

## BOM Member Directory

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Open seat

Limited print copies of the newsletter are available at the Eastbrooke maintenance building.



# Eastbrooke Newsletter March 2022

**Dates for Board Meetings** - meetings are generally held on the 1<sup>st</sup> Tuesday of the month **at 6:30 pm**.  
The chart below indicates any exceptions \*\* to that.

Date/Month	Exceptions
March 1, 2022	
April 5, 2022	
May 3, 2022	
June 7, 2022	
July 5, 2022	
August 2, 2022	
September 13, 2022 **	2nd Tuesday - Annual Owners Meeting
October 11, 2022 **	2nd Tuesday - 2nd Annual Meeting
November 1, 2022	
December 6, 2022	

### Access to Kenrick/Eastbrooke Webpage

Kenrick/Eastbrooke: <https://kenrickfirst.com/eastbrooke-condominium>  
Find blank variance form and copies of the Rules & Regulations on the webpage, plus much, much more. Check it out.

**New!**  
Eastbrooke Condominium, Brighton New York Facebook page  
Visit the page to request to join the group and check it out!

## Contact Information

### Eastbrooke Admin

Submit questions or variance request for Eastbrooke, to Laurie at [lkrenzer@kenrickfirst.com](mailto:lkrenzer@kenrickfirst.com)

**Eastbrooke Maintenance -- 585.244.7599**

**Kenrick Corporation - 585.424.1540**

**EB Property Manager - Hans Rozestraten**  
[hrozestraten@kenrickfirst.com](mailto:hrozestraten@kenrickfirst.com)

**Brighton Police Department - 585.784.5120**

**Brighton Animal Control - 585.784.5150**

**EB Newsletter Editor – Mark Wheten**  
[m\\_wheten@hotmail.com](mailto:m_wheten@hotmail.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 a button labeled "**SUBMIT SERVICE REQUEST**".  
( or: <https://kenrickfirst.com/service-request> )

## 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.

### **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.

### General reminders / notices / notes

#### Suburban Disposal

**No holidays or schedule changes for March.**

#### Kenrick office

Currently closed to clients, guests, and delivery personnel due to Covid.

Please call 585-424-1540 or email our staff to discuss any questions or concerns.

A drop-box is available in the vestibule during business hours (M-F 8:30am-4pm) for leaving payments or paperwork.



Wishing a warm welcome to our new neighbor in unit 904!

## Email addresses - Will you get the message?

When mass email messages are sent to us by Kenrick Corporation, often many are returned as 'Out of Office' or 'undeliverable'. Many times these messages are in regards to something happening soon.

So that you get the news quickly, please be sure that your home email address is also on file.

Download and update an Eastbrooke Condominium owner questionnaire here:  
<https://kenrickfirst.com/eastbrooke-condominium/download/673>

## RG&E tip!

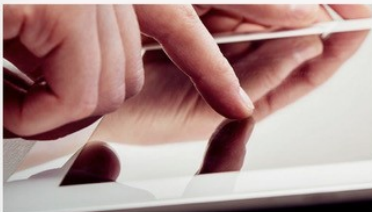
Need to report a power outage:



## OUTAGE CENTRAL

If your electricity is out, report it using the link below, or by calling 800.743.1701. We'll restore power as quickly and safely as possible. Always stay away from downed power lines. Even lines that appear dead can be energized. Also, stay out of flooded basements. If you suspect a natural gas leak, get up, get out, and get away. Then call us immediately at 800.743.1702 or 911 from a safe location.

### Outage News and Resources



#### Outage News

Read the latest news for power restoration.



#### Outage Alerts

Sign up to receive outage updates by text, email, or phone.



#### Estimated Restoration Times

Learn how we determine Estimated Restoration Times (ETRs)



# RG&E

Shared by Colleen Charvella!

## Bulletin Board

### This and That!

Babysitter needed / available

or

Lost pet!

or

Items for sale / Item wanted

or

Need / Offer assistance

See your items here!

Please contact me at [m\\_wheten@hotmail.com](mailto:m_wheten@hotmail.com) to post a notice

Need an extra hand outside in the winter?

Our Eastbrooke teen neighbor Henry is willing to help with shoveling, etc.

You may contact him at:  
(585) 813-2133.

### Electric Wall Heaters review, since it's still winter : )

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](mailto: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.





## Thoughts about homeowners rights and responsibilities for better communities

### Homeowners Have the Right To:

1. A responsive and competent community association.
2. Honest, fair and respectful treatment by community leaders and managers.
3. Participate in governing the community association by attending meetings, serving on committees and standing for election.
4. Access appropriate association books and records.
5. Prudent expenditure of fees and other assessments.
6. Live in a community where the property is maintained according to established standards.
7. Fair treatment regarding financial and other association obligations, including the opportunity to discuss payment plans and options with the association before foreclosure is initiated.
8. Receive all documents that address rules and regulations governing the community association—if not prior to purchase and settlement by a real estate agent or attorney, then upon joining the community.
9. Appeal to appropriate community leaders those decisions affecting non-routine financial responsibilities or property rights.

### Homeowners Have the Responsibility To:

1. Read and comply with the governing documents of the community.
2. Maintain their property according to established standards.
3. Treat association leaders honestly and with respect.
4. Vote in community elections and on other issues.
5. Pay association assessments and charges on time.
6. Contact association leaders or managers to discuss problems with their financial obligations.
7. Request reconsideration of material decisions that personally affect them.
8. Provide current contact information to association leaders or managers to help ensure they receive communications from the community.
9. Ensure that those who reside on their property (e.g., tenants, relatives, friends) adhere to all rules and regulations.

Shared by Colleen Charvella!

### FYI – Instructions for labeling refuse toters & recycling containers here at Eastbrooke

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.

- 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. Our maintenance staff will not move the containers.
- 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 be on the property on Friday morning. These containers can be a real problem when left out and plowing is necessary.




### ***Exterior Light Bulbs***


If you have Compact Fluorescent light bulbs (CFLs), which are the curly style, (see attachment) in any outdoor light fixture – They need to be replaced right away.


The exterior lights on Eastbrooke buildings are only rated for up to a 60 watt incandescent bulb. Many owners have installed CFL bulbs or incandescent bulbs over 60 watts, thinking they will get more light. Over-size bulbs overheat in the fixture and could start an electrical fire.

The Board of Managers requests all owners install a 6-9 watt soft white LED bulb in all outdoor light fixtures. A 6-9 watt soft white LED bulb provides as much as or more light than a 60 Watt incandescent or CFL bulb and will save \$\$ because it uses much less energy!

The 6-9 watt soft white LED bulbs are available at Lowes, Walmart, Home Depot, any hardware store & probably even Wegmans & Tops. If the screws or latch on the light fixture are tight/rusted, try a bit of WD40 or penetrating oil spray on them. Bulb replacement is the responsibility of each condo owner, not the on-site staff.

Incandescent Light Bulb	
	60 Watts Life span = 1200 hours Wattage used = 3285 KWh/year Year cost = \$328.59

Compact Fluorescent Light Bulb	
	13-15 Watts Life span = 8000 hours Wattage used = 767 KWh/year Year cost = \$76.65

LED Light Bulb	
	6-9 Watts Life span = 50,000 hours Wattage used = 329 KWh/year Year cost = \$32.85



Have any suggestions, ideas or comments for the newsletter?  
Please send them along to Laurie Krenzer at [lkrenzer@kenrickfirst.com](mailto:lkrenzer@kenrickfirst.com) or  
Mark Wheten at [m\\_wheten@hotmail.com](mailto:m_wheten@hotmail.com).  
And thank you for your input!