



Morningside Commons Association

On Morningside Commons * Brattleboro, Vermont 05301

Managed by: CBPM, 160 Emerald Street, Keene, NH 03431 Call: 1-877-488-0040

Rights and Responsibilities

Morningside Commons is a community of homes. Condos are often promoted as a place that offers a "hassle-free" environment and a "responsibility-free" lifestyle. However, it is important that owners participate in affairs of the Association. A condo owner's rights of ownership are more restricted than other homeowners and both residents and owners must abide by the Association's Declaration, By-laws, and Rules & Regulations.

In order to have a productive community, homeowners, tenants, and association leaders must recognize and accept their rights and responsibilities. This requires a balance between the preferences of the individual owners and the best interest of the community as a whole. It is with this in mind, that we provide the following Rights and Responsibilities.

Owners/Residents

- Respect the right of other residents to live in a quiet and peaceful environment
- Learn and follow the rules of the Association
- Cooperate with the management's reasonable requests
- Attend the Annual Meeting (generally held in November)
- Treat staff (Management staff, contractors, etc) with respect
- Elect conscientious directors and consider becoming a board member
- Owners have the right to receive an annual budget, attend an annual meeting, access most condo records, and be represented by a Board of Directors
- Non-resident owners should stay informed and current on Association business

Board of Directors

- Be familiar with the Association's declaration, by-laws, and rules
- Attend board meetings and stay current with issues regarding the Association
- Be fair to everyone, and treat residents and Management company with respect
- Make decisions that are in the best interest of the residents and the Association
- Work closely with the Management company to ensure timely and appropriate responses/actions
- Manage budget wisely, keeping costs affordable while maintaining the value and aesthetics of the Association

CB Property Management

- Maintain high level of communication with residents and board members
- Provide great customer service to all residents and owners and treat them with respect
- Provide building and property maintenance and repair
- Advise Board on current and potential issues regarding building and property maintenance
- Manage all aspects of the Association's business – finances, vendor contracts, rules violations, newsletters, etc.

All in all, condo residents should be able to live in an environment that offers dignity and a sense of community. In these respects, much depends on residents' civility as well as on boards' and managers' ethics, leadership, transparency, and the dignified way in which they carry out the business of leading the Association.