

Orchid Oaks Condominium Association, Inc.
C/o Wisdom Community Management
P.O. Box 51362
Sarasota, FL 34232

NEW RULE

- Daily uninterrupted use of electricity in the Common areas will constitute a yearly fee. Includes but not restricted to battery charging for vehicles etc. The cost will be \$200 yearly. Voted and unanimously approved @ the January 18, 2016 Board of Directors Meeting.

REMINDERS

Even though some of these reminders are in the rules & regulations we wanted to remind every one of these reoccurring instances.

- **Dryer Vents**-The Association is responsible for dryer vent covers on the outside. The resident is responsible for the hose to the vent. Clean out regularly as this is a fire hazard. Washer hoses also need checking.
- **A/C Units**- Clean your drain lines regularly to avoid a water leak. Routine service is recommended.
- **Pets**- We follow the Sarasota County ordinance in this area. Review size requirements and also uncontrolled behavior will not be tolerated. Keep pets leashed and pick up waste. Dispose of properly. Signs are posted in areas for reminder.
- **Exterior Remodel**-Requires Board approval. Detailed plans need to be submitted.
- **Pest Control**-Massey is our Pest Control Company. They perform a quarterly service on our property. Included in their service is inside the condo for pest control if problems occur. Their Phone # is 941-955-7378.
- **Water Heaters**-Average life is 10 years. Recommend replacement at this time. Major water leak issue.
- **Smoke Detectors**- Reminder to check every time there is a time change for proper working order. Battery change is recommended.

Thomas F. Wisdom, President

Common Sense Management for Today's Communities

941- 586-2959