get along when it comes to sharing our limited parking resources and the best way to do that is to observe the rules and regulations about where to park. If you own too many vehicles, please consider selling or housing the extra car off premise. If you have visitors to the property, kindly instruct them as to our rules so that they do not unknowingly make offenses. With your cooperation, we can tame the beast that has become parking at Copper Corners. Thank you for your prompt attention in helping us solve this problem.

## *Ten Reasons to Volunteer for the Association*

1. Protect your self-interests. Protect your property values and maintain the quality of life in your community.
2. Correct a problem. Has your car been towed, or do you think maybe maintenance has been neglected?
3. Be sociable. Meet your neighbors, make friends, and exchange opinions.
4. Give back. Repay a little of what's been done for you.
5. Advance your career. Build your personal resume by including your community volunteer service.
6. Have some fun. Association work isn't drudgery. It's fun accomplishing good things with your neighbors.
7. Get educated. Learn how it's done—we'll train you.
8. Express yourself. Help with creative projects like community beautification.
9. Earn recognition. If you would like a little attention or validation, your contributions will be recognized and celebrated.
10. Try some altruism. Improve society by helping others.

## *Copper Corners Useful Names & Numbers*

### *Property Manager, Robert Edwards*

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### *City of Springfield*

City of Springfield (555) 555-5555  
<http://www.cityofspringfield.com/>

All Emergencies Dial 555

Springfield Fire Department (555) 555-5555  
<http://www.springfieldfd.com/>

Police Department (555) 555-5555  
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