

Far View Commons Condominium Association, Inc.

740 Southford Road, Unit #84 , Southbury, CT 06488

(203) 597-7030 www.farviewcommons.org

2007 Spring Newsletter

Annual Meeting (January 9, 2007)

Budget. The budget for 2007 (see page 4) was approved as recommended by the Board. The \$265,200 budget amount remains essentially the same as that for CY/2006. It is funded without an increase in the common fees and the special assessment. The \$20,000 special assessment (approx. \$253 per unit) is allocated to the paving fund reserve for the repair and replacement of our aging roads and walkways.

Board. Cheryl Nevins and David Null were elected to the Board, and Lou Montagnino was re-elected to another three (3) year term. At the regular Board meeting directly following the annual meeting, the Board elected its officers. They are as follows.

President: Lou Montagnino (unit #37)
Vice President: Bill Looock (unit #32)
Treasurer: John Baldelli (unit #59)
Secretary: Karen Kulish (unit #12)
Members: Laurie Reinheimer (unit #7)
 Cheryl Nevins (unit #46)
 David Null (unit #6)
Alternate: Arthur Walsh (unit #13)

Management. The Board decided to continue as a self-managed Association based on our 2003, 2004, 2005 and 2006 experience, and the derived cost savings. It continues to be both cost-efficient and very effective with the current member skills. Karen Napolitano will continue to provide administrative assistance to the Board on a part-time basis and will continue to be the primary contact point for the unit owners. The Association contact phone number is (203) 597-7030. Unit owners can also contact the Board directly via the Association web site: www.farviewcommons.org.

2007 Plans

The project plans for the year include: **(1)** the rehab of two (2) buildings (units 25 - 29 & 30 - 35) plus selective repairs on other buildings; **(2)** the replacement of approximately 8 - 9 skylights; **(3)** the painting of five (5) buildings & re-staining of decks; **(4)** continuation of the window replacement incentive as budget allows; **(5)** an upgrade to our planter beds & mail-box area; **(6)** selective light pole rearrangements and/or replacements; and **(7)** the initiation of a fire safety program directed at fireplace and dryer vent issues.

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2006 Projects

Building Renovation & Maintenance: Included the renovation of **three (3) buildings (units 13 - 18, units 19 - 24 and units 42 - 47)**, and the conversion of one of the utility garages to an Association office, as well as selective repairs on other buildings. This included top-to-bottom siding and trim repairs, painting, new gutters, and the replacement of nine (9) skylights. We continued with an **aggressive painting schedule (5 buildings per year)** to better protect our structures and avoid unnecessary repairs. No deck replacements were done. Needed roof repairs were completed by early Fall.

Windows: Some **repairs were done; no replacements were required.** Unit owners may elect to replace windows at their own expense during the rehab period and the Association will pay one-third (1/3) the cost. It should be noted, however, that this is subject to budget constraints and that all work must be done by the Association contractor.

Landscaping: Mail box area was prepared for 2007 changes. LawnDoctor and Eager Beaver Lawn Care continued to provide excellent lawn maintenance service and support.

Rules & Regulations: A **major revision to the Association Rules & Regulations** was completed and approved by the Board. Please read them carefully and take particular note of the clarification on pet regulations and of those pertaining to transfer of ownership, rentals, occupancy, commercial use of property, vehicles and fire safety.

Rules Reminders

Please note the following Association rules you and your guests or tenants should be aware of, since violations can result in the assessment of fines:

Pets: Your pets should not be allowed to roam the complex; they should be on a leash at all times. ***And please, pick up after them and do not walk them in the planter beds and areas adjacent to the buildings.*** Your neighbors will really appreciate it.

Common Areas: Please be considerate and pick up after your children and yourselves; all toys, bikes, sports equipment, garden equipment, hoses, etc., should be removed immediately after use.

Parking: Parking is not allowed in the lower circle of the complex. This area is very narrow and needs to be kept clear for emergency vehicles. In an emergency, a few seconds can make all the difference in the case of fire or a medical emergency.

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Vehicles: Unit owners and tenants are not allowed to park commercial vehicles, trucks larger than 3/4 ton, vehicles with advertising on them, recreational vehicles, boats, trailers and campers on the property. And remember, the speed limit in the complex is 15 miles per hour.

Late fees: Remember your common fees are due on the 1st of the month. The Board gives a generous 15-day grace period, so don't be surprised if you get a late fee charge for paying your common fees or special assessment after the 15th of the month. *The policy manual is very specific regarding collections. If your account is given to an attorney, you will pay all the fees associated with collection.*

Fire Safety Tips & Reminders

Smoke Detectors: Test once a month. Have one on each floor at a minimum.

Fire Extinguishers & Escape Plan: Keep a fire extinguisher in (or near) the kitchen and on each floor and have a fire escape plan in place and practice it.

Electrical: Discard or replace electrical cords with frays. Do not overload outlets.

Candles: Make sure all candles are on a stable base and not left unattended.

Outdoor Grills: When grilling outside, make sure that the grill is away from the building and not under any eaves. Do not grill in the garage.

Dryer Vents: Plugged vents present an extreme fire hazard. *Please be particularly attentive to the condition of your dryer vents; they need to be cleaned out regularly to avoid lint buildup and the nesting of birds.* Failure to meet your responsibility can have dire consequences to you and your neighbors, not to mention your personal liability.

Closing Remarks

As noted in our last newsletter, a major revision to the Association Rules & Regulations was completed and approved by the Board in 2006. Please re-read them carefully and take particular note of the clarification on pet regulations and of those pertaining to transfer of ownership, rentals, occupancy, commercial use of property, vehicles and fire safety.

Thank you for your support of and patience with our ongoing efforts to renovate our buildings and improve our property.

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Far View 2007 Budget

*No Cmn. Chg. Increase
\$20K Assessment
(\$16K for Paving Res.)*

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\$20K Assessment
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2007 vs. 2006 Budget

	2006 Budget	2007 Budget
Income:		
Common charges, etc.	241,000	241,000
Special assessment	20,000	20,000
Garage Rental	2,400	1,200
Late fees	1,000	500
Interest income	600	2,500
	\$265,000	\$265,200
Expenses:		
Building Renovation & Repairs		
Deck replacement & repairs	1,000	1,000
Carpentry	33,000	27,000
Painting	38,000	38,000
Roof replacement & repairs	7,000	7,000
Skylights	9,000	9,000
Windows	6,000	6,000
Gutters	9,000	7,000
Garage doors	0	0
General repairs & supplies	17,000	10,000
	\$120,000	\$105,000
Basic Services & Maintenance		
Electricity, water & hydrants	6,000	6,500
Trash removal	5,000	5,000
Sewer cleaning and repairs	12,000	13,000
Snow removal	20,000	22,000
Exterminating	1,000	1,000
Lighting and electrical	2,500	2,500
Streets and walkways	0	1,000
Gutter maintenance, erosion & drainage	4,000	4,000
	\$50,500	\$55,000
Landscaping		
Lawn contract & misc	28,000	30,000
Mulch	500	8,000
Monitoring	6,000	6,000
Trimming	3,000	3,000
Lawn Projects	3,000	3,000
	\$40,500	\$50,000
Administrative		
Property Management	16,900	14,950
Insurance	16,000	16,000
Professional services	4,850	3,500
Income tax	250	750
	\$38,000	\$35,200
Expense Total	\$249,000	\$245,200
Net operating surplus	\$16,000	\$20,000
Paving Reserve Fund	\$16,000	\$20,000
Net surplus to general reserves	\$0	\$0