

# KEEP FOR REFERENCE



## LAC DE VILLE VILLAGE HOMEOWNERS ASSOCIATION

<b>Service Requests</b> M-F (8:30am-4pm)	All repairs to <i>common elements</i> are responsibility of Lac De Ville Village Homeowners Association	Submit a service request online <a href="http://www.kenrickfirst.com">www.kenrickfirst.com</a>
<b>After Hours &amp; Emergency Service</b>	Non-life threatening, after hours service-related concerns	Please call 585-424-1540, and leave your name, unit #, property name, telephone #, and request/concern with the answering service. <i>Please note: Messages left in the "Kenrick general mailbox" after hours will be received the following business day.</i>
	<b>For Emergencies</b> needing fire, police, or ambulance response	<b>Call 911, THEN call...</b> Kenrick answering service at 585-424-1540.
<b>Refuse/Recycling</b>	<p>Pick-up day is <b>Monday</b>. Your containers can be placed at the curb <b>the night before</b>.</p> <p>To arrange for special pick-up for large items/make special payment arrangements.</p>	Refuse company: Suburban Disposal  Please contact Suburban Disposal for bulk pick-up arrangements. (585) 352-3900 Provide the following code: <b>62086-000</b>
<b>Assessment Payments</b>	Payments due on the <b>1st</b> of each month.	4 Easy Ways to Pay: <ul style="list-style-type: none"> <li>• USPS sent to the noted PO Box</li> <li>• Reoccurring payment through Alliance Assoc. Bank</li> <li>• Pay online with a credit card</li> <li>• Set-up an automatic payment through your bank</li> </ul>
<b>Late Fee</b>	Late fee added after <b>15th</b> of the month	Amount: <b>\$30.00</b>
<b>NSF Fee</b>	Checks returned for insufficient funds	Amount: <b>\$35.00</b>
<b>Property Operation Documents</b>	Declaration & Bylaws *Please refer to legal documents used by Management team, Boards & Homeowners	To be obtained during the time of closing or can be found on our website at <a href="http://www.kenrickfirst.com">www.kenrickfirst.com</a> . Then click on "closing documents".
<b>Association Insurance Master Policy</b>	Association's insurance covers structure and liability for the common area.	Insurance Company: <b>Cincinnati</b> Insurance Agent: Audrey Wagner <b>at USI</b> <b>Insurance</b> Phone: 518-514-3638 Email: <a href="mailto:Audrey.Wagner@USI.com">Audrey.Wagner@USI.com</a>
	For Certificates of Insurance	Email: <a href="mailto:crochester@USI.com">crochester@USI.com</a>
<b>Personal Insurance</b>	Homeowner Responsibility	Contact your insurance agent to ascertain the best coverage for you and your home.
<b>Exterior/Structural Modifications</b> (Variances)	A Variance Form must be submitted and approved by the Board <u>prior</u> to the start of work.	<b>All contractors MUST carry both GENERAL LIABILITY and WORKERS' COMPENSATION INSURANCE to work on Lac De Ville Village HOA property.</b>
<b>Property Management</b>	Kenrick Corporation 3495 Winton Place, D-4 Rochester, NY 14623 <a href="http://www.kenrickfirst.com">www.kenrickfirst.com</a>	Property Manager: Hans Rozestraten Email: <a href="mailto:hrozestraten@kenrickfirst.com">hrozestraten@kenrickfirst.com</a> Office phone: 585-424-1540