

KEEP FOR REFERENCE



The Villas at Monarch Manor Homeowners Association, Inc.

Service Requests M-F (8:30am-4pm)	All repairs to <i>common elements</i> are responsibility of The Villas at Monarch Manor Homeowners Association, Inc.	Submit Request at www.kenrickfirst.com by clicking Submit Service Request . -or- Call: 585-424-1540
After Hours & Emergency Service	Emergencies Only	Please call 585-424-1540, and leave your name, unit #, property name, telephone #, and request/concern with answering service. <i>Please note: Messages left in the "general mailbox" after ours will be received the following business.</i>
	For fire, police, ambulance, or noise disturbances	Call 911 , THEN call... Kenrick answering service at 585-424-1540
Refuse/Recycling	Pick-up day is Thursday . Covered containers are supplied by refuse company.	Refuse company: Suburban Disposal
	To arrange for special pick-up for large items/make special payment arrangements.	Please contact Suburban directly. Provide the following code: 72491-000 for reference only – not for billing.
Assessment Payments	Payments due on the 1 st of each month.	4 Easy Ways to Pay: <ul style="list-style-type: none"> • USPS sent to the noted PO Box • Automatic withdrawal through Alliance Assoc. Bank • Pay online with a credit card • Set-up an automatic payment through your bank (see full details/instructions in your Welcome Packet)
Late Fee	Late fee added after the 10 th of the month	Amount: 10% of fee
NSF Fee	Checks returned for insufficient funds	Amount: \$35.00
Property Amenities	Please see your Operating Documents for specifics about use of common areas.	
Association Insurance Master Policy	Association insurance covers structure and liability for the common area.	Insurance Company: Erie Insurance Insurance Agent: Meagan at Quinton Insurance Phone: 585-388-9530
	For Certificates of Insurance	Meagan@quintoninsurance.com
Personal Insurance	Homeowner Responsibility	Contact your insurance agent to ascertain the best coverage for you and your home.
Exterior/Structural Modifications (Variances)	A Variance Form must be submitted and approved by the Board prior to the start of work. A copy was included in your Welcome Packet for your convenience.	All contractors MUST carry general liability AND workers' compensation insurance to work on The Villas at Monarch Manor Homeowners Association, Inc property.
Property Management	Kenrick Corporation 3495 Winton Place, D-4 Rochester, NY 14623 www.kenrickfirst.com	Portfolio Manager: Barry Smith Email: bsmith@kenrickfirst.com Phone: 585-424-1540 Fax: 585-424-1553