

Far View Commons Condominium Association, Inc.

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

(203) 597-7030 www.farviewcommons.org

Fall 2008 Newsletter

2008 Update - Projects

Building Renovation & Maintenance: The Board continued with an aggressive renovation schedule to assure quality living conditions and to maintain property values. The renovation was directed at necessary siding, trim and roofing repairs and the continuation of our aggressive painting schedule. This included extensive (and unanticipated) repairs on the buildings housing units 70 - 73 and 74 - 79, as well as targeted and leak repairs on other buildings. The resulting additional costs were balanced against lower priority items, e.g., skylight replacements, to stay within budget.

Windows: The Association continued its window replacement incentive program with the *J. C. Tonnotti Window Co.* Several unit owners took advantage of the Association's reimbursement of one-third the cost of a new window when they elected to replace windows at their own expense.

Erosion & Drainage: No erosion and drainage issues were encountered in this year.

Landscaping: Beyond a few selected plantings, there were no major lawn maintenance projects and planter bed enhancements. There was, however, a much needed tree maintenance and trimming project which we contracted to Bartlett Tree Experts.

Fire Safety Program: The program was initiated in December/2007 and continued throughout 2008. *The Board contracted with Christmas Town Chimney Sweep LLC to inspect and clean all unit fireplaces and dryer vents at Association expense to assure the safety of the Far View community.*

Budget: Expenditure total for CY/2008 is projected to come in on budget in spite of the necessary line item adjustments for unanticipated, large scale repairs on two buildings.

[Note: CY denotes calendar year]

Paving Plans: The Board initiated detailed paving plan activities with the expert help and guidance of one of our Board members, Dave Null. This included contracting for detailed septic and property surveys, and the production of detailed layouts for paving quotes and contracting.

2009 Budget

The Board has approved the **operating budget for CY/2009 (see page 4)**. The budget will be reduced by \$10,000 to \$273,450 via a reduction in the CY/2009 special assessment for the planned repaving of our aging roads and walkways. There will be **no increase in common charges** for CY/2009. The **special assessment of \$20,000** will amount to approximately \$253 per unit.

2009 Projects & Plans, etc.

Building Renovation & Maintenance: The Board plans to continue with an aggressive renovation and

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painting schedule in CY/2009. The renovation will be directed at necessary siding, trim and roofing repairs, and the replacement of five (5) skylights. No deck replacements are planned.

Windows: The repair and/or replacement of defective windows will generally be done in concert with our building renovation efforts. The Association will continue its window replacement incentive program as budget allows. The Association will reimburse one-third the cost of a new window when unit owners elect to replace windows at their own expense. *The details of the CY/2009 incentive program will be provided in the Spring Newsletter.*

Erosion & Drainage: Erosion and drainage issues will be addressed as they evolve and are identified. No major projects are planned for CY/2009.

Landscaping: There are no major plans for CY/2009 other than mulching the planter beds. Other enhancements/projects will depend on Winter damage as well as Spring & Summer conditions.

Winter Responsibilities: Unit owners need to (1) *plug in heat tapes* located around their unit to avoid ice damage to the buildings, and (2) *keep entry ways to their unit & garage clear of residual snow and sanded* to avoid injury to residents and visitors. And, as always, please be attentive to the Association's rules and regulations.

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 well 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.

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 pet 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.

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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.

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.

Trash Containers: All trash shall *only be stored in covered garbage cans* in the garage. Trash can be put out (*in covered garbage cans*) on the day of collection by 6 am and Containers are to be removed by 8:00 pm.

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.*

Property Management: The Board plans to continue as a self-managed association in CY/2009. As in CY/2008, day-to-day operations will be handled by the Board members, and Karen Napolitano will provide telephone and mail contact as well as administrative support. As in the past, money is budgeted for property management support so that the Board is not locked into self-management should change be necessary. If the new Board desires to continue without a manager, the money could be contributed to reserves and/or the operations budget as appropriate.

CLOSING REMARKS

The CY/09 coupon books and the notice for the annual meeting will be mailed out in late December. Please note:

Payment of Common Fees: The Board would like to encourage unit owners to pay their monthly common fees by the automatic withdrawal program offered through our bank. As an incentive, the Association will refund \$75 to all unit owners who sign up and pay all their 2008 payments via the automatic withdrawal program. Call Karen at (203)597-7030 for more details and to receive the enrollment paperwork.

Thank you for your support of and patience with our ongoing efforts to renovate the complex and better our community. As always, your comments and suggestions are welcome. We wish everyone a safe and healthy holiday season, and look forward to seeing you at the annual meeting in January.

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Far View 2009 Budget

	<i>2.9% Cmn. Chg. Increase \$30K Assessment (\$30K for Paving Res.)</i>	<i>No Cmn. Chg. Increase \$20K Assessment (\$20K for Paving Res.)</i>
2009 vs. 2008 Budget	2008 Budget	2009 Budget
Income:		
Common charges, etc.	248,000	248,000
Special assessment	30,000	20,000
Garage Rental	1,200	1,200
Late fees	750	750
Interest income	3,500	3,500
	\$283,450	\$273,450
Expenses:		
Building Renovation & Repairs		
Deck replacement & repairs	1,000	1,000
Carpentry	18,000	18,000
Painting	40,000	39,500
Roof replacement & repairs	14,000	18,000
Skylights	1,200	5,000
Windows	7,000	4,000
Gutters	2,000	500
Garage doors	0	0
General repairs & supplies	15,000	15,000
	\$98,200	\$101,000
Basic Services & Maintenance		
Electricity, water & hydrants	8,000	8,000
Trash removal	5,200	7,000
Sewer cleaning and repairs	14,000	15,000
Snow removal	24,000	26,000
Exterminating	1,000	1,000
Lighting and electrical	3,000	3,600
Streets and walkways	1,000	1,000
Gutter maintenance, erosion & drainage	5,000	4,000
Fire safety program	12,000	2,000
	\$73,200	\$67,600
Landscaping		
Lawn contract & misc	32,000	32,000
Mulch	2,000	3,600
Monitoring	6,200	6,200
Trimming	4,000	4,000
Lawn Projects	1,500	1,200
	\$45,700	\$47,000
Administrative		
Property Management	14,350	15,850
Insurance	17,000	17,000
Professional services	3,500	3,500
Income tax	1,500	1,500
	\$36,350	\$37,850
Expense Total	\$253,450	\$253,450
Net operating surplus	\$30,000	\$20,000
Paving Reserve Fund	\$30,000	\$20,000
Net surplus to general reserves	\$0	\$0

The operating budget above does not include a capital expenditure for paving. Based on funds set aside to the paving reserve, the projected capital expenditure for paving in CY/2009 is \$110K.