



SPRING, 2022

## CEDARCREST COMMUNITY NEWSLETTER

---



### RENOVATION PROGRESS

You are in the home stretch of your renovation! The crew has been painting the exterior and fixing anything that may have been missed or skipped. They're also repairing the balconies that had warped wood, replacing chimney caps and the new address plaques look so bright and fresh!

The garage doors, guttering and downspouts will come at the very end of the project. We hope that you'll be able to stroll and enjoy your beautiful community by summer!

The landscaping crew has started bringing in flowers, and they have treated your lawn. They'll get it mowed and those gorgeous trees are starting to bloom. We sure hope you're loving the way your Cedarcrest home looks!



### PARKING GUIDELINES

Parking in the wrong spot could have cost a lot more than a fine as we saw last week when firetrucks and an ambulance tried to navigate our driveway.

PLEASE do not use the area in front of your grass as parking. Instead, park in your own driveway (no double parking), on the red curb facing east (we cannot park in front of the mailbox), or facing east on 91<sup>st</sup> street.

Even a few minutes parked in the wrong spot could be detrimental to the service vehicles that need that fire lane to allow quick access in and out of a neighbor's home.

---



### PET REMINDERS

Please be aware of your animals barking. No one wants to hear a dog constantly barking. It is a huge distraction and prevents a peaceful environment, which we are all entitled to.

No animal can be outside off leash. Residents are always expected to promptly pick up their animals poop, and please do not allow your fur baby to approach your neighbors, even if you believe it is not dangerous. These are common complaints by your neighbors and are in fact violations of your covenants.

The house behind Cedarcrest with the puppies is still trying to find homes for them. They have been cooperative every time we have approached them to clean up a mess that their pups have made. They attempt to fill any hole the dogs are escaping from and will continue to do so. We understand that this is not a perfect, permanent solution, but it is the only solution they have currently. If ever you feel threatened or see a dog (or even a person) hanging out regularly on the property you are encouraged to call 311 and report it. They will only accept calls from someone who is "present" at the location.



BILL  
PAYMENT

### DUES AND ASSESSMENTS

We want to thank you for continuing to pay your dues and special assessment on time. If you do not have your portal set up please send an email to [accounting@first-commercial.com](mailto:accounting@first-commercial.com) and we will send you an invite. This allows you to set up a bank account or credit card securely and easily. Through AppFolio you can contact us, pay your dues (\$200.00) and special assessment (\$279.90) manually or set up auto pay, check your ledger/balance, or update contact info for you or your tenant. It is easy to navigate and saves time and money.

If you choose to mail or utilize the on site drop box for your dues and assessment please remember to pay only by check or money order and we will need TWO separate payments. Please allow time for those payments to reach us to avoid late fees, the mail system is still running very slowly. If you have the wrong amount prepaid or set up as autopay PLEASE reach out to accounting so that we can help you fix it.



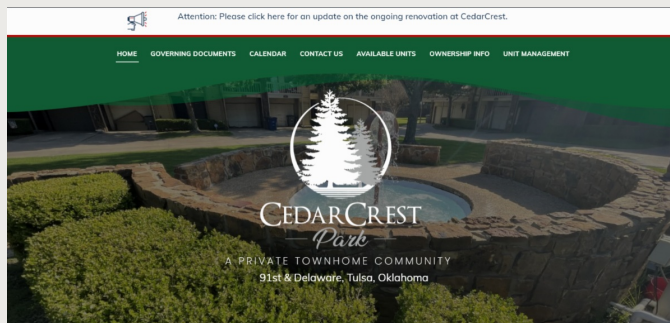
### DO WE HAVE ALL YOUR INFO?

It is so important for us to have updated contact information for both owners and tenants. Many of you have seen first hand how an easy fix can escalate into something huge, quickly. So many of these issues can be resolved with communication, so we need updated information please. You can contact us via appfolio text, send an email to [cedarcrest@first-commercial.com](mailto:cedarcrest@first-commercial.com) or call the office at 918-481-8882.



### HAPPY SPRING

Spring is here! Please remember that your grassy area, trees, bushes or other landscape in your yard and your breezeway are your responsibility to maintain. When leaves build up, the porthole with metal in it needs to be cleaned or a lightbulb needs to be changed, according to your bylaws those fall under Owner responsibility.



### YOUR WEBSITE

Visit your website [cedarcrestpark.com](http://cedarcrestpark.com) to view governing documents, newsletters, units for sale and to access monthly meeting information such as financials. Please let us know if you plan to sell your unit or need unit management, we can help!

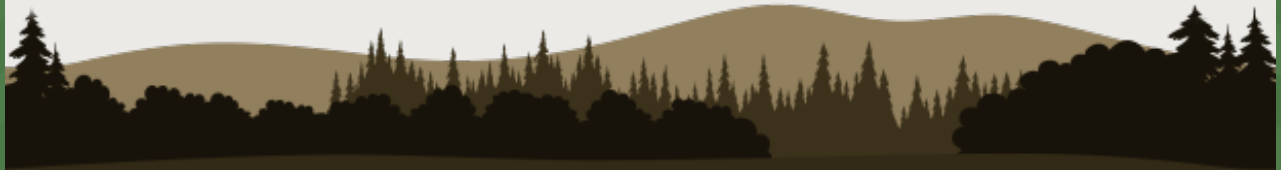
If you plan to remove or add a plant, tree, or shrub it is important that you get board approval. But as far as flowers in the ground or in pots, feel free to add color and style of your choosing! Pansies are great for spring/fall and are easy to grow along with salvia that gives a nice touch of color and doesn't require too much care.



### MANAGEMENT REMINDERS

- Trash cans need to be out of sight except on trash day. They should not be

stored in view. The chimney door is meant to be storage for your garbage to stay out of sight, please utilize these or your garage as daily storage.



First Commercial Association Services  
918-481-8882  
[cedarcrest@first-commercial.com](mailto:cedarcrest@first-commercial.com)