

BOM Member Directory

Phase I

George Abraham
585.749.4341
geonabr@gmail.com

Leonard Marks
585.434.3543
Lmarks13@twc.com

JoAnn Arcarese
585.729.2489
joannivanik@gmail.com

Phase II

Wendy Fraction – Vice President
585.820.3615
wfraction64@gmail.com

Kathy O'Brien- Treasurer
585.467.8416
kobrien0810@yahoo.com

Rebecca Zeiner
585.402.6983
zeinerr@yahoo.com

Phase III

Karl Heath – President
585.244.3167
kheath001@rochester.rr.com

Ava Fair
EBafair@gmail.com

Danielle Wells- Newsletter Editor
585.747.0878
Dwestfall3@gmail.com



Eastbrooke Newsletter

February 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
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 Kenrick & Eastbrooke Websites

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

Eastbrooke: www.eastbrooketownhomes.com



Wishing a warm welcome
to our new neighbors
in Units 500, 611, 728, 517,
539, 530



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

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



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

Assessment Payments

Payments due on the 1st of each month.

Late fee of \$25 added after the 10th of the month

There are many ways to pay [Condo Fees - Ways to Pay 2.28.2020.pdf](#)

For questions regarding Assessment payments, please contact the Accounts Receivable staff at Kenrick Corporation (585) 424-1540.





Rules & Regulations

The Eastbrooke Board of Managers recently updated the Rules & Regulations for the property. Please take time to read through the document and landlords, please be sure your tenants/residents get a copy.

Upon accepting the deed to your Eastbrooke home, you agreed to abide by the Declaration, By-laws, Rules & Regulations of Eastbrooke. If you sell your property, you are responsible to provide a copy of the Declaration and By-laws of Eastbrooke to the buyer at closing.

It is suggested that you file the Rules & Regulations electronic document that was emailed to you on December 30th where you have easy access to it and refer to it when you have a questions about responsibility, issues that arise in neighborhood and when you plan to make a change to your property.

Hardcopies of the Updated Rules & Regulations are available for those owners we do not have email addresses for. If you know someone without email, please have them contract Kenrick Corporation for a copy.



Ring Doorbells & Video Cameras

It seems there is an abundance of ring doorbells mounted on the siding & video cameras mounted on the exteriors of buildings and balconies at Eastbrooke.

Any addition to the exterior of a building **must be submitted** to the Board of Managers on a **variance form and must have approval** from the Board before modifications (with the exception of the Ring doorbell being placed on the door itself and the camera being mounted inside the unit.).

Any additions or alterations that are not approved will be removed and restored at the expense of the owner.

Snow on Vehicles

Please brush off all the snow on your vehicle before operating.

A new bill that has passed the New York State Assembly and Senate makes it against the law to operate a vehicle while covered in snow. This means, if you don't brush off every window all the time, or clear the snow from your headlights and taillights, you could be fined up to \$200.

According to [Bill S395A](#): "Provides that motor vehicles, with certain exceptions, shall not be operated with an accumulation of snow or ice on the surface thereof."



Label Your Refuse Toter & Recycling Container

Please label your house # inside the lid of your refuse toter and on the outside of your recycling container. Unlabeled containers will be collected and taken to the maintenance building.

Refuse/Recycling Rules at Eastbrooke are:

- For those condos with garages, refuse/recycling containers are provided.
- For those condos without garages, you have a small refuse storage closet w/double doors on the side of the building. Toters are too large for this closet, please use small containers that fit in the closet & not just garbage bags, which critters/birds can tear apart.
- Place refuse/recycling out after 6 pm on Wednesday evening for a Thursday collection.
- Return refuse/recycling containers by 9 pm on Thursday evening.
- Refuse/recycling containers are to be stored only in the garage or storage closet, not on the patio/deck/driveway or next to a building.
- No containers should on the property on Friday morning. These containers can be a real problem when left out and plowing is necessary.
- Returning refuse/recycling containers is the resident's responsibility. If the staff had been moving your refuse/recycling containers in the past - they will no longer be doing this on their property tour.



Keep Your Garage Door Closed

What would your reactions be if your gas/electric bill went up \$100 or more a month?

If you are like most of your people - you live on a budget and there is only so much money to go around every month. You would be shocked and upset if your gas/electric bill went up drastically, right?

Unfortunately, that is what happens to your neighbors who live over the garage each winter! When building mates do not close their garage door immediately upon entering/exiting the garage, frigid air pours into the garage and chills the condo floor above through the garage ceiling. This causes the condo to cool dramatically, the furnace to work overtime and escalate their gas/electric bill.

In the process of cooling the floor above, the frigid air going through the ceiling has an opportunity to freeze the water pipes above the garage ceiling also, making pipes rupture. What a mess it causes!

Did you know that if you left the garage door open causing the pipe to freeze/burst - you will be financially responsible to cover the cost of all the repairs? This could be damage to your garage & contents, your neighbors garage & contents & your neighbor's condo above. No one wants to be that person.

Please close your garage door immediately upon entering/exiting to avoid this nasty situation! The garage door is to be closed in the summer months also. Hot air rising won't burst the pipes but does impact the cooling of the condo above the garages too.

Thanks for maintaining happy & healthy relationships with your neighbors.



Dryer Vents

There seems to be some confusion about the cleaning of dryer vents and who is responsible for this tedious but important routine maintenance.

The EB on-site staff will only clear out the cage that is mounted to the exterior vent, whatever they have access to from the outside of unit. All venting on the inside of your unit is owner/resident's responsibility.

If there is a 15' run of ductwork between the dryer and the outside wall and it's completely full of lint, clearing the outside vent will not fix the problem. A professional with the proper tools will be able to clear your entire dryer ventilation ducting and you eliminate the very real possibility of a fire, plus your dryer will run much more efficiently.

The cost to have it done professionally will be mitigated by your dryer running for a shorter time and with much less stress on the machine.



DECORATIONS

Recently, as staff has toured the property, they have noticed a great many decorations are still being displayed long after the deadline dates written in the Eastbrooke Rules and Regulations.

1. Garden decorations are to be removed by November 15th each year
2. Christmas decorations may be displayed from Thanksgiving to January 6th each year
3. Other holiday decorations may be displayed for three (3) weeks prior to and after the holiday in question

You will find these deadlines listed in the PLANTING, GARDENING AND LANDSCAPE RULES AND GUIDELINES FOR RESIDENTS section of the Eastbrooke Rules and Regulations.

Refuse Storage Closet

The small storage closet located on the side of the 5-unit buildings, which may have louvered or non-louvered doors **belongs to the condo that does not have a garage** so that garbage totes and recycle bins can be stored.

It is the owner's responsibility to have these doors/trim repaired/replaced as needed. A variance would be required.

Here is an example of the refuse storage closet located on the exterior of the 5-building units.

