

August 25, 2023

Dear Point O'Woods Homeowners:

We have prepared the following reminders and tips regarding closing your home and/or preparing for fall and winter. We hope you find this information helpful. If you have any questions, feel free to email powbeachoffice@gmail.com.

All the best,

Board of Governors, Point O'Woods Association



Water Shut-Off

In order to prevent pipes from freezing over the winter, water shut-off for the opening and closing of a cottage is the **home owner's responsibility**. Water should be shut off at the **curbside valve only** (not at the meter pit). All faucets, including outside hose bibs, should be opened to drain any remaining water from the lines.



Kayak and Paddleboard Removal

The scheduled deadline for removal of all kayaks and paddleboards from the storage racks on the beach is **Sunday, October 15**. However, in the event of a weather emergency, all vessel owners will be contacted by email and requested to remove vessels immediately.



Boat Basin – Boat Removal

All boats should be removed from the boat basin by **October 15**. In the event of a weather emergency, all vessel owners will be contacted by email and requested to remove vessels immediately. (Please continue to monitor your boat closely after Labor Day if you decide to leave it in the water.)

Fall Leaf Pick-Up



- Leaves will be picked up regularly by Point O'Woods staff from **November 10th through December 15th**
- Leaves must be placed in biodegradable paper bags and placed on the edge of your property for pick up (no plastic)
- No sticks, twigs, or grass trimmings will be accepted
- Leaves may **not** be dropped off at Anderson Park (i.e., community garden field)
- Leaves should **not** be placed in Town of Old Lyme trash or recycling bins
- If you use an outside landscaping service, please make sure they are aware of and abide by Point O'Woods rules



"No Hammer Law"

The no hammer rule will be lifted effective **Tuesday, September 5**. Homeowners have until Tuesday, June 25, 2024, to complete any home repairs, construction or yardwork. Please plan accordingly.

Fall/Winter Construction and Landscaping



Point O'Woods ordinances still apply in the fall/winter months, and tickets/fines can still be issued. If your home is undergoing construction or if you are selling your home, please pay particular attention to the following:

- There is no street parking or parking on Right of Ways. It is the homeowner's responsibility to advise contractors that vehicles cannot block roadways.

- The speed limit in Point O'Woods is **15 MPH** – even during the winter. To the extent possible, please remind contractors to drive carefully.
- The size restriction for any sign is four square feet, including real estate and contractor signs. Homeowners are responsible for adhering to this restriction.
- **IMPORTANT:** Before commencing **any** excavation or digging on your property, you must notify "Call Before You Dig" at www.cybd.com (this includes driveways, patios, home construction, and landscaping). **Call Before You Dig** (CYBD) is a FREE service to anyone excavating within the state of Connecticut, and it is the law. The CBYD service enables excavators to obtain information on the location of underground utility pipes and cables in the area of the proposed work site, which will help protect the excavators from harm and the facilities from damage.

Violations of the above items are subject to fine, which will be the homeowner's responsibility.

2024 Renewal Reminders/Fall Surveys



All supplemental registrations (Boat Basin, Golf Cart, Kayak/Paddleboard) must be **renewed on an annual basis**. If you are planning to renew your registration for any of these items, please complete the fall survey that will be emailed in late September.

- Waitlist applications (for new applicants) are available on the website and should be submitted to the office.
- All new golf carts must have side cart ID numbers issued by Point O'Woods. If you need numbers, please contact the office.

Emergency Contact Information



In the event of an emergency, Point O'Woods administration uses **email** to contact homeowners. We have made great strides in updating our records over the past year; however, we are still missing many email addresses and phone numbers. To provide updated contact information, please contact the office at powbeachoffice@gmail.com.

Vacation Home Winterization Tips

- Clean and mentally close off each room as you go, working your way to the front of the house.
- Clean and protect mattresses and bedding by storing everything in plastic.
- Turn off all circuit breakers, except for the ones feeding the security system. Turn off the gas supply, if you have one.
- Unplug all appliances, including oven, washer, dryer, and all televisions and telephones to guard against a lightning strike.
- Empty the refrigerator, freezer, and cupboards of food and give everything a good wipe down. Sweep the kitchen.
- Store outdoor furniture and cushions, grills, hoses, and other accessories.
- Take the last load of garbage to the dump and store garbage cans.
- Lock sheds, outdoor cabinets, and garage doors. Secure your golf cart.
- Lock all house windows, set the alarm, and make sure all doors are locked and secure.

Administrative Office

The best way to contact the Administrative Office during off-season months (October-March) is to email Sara Chamberlain at powbeachoffice@gmail.com

Emails are checked daily, and you will generally receive a response within 24 hours. The office will be open occasionally, and arrangements can be made to meet in person as needed.

Point O'Woods Association

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