**Welcome to the neighborhood!**

We hope you’re settling in and enjoying your new home. We want the Colonial Estates Homeowners Association (CEHA) to be as accessible as possible, so if you have any questions please reach out. After all, we’re your neighbors! Most new homeowners have a couple of things they are wondering about, so we put together this letter to address the most common questions.

**The Association**:

The condos were built in 2000-2001 by William Sawyer. He was the Association Director until August of 2004 when he turned the Association over to the homeowners. There are yearly Homeowners Association meetings for all members which are held on the grounds (we will keep you posted closer to the date!).

**CEHA Updates and Information:**

We use email in order to keep homeowners up to date on the happenings around the Association. Please send an email to colonialestates@gmail.com to be added to the distribution list.

**Dues**:

The Association dues are currently $175 per month. Fees are due by the 10th of each month. The CEHA Board will contact homeowners if the monthly fee has not been received. At 1-month late, the CEHA Board will ask for a payment plan if still not paid. There will be no late fee if the homeowner sets up a payment plan within a month. If no payment plan is set-up or the homeowner does not comply with an agreed upon payment plan there will be a late fee of $25 for each month the payment is late. At 6-months of non-payment and/or no payment plan, the CEHA Board will initiate a lien on the home. Association dues may be placed in the black drop box at the south end of the garage across from building 42 or sent to the CEHA address:

Colonial Estates Homeowners Association

 54 Colonial Road, Suite 108

Fairfax, VT 05454

**Mailboxes**:

Mailboxes are located near the first set of garages. Any incoming or outgoing mail goes through these boxes. If you happen to receive mail for another condo, please bring it to their door. The Fairfax Post Office, is fully responsible for the mailboxes.

**Garbage and Recycle**:

Household trash bags should be brought to the dumpster. Larger items or hazardous materials should be brought directly to the dump. Recycling is required. The bin on the right is no-sort recycling, and the bin on the left is for trash. Please break down all boxes for recycling! Ensure all doors on dumpster are closed. Pick up for trash and recycling is on Wednesdays.

**Propane**:

Our propane is handled through AmeriGas. Please contact them soon after you move in so they can update your account. This helps make sure you are charged only for your usage, and not that of the previous homeowners. We get a special rate with them, but you are also welcome to arrange a budget plan with them, if you prefer. Please remind them that you are part of Colonial Estates in Fairfax. We have shared underground storage tanks. Their number is 802-933-6112.

**Parking**:

Each unit has a one-car garage and two assigned parking spaces marked by yellow lines (roughly) in front of their unit. There are guest parking spaces located in the gravel area by the first and last garages. Please remember that these are to be used by visitors only and not to store your trailers, cars, etc.

**Pets:**

Domestic pets are allowed. You are responsible for keeping your pet under control and for picking up after them. Droppings are not allowed anywhere on the property or along the sides of the road. If there is an issue with a specific resident's pet, the unit owner where the resident and pet reside will be notified and a leash law will be enforced for the offending pet.

**Dogs:**

Dogs shall be on a leash or under reliable voice command whenever they are outside your unit. Please pick up after your pet. As a reminder, all of our land is shared space.

**Water:**

The Association has a private well that is shared by all homeowners. It is not connected to the town water source. The Association takes care of monitoring any water problems. Our water is tested regularly and Randy Devine, our water system operator, monitors it daily. Water fees are part of your Association monthly dues.

**Septic:**

Each building has at least 2 to 3 private septic systems that is shared by homeowners. It is not connect to the town septic system. The septic system is pumped regularly. Please do not flush objects other than human waste and toilet paper. Wipes, feminine hygiene products, paper towels, etc. should be discarded properly in trash receptacles.

**Smoking**:

Smoking is not permitted in common elements including the dog park, playground, and all lawn areas.

**CEHA Board:**

### Laura St. Cyr 54-105 President

Whitney Widger 48-106 Secretary

 Leslie Allen 49-101 Treasurer

**Information about Fairfax courtesy of the official Fairfax Welcoming Committee**

Emergency Numbers

 Fire 911

 Ambulance 911

 Rescue 911

 Police 911

 Rescue (Non-Emergency) 849-2773

 State Police 524-5993

Sheriff 524-2121

 Poison Control 1-877-658-3456 (1-800-222-1222)

Town of Fairfax

 Town Office 849-6111 Fax: 849-6276

School Information

 Fairfax Elementary 849-2222

BFA School Office 849-6711

 Community Library 849-2420

**\*\*\*Once again, we would like to welcome you to the neighborhood and hope you enjoy your condo. If you have any questions or concerns about your condo or the Association, please e-mail us at** colonialestates@gmail.com

**The Colonial Estates Homeowners Association**