

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

June 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 |
|--------------------|--|
| 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



Eastbrooke Pool Opens

Saturday, May 29, 2021

Pool Hours:

Sun - Thurs 10 am - 8:00 pm
Fri - Sat 10 am - 9:00 pm

Photo ID & COVID-19
screening required at entry



Contact Information

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, please 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.

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



**QUESTION
OR
CONCERN?**



Have An Eastbrooke Question or Concern?

Each phase of Eastbrooke has three representatives who are available by phone or email for any concerns or problems regarding Eastbrooke.

Contact the board member for your phase and they will be happy to assist you in resolving the problem or to provide guidance.

Contact information for board member representatives (and their phase) is located on page 1 of the newsletter.



- Using COVID restrictions the Clubhouse is now able to be rented by owners & tenants. Guidelines on Eastbrooke page of Kenrick website
- **Owners - If you have an outstanding balance on your account you, your family & your tenants are NOT allowed to use the Pool, Tennis Courts or Clubhouse**
- Clubhouse, Pool nor Tennis Courts are not to be used for any money generating events (i.e. lessons)
- Before you sell your condo your attorney must request closing documents (minimum of Statement of Common Charges & Certificate of Compliance)
- When you sell your condo – seller MUST provide copies of most recent Declaration & By-Laws to buyer at closing
- Birdfeeders, birdhouses, bird baths, doghouses and the like are not permitted as they attract or could provide shelter for undesirable rodents.
 - NO FEEDING OF WILDLIFE; including but not limited to: birds, chipmunks, rabbits, deer, geese, etc. Do not leave food/scraps outside for animals



Eastbrooke Garage Sale
Saturday & Sunday
August 14th & 15th
no other dates allowed for sales

**Townhomes of Eastbrooke Condominium
Electric Wall Heating Unit Inspections**



May 2021

Since the 1970s, when the Townhomes of Eastbrooke Condominiums were built, the community has unfortunately experienced multiple building fires. **The most recent fire occurred in February 2021, displacing 5 families & causing thousands of dollars in fire, heat and smoke damage. The Town/County Fire Investigators concluded the cause of the fire to be the electric heater located in the wall at the base of the stairway.**

Considering these heaters are almost 50 years old, the fact that they cannot be shut off, electricity is always live to them and they have caused many fires at Eastbrooke over the years, the Board of Managers has amended the Rules and Regulations regarding them. *Effective immediately, it is the responsibility of each condo owner that contain these electric wall heaters to have them inspected for proper function. If not used, have them removed and the electricity disconnected at the breaker box. This is to ensure your safety, that of your family, tenants and neighbors.*

Please make an appointment with a Monroe County Licensed Electrician, who carries both General Liability and Workers' Compensation Insurance, to inspect these electric wall heaters at least every two years.

Once your wall heater is inspected, is found to be in good working order or has been removed and the electricity disconnected, you may provide a copy of the paid invoice to Kenrick Corporation for your file. Please mail, place in the Kenrick office drop box, fax to 585-424-1553, or email to lkrenzer@kenrickfirst.com.

Without these electric wall heater inspections, the welfare of the community is left in a precarious position. Your cooperation is greatly appreciated! Thank you.

Summer Employment Opportunities

Eastbrooke Grounds Crew

A perfect job for college students over summer break! We have 1 temporary landscaping positions available from May – September, Monday – Friday, 7:30 am – 4:00 pm. Should be at least 18 years old & have reliable transportation. Some landscaping experience a plus, on-the-job training available. Non-smoker preferred, ability to follow directions, work on a team, upbeat attitude, ethical behavior a must! Mulching, mowing, trimming, planting, bush removal. Contact Laurie @ Kenrick Corporation, 585-424-1540 or lkrenzer@kenrickfirst.com

Life Guards

Another perfect opportunity for college students over summer break! Multiple positions are available for outdoor pool from May – September. Must be able to work both weekdays & weekends, 9 am – 9:30 pm, usually 6 hour shifts. Should be at least 16 years old, have reliable transportation, have valid Lifeguarding Certification w/in 2 years and CPR Certification w/in 1 year. Non-smoker, ability to follow specific procedures, upbeat attitude, ethical behavior a must! Contact Laurie @ Kenrick Corporation, 585-424-1540 or lkrenzer@kenrickfirst.com

Thank you to all Eastbrooke Residents for your cooperation during the recent driveway milling, binder & pavement top coat installation. It takes those directly impacted & those indirectly impacted to work together for a successful project! We understand that moving & parking 800+ vehicles within the community is a difficult process. That is why it is important that you use your garage & driveway to park in all the time!