

# SARATOGA BAY

NEIGHBORHOOD NEWS

APRIL 2020



## SPRING IS HERE!

Homeowners,  
Spring is here and it comes  
with some exciting news  
and updates!

## WHAT'S NEW?

01

Special offer from Comcast  
Infinity.

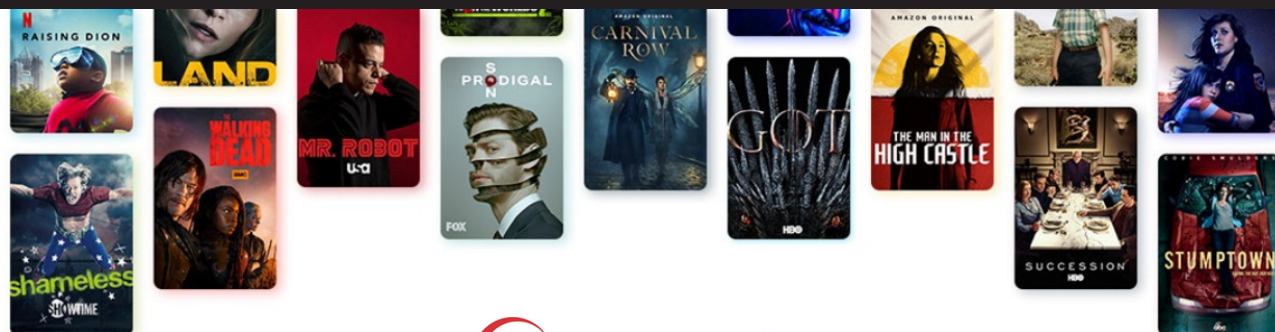
02

Announcing the formation  
of a Landscape Committee  
for the community

03

Community beautification  
projects scheduled for the  
year.





## Comcast Update

Effective April 1, 2020, your quarterly HOA fee includes:

- Blast Internet with over 200 MPS downloads (great for streaming programs and future technology; also includes future free higher speed increases)
- Free new wireless Gateway Modem. Comcast's newest equipment
- \*Free equipment installation
- 22 million Hot spots throughout the U.S. where you can receive free internet service.
- Apps available to watch programs on your mobile devices, phones, laptops, etc.
- One Main box High Def Recorder. This is Comcast's top of the line equipment, which will record over 100 hours of programming and includes a voice remote for easier searches.
- 1 companion x1 box allows you to record and watch programming in another room and includes a voice remote
- 1 High Definition digital box allows you to watch cable in a 3rd room.
- Digital Starter package 140 channels

## YOU MUST CALL 1-800-XFINITY TO SEE IF YOU REQUIRE NEW EQUIPMENT FOR THESE

### NEW SERVICES

Comcast bills in advance, so there will be residents who have already received a statement for April. The Comcast audit team will automatically adjust the billing as of 4/1/2020; however, it can take up to 2 billing cycles for a resident to see the adjustment on their individual account if they wait for our audit team to make the adjustment.

If the resident is currently paying for the services and/or equipment now included in the bulk they can call customer service 800-934-6489 on or after 4/1/2020 and request the adjustment to their individual account.

\*The free installation runs from 4/1/2020 to 7/1/2020. Comcast is unable to extend the timeframe; however, residents can get a self-installation kit if installation needs to be after that date. Due to the COVID19 Pandemic, technicians may not be available for home installations.



## Gatehouse Call Box Repair

We have been having on and off issues with our call box because there is a buzz on the line.

We have attempted to get it fixed however, it was determined that a new phone line to the box is needed as well as an upgrade to our Internet service in order for the call box and cameras to work properly. Please be patient as it could take up to 2 months for the work to be completed. Until the work has been completed, we will not be able to add or change any phone numbers on the call box.



## Landscaping/Irrigation/Fertilization

We would like to take this time to update the community on the formation of a new Landscape Committee for the community. The purpose of this committee is to identify and address current and future landscape as well as irrigation issues within the community. Residents Nancy Sarkisian and Sarah Negrin have volunteered to chair and co-chair the committee and they will serve as the liaisons for the community. Effective immediately, if you have a landscaping or irrigation concerns, please send an email to:



**Nancy Sarkisian** at: [nanrenna14@gmail.com](mailto:nanrenna14@gmail.com)

**Sarah Negrin** at: [sarahanegrin@gmail.com](mailto:sarahanegrin@gmail.com)

It has been decided that the first priority will be to remove the build up of all leaves from grass areas and plant beds. Once that is complete, the sprinklers will be checked to ensure that they are working properly in all areas of the maintained by the Association of the community. Fertilizer and weed control will then be applied as necessary. As a reminder, all areas behind the metal fence of each home, is the responsibility of the homeowner to maintain and not the Association.

Volunteer members of the committee will be walking through the community to identify and prioritize areas in which new plantings or replacement plantings are needed. This is going to be a process and we appreciate your patience during this time. As always, volunteer efforts of members of this community are greatly appreciated.

## Community Walls

The Saratoga Bay Homeowners Association has budgeted a number of projects this year to maintain and enhance the beauty of our community. It has been determined that the community walls within the neighborhood, as well as the outside perimeter walls are in need of power washing, repair and a fresh coat of paint. This project will begin sometime in the upcoming month.

In preparation for this important project, and any other future landscaping projects, the Board of Directors respectfully asks that if you have any vines that have grown over your back yard wall, encroaching on the side of the wall facing the common area of the community as well as any plants, shrubs or trees that have been planted on common areas, you take the necessary steps to remove them.

As a reminder, Article VIII Section 6B of the DECLARATION OF COVENANTS AND RESTRICTIONS FOR SARATOGA BAY STATES: "No fence, wall, tree, hedge or shrub planting shall be permitted on that portion of any lot which is maintained by the Association except as may be approved by the Association".



## Security and Safety

Remember to keep your car doors locked and always be aware of your surroundings.

Unfortunately, it is during these times of crisis that crimes tend to occur. The local police have been asked to occasionally monitor the community in unmarked cars and they have agreed to do so. However, if you see anything suspicious, call the police immediately.

All homes within this community were originally equipped with a security system and the monthly monitoring fee is included in our quarterly HOA fee.

In the past, a phone line was needed for monitoring however, with newest technology; a wireless radio communicator can be purchased and installed in place of the phone line. Paul Azzurro will be contacting security companies to see what they can offer for those who may want to upgrade and or purchase new equipment.



For the continued safety of our residents, please obey the community speed limit when driving through the community.

## Pet Talk

As a reminder...All dogs MUST be under the control of their owners when on their own property and MUST be leashed when off their owners property. Please be considerate to all residents and clean up after your own dog(s) and dispose of it properly.



## Final Thoughts

Please remember to adhere to the Governor's most recent order and practice social distancing while walking, or exercising within the community. Keep safe and stay healthy.



*Positive emotional energy is the key to health, happiness and well-being. The more positive you are the better your life will be in every area.*  
~Brian Tracy~