

# CEDAR GROVE CONDOMINIUM

Crofton, Maryland

## **2011 ANNUAL SPRING NOTICE**

### **ANNUAL SPRING CLEAN UP**

The Cedar Grove Board of Directors has arranged for a dumpster to be placed in our community for the annual spring clean up. The dumpster will be delivered on Friday, May 13, 2011 and will be picked up on Monday, May 16, 2011. It will be placed on the west side of Fallowfield Court in the overflow parking area.

This is our opportunity to clean out those unwanted bulky items from inside our homes, off decks and porches and debris from front and back yards. Please remember that front yards are not to be used for the storage of trashcans, chairs, bicycles, toys or other play equipment. These items must be stored either within the unit, on the rear deck or discarded during the clean up.

A few important reminders about the dumpster:

- **CHILDREN ARE NOT PERMITTED TO PLAY IN OR NEAR THE DUMPSTER, AS THIS COULD BE DANGEROUS AND HAZARDOUS TO THEIR HEALTH.**
- Do not leave unwanted items on the ground near or around the dumpster.
- Do not dispose of oil, tires or paint cans in the dumpster. These items must be taken to the County's landfill for proper disposal.

### **DEBRIS**

This is a reminder that cigarette butts are considered debris and may not be stored on front porches, thrown in yards or off decks.

Debris and unwanted items such as tires and furniture may not be stored outside a unit. If they are, the unit owner will be sent a notice to cease and desist, will be fined if not corrected and held responsible for the cost of removing those items.

### **TRASH COLLECTION**

Trash is collected on Tuesday's and Fridays. Trash may not be put out for collection any earlier than after dark the night before pick-up. Waste Management has requested that pet owners refrain from allowing their pets to urinate on the trash bags.

### **RECYCLING**

The Anne Arundel County Department of Public Works Waste Management Services offers recycling at its convenience centers throughout the County. The closest location to our community is located at 389 Burns Crossing Road, Severn, MD. The facility is open Monday - Saturday 8:00 a.m. - 4:00 p.m. and Sundays on May 1<sup>st</sup>, May 22<sup>nd</sup>, June 12<sup>th</sup> and June 26<sup>th</sup>. The facility is closed on all Holidays. The phone number is 410- 222-6108 for additional information.

### **ANIMAL CONTROL**

See attached sheet for complete information.

### **OUTDOOR GRILLING**

The Anne Arundel County fire code states that outdoor cooking using a hibachi, gas-fired grill, charcoal grill, or similar apparatus used for the cooking of food over or by flames through charcoal, wood, stone, or synthetic material is prohibited if it is conducted within fifteen (15) FEET FROM THE BUILDING OR UNIT. Cooking with gas or charcoal, wood, stone or synthetic material GRILLS ON A DECK ARE PROHIBITED. Cooking with an electric grill on a deck is permitted. Any unit having damage to railings, dividers from a hot grill will be responsible for the cost of repairs/replacement to the unit.

### **HOT WATER HEATERS**

Please be mindful that the repair and replacement of hot water heaters are the unit owner's responsibility. Numerous lower units in the community have suffered severe water damage due to improper maintenance of the upper unit's water heater. The Board is asking each unit owner to take the time to inspect their hot water heater for pinhole leaks and other maintenance issues no less than 4 times a year to prevent these incidents. The Board recommends that unit owners install expansion tanks for safety reasons. If you need more info please contact Sherry Jones at Pro Com Management at 410-721-0777 ext. 100.

### **DRYER VENTS**

All dryer vents need to be inspected, cleaned and have a cage installed to prevent birds from nesting and causing a fire. For a small installation fee a cage can be installed on your dryer vent. Please contact Sherry Jones at Pro Com Management at 410-721-0777 ext. 100 to obtain additional information.

### **FIREPLACES**

Residents with fireplaces are strongly encouraged to have them cleaned annually in order to decrease the chances of a fire. Chimneys are known to collect creosote and soot which causes smoke to come out the door of the fireplace and back into the house. In order to prevent this from happening, it is important to have fireplaces cleaned routinely.

### **RAILINGS, FENCES, FLAGS, WINDOW BOXES, HOSE REELS**

Residents are not permitted to attach anything to the railings, columns, dividers, windows or siding. All HOSES must be in a container either on your porch or in the rear of the building, not laying in the grass or dirt.

### **RAILINGS AND STEPS CLEANING INFORMATION**

The Board is asking for residents to assist with cleaning the steps and railings by using a mild soap and water. Please note that the railings and steps composite material and **MUST NOT BE PAINTED**. Please visit the Cedar Grove website FAQ's for additional tips on cleaning at <http://www.cedargrovecrofton.com/pages/FAQs.html>.

### **SATELLITE DISHES**

Satellite dishes are prohibited from being installed on the roofs of the units. Residents are required to submit an Architectural Request to Pro Com Management for approval before installing a satellite dish. If a satellite dish is installed without the proper approval the unit owner will be sent a warning notice and the dish will be removed at the unit owner's expense.

### **ATTICS**

Attics are NOT to be used for storage. There are water pipes connected to the sprinkler system under the insulation and if stepped on will cause serious water damage or cause falls through the ceiling.

### **BY-LAWS AND GOVERNING DOCUMENTS**

It is recommended that each resident read the Community By-Laws and governing documents. They provide all the "do's and don't's" for the community which are reflected in the above information. The bylaws provide answers to many common questions that might arise. If you require clarification or still have any questions, please telephone our community manager Sherry Jones at ProCom Management at 410-721-0777 ext. 100.

**For updates on information concerning our community please visit our website at [www.cedargrovecrofton.com](http://www.cedargrovecrofton.com)**

**LET'S ALL PITCH IN AND CLEAN UP OUR COMMUNITY.**

## ***ProCom***

Professional Community Management, Inc.

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410-721-0777

301-261-0777

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## **Cedar Grove Towing Guidelines**

### **What is the bylaw regarding the prohibition of commercial vehicles in Cedar Grove?**

Section 13 (m) on Page 32 of the Bylaws of the Council of Unit Owners of Cedar Grove at Crofton Condominium states:

"(m) No commercial vehicles, trucks (as defined by the Maryland Department of Motor Vehicles and/or by common usage and practice; provided however that pick-up trucks under one-half ton of capacity and used solely for non-commercial purposes are permitted), trailers, recreational vehicles, house trailers, boat trailers, boats, or the like shall be kept upon any of the common Elements."

### **How does the State of Maryland define a commercial vehicle?**

"The Federal Motor Carrier Safety Regulations have defined a commercial motor vehicle (CMV) as noted below. Maryland has adopted this definition for commercial vehicles that operate only within state boundaries (intrastate).

CMV definition:

Commercial motor vehicle means any vehicle operated in interstate commerce to transport passengers or property when the vehicle—

- (1) Has a gross vehicle weight rating or gross combination weight rating, or gross vehicle weight or gross combination weight, of 10,001 pounds or more, whichever is greater; or
- (2) Is designed or used to transport more than 8 passengers (including the driver) for compensation; or
- (3) Is designed or used to transport more than 15 passengers, including the driver, and is not used to transport passengers for compensation; or
- (4) Is used in transporting hazardous materials in a quantity requiring placarding."

<http://www.mdot.state.md.us/MMCP/FAQ.html#Q5>

### **What are the guidelines for removing a commercial vehicle from the community?**

- 1) A commercial vehicle as defined by the bylaws and State of Maryland includes any vehicle over ½ ton weight with lettering to indicate commercial usage.
- 2) Commercial vehicles are permitted to remain in the community only if the lettering is covered with magnetic signs.
- 3) Every attempt will be made to identify the owner of the vehicle. Upon identifying the unit owner, renter or tenant of the commercial vehicle in question a letter will be sent requiring them to cease and desist parking the commercial vehicle in the community or to cover the lettering with magnetic signs. The unit owner will have 72 hours to comply.
- 4) If the unit owner, renter or tenant does not comply with the cease and desist notice their vehicle will be tagged for towing.
- 5) If the unit owner, renter or tenant cannot be identified the vehicle will be tagged and they will have 72 hours to comply.

### **Who is the towing vendor for Cedar Grove?**

Elbow Towing Company

[Need to insert phone number]

5/24/2011

**What other parking alternatives are available for commercial vehicles?**

There are two storage facilities in Crofton that rent parking spaces on a month to month basis for daily use commercial vehicles:

Extra Space Storage

1280 Cronson Boulevard

410-451-0900

12' x 25' space = \$85/month

12' x 30' space = \$98/month

12' x 35' space = \$102/month

24 hour access fee = \$10

Crofton Mini Storage

2414 Crofton Lane

301-858-0808

Month to month Agreements

24 hour access

Please call for rates.

## ANNE ARUNDEL COUNTY ANIMAL CONTROL LAWS

The following is a summary of Anne Arundel County's animal control laws as posted on Anne Arundel County's web site. ([www.aacounty.org](http://www.aacounty.org)) All Cedar Grove residents who own pets are responsible for complying with county code. Of common concern are the provision directing pet owners to remove pet waste from public walks, recreation areas, or private property other than his own, including all Cedar Grove walkways, roads, and common areas, and the provision directing pet owners to keep pets on a leash and under control, as pets are not allowed to be outside without pet owner supervision. Any resident who is in violation of these animal control provisions are subject to a fine. Reports of animal control violations are to be made by calling Animal Control at (410) 222-8900.

Cedar Grove Board of Directors

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### Article 12, Title 4, Subtitle 4-102 Public Safety Threat

An animal poses a public safety threat if the animal:

- Inflicts severe injury to a person
- Bites a person
- Kills or inflicts severe injury to a domestic animal
- Attacks a person without provocation, chases or approaches a person in an attitude of attack
- Engages in encouraged dog fighting activity or shows evidence of having been engaged in encouraged dog fighting activity

### Article 12, Title 4, Subtitle 6-601 Rabies Vaccination

Anyone who owns or harbors a cat or dog 4 months of age or older must have the animal vaccinated for rabies and be able to provide proof of vaccination.

### Article 12, Title 4, Subtitle 7-702 Licensing

The owner of any dog or cat 4 months of age or older must obtain a license for the animal.

### Article 12, Title 4, Subtitle 8-801 Dog Outdoors

For each dog confined or tied outdoors, an owner shall provide:

- A shelter to protect the dog from the wind, snow, rain, cold, and sunlight
- A chain, rope, or line used to tie a dog which must be at least 10 feet in length
- All animals with food and water daily

### Article 12, Title 4, Subtitle 9-903 Public Nuisance

The owner of an animal may not permit the animal to be a public nuisance or to cause a public

nuisance condition. Public nuisance includes the following acts by an animal:

- Molesting pedestrians
- Chasing vehicles
- Damaging property of someone other than the owner of the animal

**Article 12, Title 4, Subtitle 9-904 Animal Disturbance Prohibited**

It is unlawful for a person who owns, keeps, or has possession of an animal to permit the animal to disturb the quiet of a person or neighborhood.

**Article 12, Title 4, Subtitle 9-905 Running at Large**

"At-Large" means off the property of an animal's owner and not leashed and not under the control of a responsible person.

**Article 12, Title 4, Subtitle 9-909 Removal of Animal Excreta**

The owner of any animal shall be responsible for the removal of any excreta deposited by his or her animal on public walks, recreation areas, or private property other than his own.

**Article 12, Title 4, Subtitle 10-1001 Penalty**

Anyone violating Title 4, Subtitle s of Article 12 may be subject to a fine not less than \$50.00 and up to \$500.00.