

Far View Commons Condominium Association, Inc.

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

(203) 597-7030 www.farviewcommons.org

Fall 2009 Newsletter

2009 Update - Projects

Building Renovation & Maintenance: The Board continued with its aggressive renovation and painting schedule to assure quality living conditions and to maintain property values. This included extensive repairs on the buildings housing units 1 - 6 and 7 - 12, as well as other targeted and leak repairs. The resulting additional costs were balanced against lower priority items 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.

Landscaping: There were no major planter bed enhancements. There was, however, a much needed tree maintenance and trimming, and a complete liming of our lawn areas as well as some selective seeding.

Budget: Expenditure total for CY/2009 is projected to come in under budget due to the realignment of line item priorities to accommodate needed building repairs and the decision to postpone the planned staining of decks till Spring due to mold conditions. [Note: CY denotes calendar year]

Paving: The Board initiated the first phase of repaving plan with the expert help and guidance of one of our Board members, Dave Null. The 2009 effort was directed at the major areas of deterioration and needed drainage correction.

2010 Budget

The Board has approved the **operating budget for CY/2010 (see page 4)**. The budget will not be increased for CY/2010. There will be **no increase in common charges** for CY/2010 and the **special assessment** will remain at \$20,000, which amounts to approximately \$253 per unit.

2010 Projects & Plans, etc.

Building Renovation & Maintenance: The Board plans to continue with an aggressive renovation and painting schedule in CY/2010. 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 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/2010 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/2010.

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Landscaping: There are no major plans for CY/2010. 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 [Note: Copy of Updated Rules & Regulations (effective January 1st) is attached.]

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.

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 a fire or 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.

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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.

Bird Feeders: As a result of past rodent problems, **Bird Feeders are not allowed anywhere** on Far View property.

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/2010. As in CY/2009, 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 a contingency, some funds will be 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/2010 coupon books and the notice for the annual meeting will be mailed out in 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.

Far View Board of Directors

President: Lou Montagnino (unit #37)
Vice President: Bill Looock (unit #32)
Secretary/Treasurer: Lori Sheehan (unit #72)
Members: Cheryl Nevins (unit #46)
David Null (unit #6)
Penni Rosen (unit #74)

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Far View CY/2010 Operating Budget

Income	
Common Charges	\$248,000
Special Assessment	\$20,000
Other Income	\$5,450
Total Income	\$273,450
Operating Carry-over Funds	\$20,000
Capital Project Funds	\$0
Total Operating Funds	\$293,450
Expenses	
Building Renovation & Repairs	\$116,000
Basic Services & Maintenance	\$70,000
Landscaping	\$45,000
Administrative	\$40,000
Capital Projects	\$20,000
Expense Total	\$291,000
Net Operating Surplus (Deficit)	\$2,450
Paving Reserve Fund	\$0
Operating Carry-over	\$2,450
Net Surplus (Deficit) to General Reserves	\$0

The \$20,000 of Operating Carry-over Funds from CY/2009 is a conservative estimate as of this date. No reduction in reserve funds is currently planned to support capital projects.

The CY/2010 budget requires no change from CY/2009 in the common charges. The special assessment will remain the same as that for CY/2009 to fund expected paving requirements.