

BOM Member Directory

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January

Eastbrooke Newsletter

January 2021

Dates for 2021 Board Meetings - meetings are generally held
on the 1st Tuesday of the month **at 6:30 pm.**

The chart below indicates any exceptions ** to that.

Date/Month	Exceptions
January 5, 2021	
February 2, 2021	
March 2, 2021	
April 6, 2021	
May 4, 2021	
June 1, 2021	
July 6, 2021	
August 3, 2021	
September 14, 2021	**Annual Meeting- 2 nd Tuesday
October 12, 2021	**Second Annual Meeting- 2 nd Tuesday
November 9, 2021	**2 nd Tuesday- Election Day 11/2
December 7, 2021	

Access to our website, directly or via Kenrick.

Via Kenrick: <https://kenrickfirst.com/eastbrooke-condominium/>

Or directly via: www.eastbrooketownhomes.com



Wishing a warm welcome
to our new neighbors
in Units 428, 910, 848



Townhomes of Eastbrooke Condominiums Snow Policy 2020/2021

Winter Parking rules go into effect November 1st each year. Each Condo comes with two parking locations. Park your vehicles in your garage, in your driveway or in your reserved parking area. Parking is not allowed by the grassy areas adjoining driveways, on the street or in unmarked areas at the ends of the street. *Street parking is only allowed for authorized handicap parking, short-term visitor parking (a few hours) and for those condos that have more than two vehicles on file with the management company (the third and subsequent vehicles may park on the street once registered with the management company.)*

Rules will be strictly enforced! Violators will incur the following: 1st offense = warning; 2nd offense = \$25.00 fine; 3rd offense = \$50.00 fine 4th offense = vehicle will be towed off property at owner's expense!

Parking for Extended Periods of Time - Snowbirds and others planning to be away for extended periods, anytime of the year, should notify the management company and park in their garage. Vehicles left in driveways for extended periods of time, should have someone move it by 9 am on snowy days or it could be towed off property at owner's expense!

Towing - Eastbrooke has arranged with Ricci's Towing (585-383-3083) to remove improperly parked vehicles. This information is posted around the community. Owners of towed vehicles will be required to pay a towing fee plus a daily storage fee to redeem their vehicle from the contractor.

Snow Clean-up - will begin when there is a 3" accumulation of snow. This accumulation may come from one snowfall, a build up from two or more snowfalls or from drifting. *Since snow clean-up depends largely on the number of parked cars the staff encounters, owners/residents are NOT to park on the street.* Clean-up may begin as early as 3:00 am and continue until complete.

- **Roadways will be cleared first**, to allow access for emergency vehicles.
- **Driveways and parking areas will be cleared next.** Since most buildings have two or more cars parked directly outside the garage in the driveway, the staff will not attempt to clean driveways until later in the morning. Owners/residents must remove cars from outside garages by 9 am. When moving your vehicle from the driveway, please temporarily park on the already cleaned side of the street. Failure to cooperate in this effort could increase plowing costs and produce non plowable areas that unfortunately affect neighbors more than the offenders. *NOTE: snowplows are curved and therefore do not get close to your garage door, as to not damage it. There may be a patch of snow in front of your garage door that you need to remove from your driveway.* Roadway & driveway clearing can take up to 8-12 hours to complete for the entire property.
- **Sidewalks & Stoops are the last area to be cleared.** They will be cleaned at 3" accumulation also. There are over 7 miles of sidewalk at Eastbrooke, it takes many hours to clear the entire property.

Essential workers who must leave for work at 4-5 am, should advise Kenrick. A list of 'early out' first responders & essential workers is kept for snowplow planning.

De-icing of roads will be done on an as-needed basis. This again takes many hours to complete the whole property. *Residents must use calcium chloride for de-icing, which is available free of charge, outside the maintenance building in Phase 3 (bring your own container to fill).* Please do not use salt or salt-based products on the sidewalks and stoops, as it damages the concrete.

Garages – Are to be used for vehicle parking, not storage areas.

Garage Doors must be kept closed year-round. In cold weather, open garages affect the heating (and cooling in hot weather) of units located above the garage. It can also cause water lines above the garage ceiling to freeze and burst. Violators who leave their garage doors open will be fined and responsible for the cost of all damages from burst pipes.

Contact Information - Please provide Kenrick Corporation with updated homeowner / resident contact information and current leases.

That should include:

1. names & email addresses for all residents, home, work & cell phone numbers
2. make, model, color & plate # of all vehicles
3. emergency contact name (other than yourself), phone number & email

Contact Information

Service Coordinator

Unless urgent, **submit your service requests to Michele Anderson** at manderson@kenrickfirst.com or call (585) 244-7599. Remember to include that you are at Eastbrooke and your unit number.

Eastbrooke Admin

Submit questions or variance request for Eastbrooke, to Laurie at lkrenzer@kenrickfirst.com

Eastbrooke Maintenance -- 585.244.7599

Kenrick Corporation - 585.424.1540

EB Property Manager - Hans Rozestraten
hrozestraten@kenrickfirst.com

Brighton Police Department - 585.784.5120

Brighton Animal Control - 585.784.5150

EB Newsletter Editor – Danielle Wells
dwestfall3@gmail.com

Service Requests

If you have a problem with the exterior of your condominium or other common elements, except for doors, windows and hardware, or if you notice a maintenance problem in another part of the property. Go to the Kenrick Corporation website <https://kenrickfirst.com/> in the top right corner is "submit a service request".

Get the news that matters!

Receive the latest updates and notifications that impact your neighborhood?

Make it possible for Kenrick to notify you about emergencies.

Provide Kenrick Corporation with your most up-to-date contact information.

Email the following to Laurie Krenzer at lkrenzer@kenrickfirst.com :

- Email address
- Cell phone
- Landline

Are there topics you would like to see covered in future newsletters? If so, email me @ dwestfall3@gmail.com with your ideas.





ATTENTION



Effective September 1, 2020 renters may not have dogs in their unit with the following exceptions:

- Current renters who already have dogs will be grandfathered in until the demise of the animal.
- Service Dog, Emotional Support or Therapy Dog documentation must be reviewed by the Board before tenancy.



Ramps: (updated Sept 2020)

Exterior ramps of any kind require a Board approved variance prior to installation. Owner/resident must have the ramp and all related material removed before the end of their residency at Eastbrooke. Any damage from ramp is the owner's responsibility to have repaired.

A message from The Town of Brighton, Sewer District

Due to recent backup issues in your area, The Town of Brighton Sewer District would like to remind residents the importance of using the sanitary sewers properly.

Sanitary sewers are designed for human waste and toilet paper only.

Prohibited Items include:

- Flushable wipes
- Feminine products
- Sanitizing wipes
- Baby wipes
- Needles
- Gloves
- Paper towels
- Rags
- Grease



All of these are a potential danger to the sanitary sewer system. These items interfere with the sanitary flow and will clog the system, resulting in a backup in your home and surrounding homes.

To avoid backups in your sewer line and the town mains, we ask that residents be conscientious of using the sewer system properly. This information is also available on the town website,

www.townofbrighton.org.