

Sweetwater

Neighborhood Newsletter

March 6, 2017

Drop Box

Just a friendly reminder- WE HAVE A DROP BOX!! There is a new way to get payments, keys, work orders or anything you need to get to the Board or the Property Manager! The drop box has been put into the guard shack at the entrance of Sweetwater on Sweetwater Drive! This drop box is a secured lockbox safe that will be checked 3 times a week.



Payments

Many homeowners are still sending their payments to the incorrect management company and address. Please be sure to update the address with your bank bill pay. When you send your payment to the incorrect address it results in a delay in your payment being posted to your account, this can result in late fees and collection fees. The address you should be mailing your payment to is:

**Sweetwater At Indian Wells
Omni Management Services
P.O. Box 62435
Phoenix, AZ 85082**

Make Checks Payable to Sweetwater At Indian Wells.

Remember you can also put your payments into the new drop box.

Pet Pickup

Picking up after pets seems to be an ongoing problem at Sweetwater. This is not just disrespectful to other homeowners/ renters but is not sanitary. You are required to pick up after your pet and you can be fined for not doing so.

Important Numbers to know:

Omni Management Services-
Property Manager - Amber Ketchum
Office: (888) 541-0018
Cell: (843)367-2198
Email: aketchum@omni-property.com
Office Hours: M-F 9am- 5pm

Insurance

Sweetwater has renewed its annual insurance with ADP Barlow. If you have a request from your mortgage company to get them the 2017/18 proof of insurance please do the following:

- Email in the letter from your mortgage company to ADPBarlow@ADPInsurance.com.
- Fax request to 908-982-1240.
- Request online at www.icerts.com
- Contact our agent: Jessica Due by email at Jessica.due@adpbarlow.com.

HO6 Policies

Homeowners are encouraged to having a HO-6 Policy. Contact an insurance provider for more information.

An HO-6 is a type of policy for condominium owners. It covers the personal property of the unit owner, improvements to the interior of the unit, liability insurance, and can also provide coverage if a unit owner is held responsible for the deductible of the HOA's insurance.



Projects Update

Sweetwater has been and will continue making many repairs. Just a few updates of things that will be coming soon or have already kicked off:

- 7100 & 7200 Buildings will have gutters installed March 28th (weather dependent) to replace the gutters that had been taken down.
- The creek between the 6000/7000 and the Courtyard buildings will receive a much needed cleanup. Many tree limbs will be trimmed, some small bushy trees will be taken out and the pond closest to 17 will have many trees cleared. This is in effort to keep this creek area clean and debris out of the water.
- Painting of window lintels in some buildings has began and will continue.

*Just a quick request to homeowners – **please** do not stop the maintenance team or any contractors while they are working to show them your own personal projects.