

Life in Oronoque Village

Whether you're new to Oronoque Village (in which case, Welcome!) or a long-time resident, this simple guide will assist you with some of the nuances of condominium living in general and Oronoque Village in particular.

Condominiums in Connecticut are created and regulated by state statutes. In addition, we are a federal fifty-five and older community. The state and federal laws which govern us are voluminous and complex (and occasionally they change) but must be honored. Nothing said in this handbook, therefore, is meant to override the statutes or the OVCA Declaration and By-Laws, or other legal documents.

The Oronoque Village Condominium Association (OVCA) owns the building that houses your unit as well as the land on which it sits, together with the surrounding land (common areas). You, as unit owner(s) own the space within the walls of your particular unit (living area).

Since there are 929 living units in the Village and approximately 1,500 residents, the Village is divided into eleven districts to facilitate operations. Residents in each district elect a representative to serve on the OVCA governing board and representatives to serve on the various OVCA committees. Everyone serves voluntarily -- except our Executive Director and our Maintenance Supervisor, who are salaried employees, and our Office and Maintenance staff, who are hourly employees.

When the Oronoque Village Tax District (OVTD) was created in 1979, OVCA granted it a terminable, non-exclusive license to carry out certain functions which tax districts may by law perform. Among their licensed duties is the maintenance of the community buildings, swimming pools and tennis courts. OVCA, however, by law, continues to run the day-to-day operations of the condominium community.

Since we all own this condominium community together, OVCA has promulgated certain rules and regulations and procedures designed to make everyone's use of our community safe and harmonious. The current rules and regulations and procedures are included for your reference in the DOCUMENTS menu here on the website. You will receive updates as they are amended or superseded. Please read them and keep them handy for future reference. And please, enjoy life in residence here.

SOME BASICS

1. Trash pickup is every Wednesday; Thursday if Monday is a holiday. Place trash outside in the Association's external concrete containers or in plastic garbage containers the night before collection. For more info: click on the MAINTENANCE menu above.
2. Weekly collection of garden debris, in season, will be made by the Association on Monday and should be bagged in paper bags and left at the curb the night before scheduled collection.
3. The maximum speed limit within the Village is 20 miles per hour.
4. Overnight parking on roads and lanes is prohibited. Most units have an extra secondary parking spot and there are extra common area spots throughout the Village. Additional parking is available in the Community Building parking lots.
5. The storage of abandoned, inoperable or unregistered vehicles in an open area within Oronoque Village is prohibited.
6. Parking violators will receive warning tickets from Security. Should the violation continue, fines may be assessed, and the vehicle may be towed at the owner's expense.
7. Trailers, vans, recreational vehicles, trucks, commercial vehicles and camp trailers may not be stored in the Village without written permit from the Office.
8. Motor vehicle repair, on a commercial or long-term basis, is prohibited.
9. In an emergency, dial 911 for Town of Stratford Police, Fire or Medical service (EMS). Dial Oronoque Village Security (377-5502) AFTER you call 911 (so that the guard will be waiting to guide the emergency vehicle to the proper destination). Call Oronoque Village Security for other non-emergency matters. Calling Oronoque Village Security after you call 911 will allow a faster response. The Oronoque Village Security number may be on a voice message system for some off-peak hours; be sure and allow for ample rings before hanging up.
10. Keep doors and windows secured and, for added protection, install dead-bolt locks on outside doors and security devices on windows.
11. Garage doors should be kept closed at all times.
12. Inform your neighbors and the OVCA Business Office whenever you will be away for extended periods of time.
13. Carry your Village I.D. card with you for entry to Village facilities. Obtain temporary I.D. cards for visitors who will be with you for more than a casual visit.
14. Pedestrians and joggers should stay to the left and at night wear light colored clothing and carry a light.

15. Residents are requested not to store firewood on decks or next to buildings to reduce the chance of termite infestation.
16. Barbecue grills may not be used on decks.
17. Explosive or inflammable materials may not be stored in units or garages.
18. Fireplaces should not be overloaded with wood. If you burn artificial logs, use one at a time.
19. Nothing may be done or kept in any unit or common area which will increase insurance premiums above the normal residential rate, or result in policy cancellation.
20. A maximum of one dog or cat per unit is permitted. Owners must clean up after their pets.
21. Dogs must be leashed when outside of the unit and may not be left unattended.
22. Any pet creating a disturbance will be permanently removed from the Village on 10 days notice.
23. No other animals, livestock, or poultry of any kind shall be kept, raised or bred in or outside of any unit within the Village.

MAINTENANCE

Generally, unit owners are responsible for the interior of the unit and the Association has the responsibility for unit exteriors plus all structures, grounds, walks, driveways, lanes, roads, shrubbery and recreational facilities (the common areas). Please study the maintenance and service provisions in the Condominium Declaration and the By-Laws. Subsequent owners assume the responsibility for the maintenance of added improvements such as additional windows, doors and enlarged decks which were made by the previous owner(s). Unit owners should do nothing which might hasten deterioration or result in increased maintenance costs.

District Maintenance Representatives (elected unit owners) are available to advise on maintenance matters, however, the everyday operational decisions are the responsibility of the professional staff.

GENERAL MAINTENANCE

The association is responsible for: mailboxes; leaks; street and cluster lights; signs, street names and house numbers; fences; recreational areas (the Mini Farm and the Tennis Facility are maintained by their respective committees); external television system and underground cables; external gas, electric, water and sewer lines; trash collection and snow removal.

The order of priority for snow removal is: main roads, secondary roads, lanes, community parking lots, driveways, special access sidewalks, medical personnel and medical emergency service sidewalks and extra

parking spaces. A list of medical doctors and medical emergency people on call, living in the Village, is kept current and their driveways cleared first. All others are treated equally. Unless a serious emergency situation prevails (illness), please do not call the office for snow removal during a snowstorm.

Concrete steps, walks and railings will be kept in good repair by the Association. (It is the responsibility of the unit owner to file the necessary service request.)

ASSOCIATION RESPONSIBILITY

The Association is responsible for: exterior painting (done on a regular schedule); siding and trim replacement (when needed) prior to painting; exterior doors (repaired and painted as needed); exterior sliding metal-frame glass doors; screen and glass damage (when done by an outside source such as a golf ball); replacement of cloudy windows and patio doors when the visibility is significantly affected; painting and repair of standard size decks and the original portion of an oversized deck; repairing roof damage and roof leaks; replacement of damaged attic insulation when caused by roof leaks; maintenance of common hallways; defects in the original electrical and plumbing systems within the walls (not caused by the owner); wall, ceiling and floor damage caused by leaks originating above the basement level when due to defective roofing, flashing, vent pipes or chimney caps will be repaired by OVCA; leaks from construction defects in basement walls; and insect control when the infestation is destructive to common property, i.e., termite and carpenter ants.

Repairs will be limited to restoring the damaged area as closely as possible to the pre-existing condition. The options for repairing interior leak damage in a finished basement are: (1) the owner may hire an outside contractor to remove paneling, fixtures, etc., and to replace it at owner's expense after OVCA has repaired the leak (no charge); (2) OVCA will remove the paneling and fixtures, repair the leak and replace the paneling and fixtures. Again, the owner will not be billed for the leak repair, but will be billed for the rest of the work. OVCA will exercise every effort to replace the material properly, but will not be responsible for damage.

OBTAINING MAINTENANCE SERVICES

Normal maintenance service is obtained by filling out Service Request forms (available at the Community Buildings, Maintenance office or on this website -- see WORK REQUEST button on the resident home page. The form is a prerequisite as it allows for a proper scheduling of work. Please avoid duplication of service requests. Emergency requests will be honored

by phone, however, the service request should be completed as soon as possible.

OWNER'S RESPONSIBILITY:

Door handles and locks; screens and screen doors; weather stripping; oversize portion of an extended deck; added windows and doors; entries; deck cleaning (including snow); electrical outlets and plumbing within the unit; floor coverings; heating and air conditioning equipment; hot water heaters, furnaces, disposals, ranges and dishwashers; water damages from owner-made modifications such as vents, gutters, extra doors and windows; siding damage from an improperly added deck or shed roof; water leak damage to furniture, wall coverings, floor coverings and draperies; problems with interior trim, cabinets, wall coverings, floor coverings and draperies; and television.

GROUNDS AND LANDSCAPING

The Association's policy is to maintain the landscaped areas as they existed in the original condominiums. The Director of Maintenance, in consultation with the Executive Manager, sets and controls a year-round schedule (approved by the OVCA Board) for re-seeding, fertilizing, grub, insect and weed control, leaf and debris removal and mowing. If mowing is not wanted, written notice should be given to the Executive Manager.

The care and pruning of trees is normally done on a scheduled basis unless a hazard exists. Spraying for insects is done following consultation with the State Department of Agriculture on an as-needed basis. The care of foundation plantings, with the exception of spraying and pruning, is the responsibility of the unit owner. If pruning is not wanted, notice should be given to the Executive Manager in writing.

Trees, shrubs and flower beds may be planted by unit owners following consultation with the Director of Maintenance and the Horticulture Committee (to avoid conflict with the underground cables and to maintain ease of access for mowing). Owners contracting for tree planting or other landscape work in adjacent common areas are responsible for obtaining the approval of the Director of Maintenance and the Horticulture Committee before the work is started. Unit owners are also responsible for the maintenance and watering of such plantings. The contractor must remove his own debris. It is expressly understood that present and future unit owners have the responsibility for the care, maintenance and weeding of the added plantings and flower beds

Residents are requested to water plantings in the immediate vicinity of their unit during dry spells. Since watering of the large areas by OVCA is impractical, unit owners are encouraged to water adjacent lawns, trees and shrubs during dry spells and after re-seeding. Hoses and sprinklers must be removed after use to prevent mower damage.

Areas excavated for repairs will be restored as closely as possible to the original state. The Village has the option to restore unsightly or neglected areas which become an eyesore to their original condition at the owner's expense.

For further details on Village rules and guidelines, please check out the DOCUMENTS, MANAGEMENT and MAINTENANCE menus above. You can also search the website for any subject by typing it into the SITE SEARCH box on the resident home page.