



Abaris Realty, Inc.

7811 Montrose Road, Suite 110, Potomac, MD 20854

301-468-8919 • Fax: 301-468-0983

Web Site: www.abarisrealty.com

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COMMUNITY REMINDERS

TO: COLONNADE UNIT OWNERS AND RESIDENTS

FROM: SHIREEN AMBUSH, PROPERTY MANAGER

DATE: FEBRUARY 21, 2023

The Board of Directors would like everyone to review the following community reminders:

1. Hot Water Heater Maintenance

In recent winters, there have been multiple leaks that have originated from the hot water heaters and HVAC systems within private units. These leaks have caused significant structural damage to the affected units and, in some cases, could have been prevented if proper maintenance had been performed by the unit owner. All unit owners are hereby reminded of their responsibility to have the private HVAC system and hot water heater within their unit serviced at least twice per year. This preventive maintenance will ensure that the HVAC condensation line does not become clogged, which can cause a back-up resulting in flooding of the HVAC closet. In addition, the condition of the hot water heater should also be checked for signs of corrosion or leaks so that proactive action can be taken to replace it before it causes a flood. Please visit the CCA website for links to view the hot water heater manuals for those who still have the original water heater installed.

2. Garage Parking Space Storage

As a reminder, the parking units shall be used for parking passenger cars, including sports utility vehicles (SUVs) and vans, and for no other purpose. No junk vehicle, commercial vehicle, truck (as defined by the Maryland Department of Motor Vehicles and/or by common usage and practice except for light pick-up trucks of three-quarter (3/4) ton capacity or less used for non-commercial purposes), unlicensed or inoperable motor vehicle (which shall include without limitation, any vehicle which should not pass applicable state inspection criteria), trailer, mobile home, recreational vehicle, boat or other similar vehicles, machinery or equipment of any kind or character (except for such equipment and machinery as the Community Association may require in connection with the maintenance and operation of the Property) shall be kept in any parking unit or other area of the Property. Except for bona fide emergencies, repair of automobiles or other vehicles shall not be permitted within the Parking Garage or other areas of the Property.

Rules:

- Unless specific portions of the Common Elements are designated by the Board of Directors for such purpose, no portion of the Common Elements shall be used for the storage or placement of furniture or any other article, including, but not limited to, plants, boxes, cans, tires, shopping carts, bicycles, shoes or other articles of clothing or the like.
- A motorcycle and an automobile may be parked in the same space provided they are parked within the space provided.
- All motor vehicles (including motorcycles) shall be parked in designated parking spaces only and shall not under any circumstances extend into the common elements or an adjoining space. Vehicles in violation of this rule shall be subject to immediate towing.

- The Board of Directors may introduce rules governing unassigned parking spaces. Such resolutions shall supplement these rules.
- No items may be stored in a parking space except vehicles, motorcycles, bicycles and foldable grocery carts. Unauthorized items are subject to removal at the owner's expense.

3. Bike Rack Reminders

When storing your bike at the bike racks please be sure to lock your bike to the rack to prevent property from being stolen as it is not the CCA's responsibility. Do not store bikes in parking spaces because there is a limited number of parking spaces, and they are only to be used for motor vehicles. If you are moving out of the community, please be sure to bring your bike with you for future residents.

4. No Parking in Fire Lanes

Parking any vehicle within a designated fire lane is strictly prohibited and considered illegal, including underneath the arches along Arch Place. Any resident observed parking with a fire lane may be assessed a fine of up to \$500 due to the blocking of traffic in a zone designated for emergency vehicle accessibility, which causes a severe traffic hazard.

5. Speeding in the Garage

While driving within the garage, all residents are urged to drive with caution and must obey the posted speed limit of 10 mph. Driving over the posted speed limit poses a serious safety hazard to other drivers and pedestrians within the garage. If you observe any vehicle being driven recklessly or at excessive speeds within the garage, please report the vehicle make, model and tag number and date/time you witnessed the incident to Abaris Realty immediately.

6. Carpet Padding Requirements

Section 5.15 (m) of the by-laws specifically states:

"Sufficient carpeting or rugs shall be maintained on a minimum of seventy-five percent (75%) of each of the floor surfaces (not including foyers, kitchens and bathrooms) in Units located over other Units to adequately reduce transmission of sound between Units. Hardwood floors or other hard surfaces may be allowed without such carpeting or rugs on the first-floor level where there are no Units located below. Subject to applicable Law, additional washers, dryers and other major appliances may not be installed in a Unit without the prior written approval of the Board of Directors."

7. Information

- You must have keys to your unit on file with the management office.
- Want to be involved in the community? All but the gym committee needs assistance; get involved! Join one of the committees below by contacting Abaris:
 - ACC (Architecture)
 - Common area Committee
 - Communications
 - Events Committee
 - Landscaping
 - Mailroom
 - Security and Garage

As always, if you have any questions, feel free to contact Abaris Realty's management team at colonnade@abarisrealty.com or at sambush@abarisrealty.com. We hope you are all staying safe and well!