

CHANDLER PLACE CONDOMINIUMS

FREQUENTLY ASKED QUESTIONS

What do monthly HOA assessments pay for?

HOA assessments pay for “Common Elements” of the community, including:

- HOA insurance for our structures
- Water usage for all buildings, condos and pool
- Maintenance and upkeep of building exteriors, garages and pool
- Maintenance and upkeep of interior hallways
- Upkeep of grounds and landscaping
- Routine inspections of unit water heaters, expansion tanks and dryer vents
- Annual termite inspections of storage rooms
- Testing and compliance of fire sprinkler systems and smoke alarms
- Garbage and recycling
- CCTV security systems
- Cost of HOA management company (Sentry Management)
- Miscellaneous costs of HOA administration

What are “Common Elements” and “Limited Common Elements”?

Common elements include all parts of the property with the exception of the unit – driveways, parking lots, sidewalks, entrance passages, public halls, elevators, vestibules, corridors and stairways. The HOA is responsible for maintaining these areas.

The owner is responsible for “Limited Common Elements”, which are exclusively for use to a specific unit. These elements primarily, though not exclusively, refer to the individual unit’s balcony/porch, pre-assigned storage room, windows, screens and external doors.

Who provides association management for Chandler Place?

Sentry Management, Inc.

3109 Poplarwood Ct. Ste 310

Raleigh 27604

Community Manager: Kelsey Hooper (919) 790-8000, ext 52508

How do I pay monthly assessments?

Payments may be made to Sentry Management by mail, phone, eCheck or credit card online, or Autopay. Sentry Management provides payment coupons.

What are my insurance responsibilities?

Make sure your homeowner’s insurance is up to date and that you carry an HO-6 waiver in compliance with living in a congregate living community.

Where do I park?

One reserved covered parking space is assigned to each unit in each building's covered garage area. Open parking is available in the lot.

Does my condo have a separate storage unit?

Yes. Individual unit storage rooms are located in the covered garage parking level of each building.

Are there smoking restrictions?

Smoking is not permitted in elevators, hallways, stairwells, foyers, storage units and garages, or in the swimming pool area. Smoking is conditionally allowed on balcony/ porches and in residential units as long as it does not cause annoyance to neighbors.

What do I need to know about renovation standards?

Renovations and modifications to enhance units are encouraged, provided work is done in a safe manner and disruption to neighbors is minimized. It is essential to get prior approval from the HOA Board. No changes may be made to Limited Common Elements in structure, design or color. Porch ceiling fans installed or replaced must be white and suitable for outdoor use. Details can be found in the Chandler Place Rules & Regulations document.

Can I install hard flooring in my 2nd or 3rd floor unit?

Only first floor units may replace wall-to-wall carpeting with hard flooring. Second and third floor units may only replace carpet with carpet. Exemptions include kitchens, pantries, bathrooms, closets and foyers.

What are my water heater and HVAC system responsibilities?

Water heaters and expansion tanks are especially problematic as older appliances are subject to sudden and overwhelming failure that can result in major structural damage. The HOA Board will monitor and notify all residents of the need to identify and replace any water heater 12 years old or older.

HVAC systems are the responsibility of unit owners. Both the air handler unit inside the condo and the outdoor air conditioner unit are to be inspected annually by licensed professionals.

Are there any pet restrictions?

Chandler Place is pet friendly. No more than two domesticated household pets per household are allowed. The maximum weight per animal is 50 pounds. Service dogs will be given special consideration. Dogs may be unleashed (or uncruel) within the condominium unit and balcony/porch. Exotic animals or reptiles are not allowed. The number and type of pets is kept on record. This information is verified annually.