

**STONY CREEK CONDOMINIUM ASSOCIATION  
C/O THE GALMAN GROUP  
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**SUMMER NEWSLETTER – IMPORTANT NOTICES**

**PARKING**

Stony Creek's rules and regulations prohibit parking of trucks and other commercial vehicles on the property. The Board recognizes that this may create a hardship for some residents, but also recognizes that parking is limited at Stony Creek and parking of vehicles, particularly with ladder racks, toolboxes and the like, obstruct vision and detract from the residential nature of the community. As a compromise, the Board has designated eight parking spaces for the parking of commercial vehicles. These parking spaces and the curb are painted bright yellow. Four of them are located on the outside of the drive lane across from the 200 building, along the high # side of building 100, and the other four are on the right side of the driveway past the 600 building dumpster.

If you drive a vehicle with advertising or with a commercial license plate or truck or van with ladder racks, toolboxes, etc., please park in these spaces. We will monitor the use and determine if additional parking spaces are needed.

Prohibited vehicles parking in spaces other than those specifically designated, will be fined in accordance with Stony Creek enforcement procedures. Your cooperation is appreciated.

**INDOOR/OUTDOOR CARPET**

Indoor/outdoor carpet results in structural damage to concrete during the winter as a result of freeze thaw cycles and it is prohibited at Stony Creek. Owners and residents are advised that balconies, patios and entrance stairs are limited common elements under the sole control of the Association.

## **DOOR PAINTING**

Front doors and HVAC closet doors were painted in 2005 by the Association's contractor. If your door(s) again needs painting and you would like to do it yourself, the color is MAB Concord Blue.

## **PROPANE**

Residents are reminded that the Township has explicit instructions prohibiting the use or storage of propane within 15 feet of the buildings at Stony Creek. This effectively means that there is no suitable place to store propane. Propane tanks observed within 15 feet of the building will be reported to the Township Fire Marshall as well as resulting in a violation notice and levying of a fine as provided for in Stony Creek's governing documents.

## **GRILLS, BICYCLES, KIDDIE POOLS, ETC.**

Residents are reminded that nothing is to be stored on common ground. Patios and balconies are not to be used for hanging clothing or laundry or for the storage of anything other than outdoor furniture and related items. The storage of other than outdoor furniture on decks or patios will result in violation letters and fines as provided for in Stony Creek's governing documents.

## **PETS**

Pet rules at Stony Creek prohibit the presence of more than one dog not in excess of 30 lbs in any unit and also prohibits certain breeds, specifically, Pit bulls, Rottweilers, German Shepherds and Doberman Pinschers. East Norriton Township has ordinances prohibiting dogs of any size from running loose and requiring owners to clean up their animal's excrement. These rules will be strictly enforced. Please contact the Management Company if you have any questions. Ignorance of the rules and penalties will not be accepted as an excuse by EITHER the Township or the Association. Owners of prohibited breeds, multiple dogs and dogs over 30 lbs. are expected to remove the prohibited animals from the property. Dog owners are required to pick up after their animals.

Cat owners are reminded that their cats are not to roam the property, but must be kept indoors.

## **TRASH**

Residents of the 100, 200 and 400 buildings should use the dumpsters located in the cul-de-sac between the 200 and 400 buildings. Residents of the 300 and 500 buildings should use the dumpsters in their cul-de-sac and residents of building 600 should use the dumpster across from the pool area, which is soon to be relocated at the end of the cul-de-sac between the 600 building and the pool. PLEASE, if your dumpsters are full, take your trash to one that is not full. Trash haulers will not leave their trucks to pick up anything placed on the ground. The Association then has to pay someone (with your money) to place the trash in the dumpster. Also, if you see a contractor or non-resident using Stony Creek dumpsters, call the police and then management. Outsiders using your private dumpsters constitutes theft of services and the police will arrest these people. Remember, you're paying for the trash pick-ups and disposal. Make them run their businesses on their own dime. By the way, this applies to residents who are running businesses as well. The dumpsters are for your household trash, not to empty your truck.

Residents wishing to discard appliances, furniture and other large items should call the Management office prior to placing the items next to the dumpsters for collection. Residents will be charged a nominal fee for bulk pick-up by Waste Management. If you are having a new appliance or carpeting delivered, please ask if they can take away your old appliances or carpeting.

Thank you for your cooperation.

The Stony Creek Condominium Association