

# KEEP FOR REFERENCE



## RIDGE MEADOWS HOMEOWNERS ASSOCIATION

<b>Service Requests</b> M-F (8:30am-4pm)	All repairs to <i>common elements</i> are responsibility of <b>Ridge Meadows Homeowners Association</b>	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 voicemail box" after hours will be received the following business day.</i>
	<b>For Emergencies</b> needing fire, police, or ambulance response	<b>Call 911</b> , THEN call... Kenrick answering service at 585-424-1540.
<b>Refuse/Recycling</b>	Pick-up day is <b>Wednesday</b> .	Refuse company: Suburban Disposal <b>NOTE: Homeowners are responsible to supply their own containers.</b>
	To arrange for special pick-up for large items/make special payment arrangements.	Please contact Suburban at 585-352-3900 for bulk pick-up arrangements. Acct# 85264-000 for reference only – not to be charged.
<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>10th</b> of the month	Amount: <b>\$25.00</b>
<b>NSF Fee</b>	Checks returned for insufficient funds	Amount: <b>\$35.00</b>
<b>Association Insurance Master Policy</b>	Association's insurance covers structure and liability for the common area.	Insurance Company: <b>DB Insurance</b> Contact: <b>Michelle Bradley</b> at Lawley Services INC. Phone: 716-849-8678 Email: <a href="mailto:mbradley@lawleyins.com">mbradley@lawleyins.com</a>
	For Certificates of Insurance	(see above contact information)
<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 <b>prior</b> to the start of work.	<b>All contractors MUST carry both GENERAL LIABILITY and WORKERS' COMPENSATION INSURANCE to work on Ridge Meadows HOA property.</b>
<b>Property Management</b>	<b>Kenrick Corporation</b> 3495 Winton Place, D-4 Rochester, NY 14623 <a href="http://www.kenrickfirst.com">www.kenrickfirst.com</a>	<b>Property Manager: Sherridda Williams</b> Email: <a href="mailto:swilliams@kenrickfirst.com">swilliams@kenrickfirst.com</a> Phone: 585-424-1540 Fax: 585-424-1553