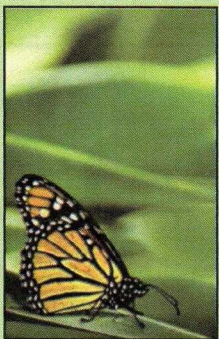


Wynthorpe Maintenance Corporation Newsletter

April 2018

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Questions?

Should you have any questions or concerns about the information in this newsletter, or about any other topic, please contact our Property Manager:

Tina Bugg
(410)620-2598
Extension 4015
tbugg@aspen
propertymgmt.com

Spring 2018

To Our Wynthorpe Neighbors . . .

We hope you made it safely through the eventful winter season and are enjoying the warmer weather. The following newsletter is provided to inform you of some issues that are pertinent to our community.

General Maintenance

We ask that each resident please take time this season to assess the appearance of their property for necessary repairs and general maintenance. This may include power washing the siding of the house to remove any built-up mold or algae, routine weeding of any flower beds, mowing grass, and refreshing faded paint on doors and shutters. A member of Aspen Property Management will be driving through on a regular basis to assess the properties within the community and send reminder notices about specific issues to individual homeowners. It is our goal to keep the neighborhood a safe and pleasing place to live and to continue to keep the property values high.

Spring Checklist

- ♦ **Gutters and downspouts:** Pull leaves and debris from gutters and downspouts.
- ♦ **Window sills, door sills, and thresholds:** Fill cracks, caulk edges, repaint or replace if necessary.
- ♦ **Deck and porches:** Check all decks, patios, porches, stairs, and railings for loose members and deterioration.
- ♦ **Landscape:** This is a natural for spring home maintenance. Cut back and trim all vegetation and overgrown bushes from structures. Limbs and leaves can cut your home's paint and force you to have that side of the house repainted.
- ♦ **Window and door screens:** Clean screening and check for holes. Tighten or repair any loose or damaged frames and repaint. Replace broken, worn, or missing hardware.
- **Roof:** Inspect roof surface flashing, eaves, and soffits. Perform a thorough cleaning. Check flashings around all surface projection and sidewalls.

We Need Your Help!

Aspen would like to update all homeowner contact information. This is helpful in case Aspen needs to directly contact you for any reason. Please send all current contact information including your name, address, primary phone number, and primary email address to info@aspenpropertymgmt.com.

Thank you!

Assessments

Annual Assessments were billed out in February and due at the end of the month. There are various ways to pay such as an online payment, recurring payment, and mailing in a check or money order. You can see these options on www.aspenpropertymgmt.com under the make payments tab. Please see below the collections process for Wyntonpe Maintenance Corporation.

WYNTHORPE COLLECTION POLICY

1st Notice 30 Days

2nd Notice 60 Days

3rd Notice 90 Days

At 105 days of the original due date, the account will be turned over to Collections for legal action, which will include additional fees and possible lien on the home. Up until 105 days, Aspen will be able to assist with arrangements for payment. Once the account has been turned over to Collections, any further arrangements will need to be made with them. If you need to make payment arrangements with our office before the account goes to collection, please contact Kathy Cline at kcline@aspenpropertymgmt.com.

Upcoming Events

DUMPESTER DAY /YARD SALE

Come join the community on Saturday, May 19th from 9am-3pm for decluttering in and around your home. There will be two dumpsters available while the community yard sale is going on as well. Come out and meet your neighbors!

FAMILY FUN DAY

This year the community family fun day will be Saturday, July 28th from 11-6. Come and soak up the sun with your neighbors while enjoying the live entertainment, rides, and refreshments for all!

Annual Meeting

The Wyntonpe Maintenance Corporation's Annual Meeting will be held on Wednesday, August 22nd at 6:30 pm at Jessup's Tavern located in New Castle at 114 Delaware Street. This is the perfect time to come out and voice any concerns or questions you may have regarding the community. Come out and join us in beautiful downtown New Castle!