

Frequently Asked Questions: What You Should Know

Welcome to Penn Prairie on the Pond. Listed here are answers to some of the most common questions asked by new homeowners. This is just a brief summary of some of the bylaws.

Homeowners are encouraged to read the full bylaws on our website at:

<https://kmbmanagement.com/hoa/penn-prairie-on-the-pond/> **Current Password: PP9ond!**

Please Note: Homeowners are responsible to ensure their visitors and guests also abide by the Home Owners Associations (HOA) by-laws.

Can I add on to or expand my unit or remodel?

Construction: No structural alteration (doors, windows, decks, etc.) of the unit is permitted without prior Board approval. (Contact the City of North Liberty for required permits and inspections).

Who has responsibility for staining the decks and screened-in porches?

Decks/Porches: Staining of the **exterior** portion of the decks, porches and stairways is an HOA responsibility, undertaken every few years to maintain the look of the property. A uniform stain is used throughout the complex. Unit owners may stain the inside surfaces, floors and supporting structure of the decks and porches and should consult the Board beforehand for more information. The stain used is Sherwin Williams Exterior Semi-transparent 3511 Cedar Bark (tint base 651152480).

How do I submit my monthly dues?

HOA monthly fee: The monthly maintenance fees are to be paid to Penn Prairie on the Pond and sent to KMB Property Management, 916 Maiden Lane, Iowa City, IA 52240. Please contact Jaelynn Saloga for more information: 319-200-1312 or email kmb-hoa@kmbmanagement.com

Can I add a flower bed to the area around my unit?

Landscaping: Any changes to the landscaping that borders your unit, front, side or rear, including the addition of planting beds, shrubs, etc, must be approved by the Board **before** work is begun.

What about noisy neighbors?

Noise: Owners are not to make or permit disturbing noises in the unit, or emanating from the unit, that interfere with the rights, comforts and convenience of other unit owners. In addition, the volume of music, television, musical instruments, etc. should be lowered between the hours of 12 AM & 6 AM.

Lights: Exterior lights placed on porches and decks should not interfere with, or disrupt the peaceful enjoyment of the surroundings by neighbors (i.e., no flashing lights, strobes, etc.). Random twinkling holiday lights are permitted.

Where can I park?

Parking: Parking is restricted to the unit's garage and driveway. No parking is permitted on the circular drives except for short-term parking on the side nearest the unit, without blocking access to other residents. No parking is permitted on any grass or on the side of the circular drive that abuts the grassy berm.

In consideration of all association members please refrain from parking motor homes, travel trailers, work trailers, boats, and trailers in driveways for an extended period of time.

Can I have a pet if I live at Penn Prairie on the Pond?

Pets: Dogs, cats and other small household pets are permitted in the household as long as they are not kept for commercial purposes and are not causing a nuisance. Owners are responsible *to keep pets on a leash at all times* when outdoors and all pet “droppings” are to be picked up immediately upon “deposit”. Leash rules are in accordance with City of North Liberty regulations.

Can I swim and fish in the pond?

Pond: The pond is not intended as a swimming site, for either people *or pets*. In winter, the use of aerators makes the thickness of the ice unpredictable and unsafe; ice fishing is not allowed.

The rocks surrounding the pond were paid for by the unit owners to provide a better appearance and to control erosion. The rocks are not to be disturbed or thrown into the water.

Fishing is permitted for residents and their accompanied guests. Fishing with minnows is not allowed.

Can I have a satellite dish instead of cable?

Satellite/Antenna/: Owners must receive permission from the Board of Directors prior to installing any satellite dish, antenna or other external device. Dishes cannot be installed in front or the side of the units.

Where do I store garbage and recycling bins?

Recycling and garbage collection bins must be stored inside the unit's garage except during placement for trash pick-up. Outside storage is not permitted. Contact the city of North Liberty if you would like to exchange the larger 65-gallon garbage waste bins for the smaller 35-gallon waste containers, or if you no longer want a recycle bin.

Who do I contact if I have a problem with my unit or the maintenance of the grounds (snow removal, etc)?

Problems: If there are any problems with the exterior of your property or the common grounds, please contact the appropriate individual below:

- Exterior of your condo - Mike Haight at 319-321-4732
- Berms and landscaping – Tim Foss 563-570-7348
- Lawn mowing – Brenda Johnson at 319-333-9606
- Snow removal – Tim Foss at 563-570-7348
- Pond – John Garms at 563-880-0799

★ If you have any questions about these items, please contact Jaelynn Saloga at KMB Property Management or the current Board President, whose contact information can be found on our website, listed above.