

# Far View Commons Condominium Association, Inc.

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

(203) 597-7030 [www.farviewcommons.org](http://www.farviewcommons.org)

## Fall 2010 Newsletter

### 2010 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 staining the trail-side decks, painting the buildings housing units 25 - 29, 30 - 35, 42 - 47 and 60 - 65, as well as other targeted building repairs and needed leak repairs. In addition, the long needed color change to the unit front doors was completed.

**Skylights:** Replacement of the seven (7) remaining original skylights was completed.

**Windows:** The Association continued its window replacement incentive program with the *Heritage Glass*. A good number 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, some needed tree maintenance and trimming, and a seeding of selected lawn areas impacted by this years drought conditions.

**Paving:** Major work has been deferred to CY/2011 to address larger areas in order to use the funds available efficiently. [Note: CY denotes calendar year]

**Budget:** Expenditure total for CY/2010 is projected to come in under budget due to the realignment of line item priorities to accommodate needed building repairs and renovations, and the decision to postpone less critical items.

### 2011 Budget

The Board has approved the **operating budget for CY/2011 (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.

### 2011 Projects & Plans, etc.

**Building Renovation & Maintenance:** The Board plans to continue with an aggressive renovation and painting schedule in CY/2011. The renovation will be directed at necessary siding, trim and roofing repairs. 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.

**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:** Enhancements/projects are TBD; it will depend on Winter, as well as Spring, damage.

**Fire Safety Inspection:** The Association has contracted with Christmas Town Chimney Sweep LLC (Gerry Zarrella) to inspect unit fireplaces and dryer vents starting in early January. The inspections will be done at Association expense. Required cleanings and repairs are to be done at unit owner expense.

### Unit Owner Reminders

**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. Our plowing contractor will be placing barrels of sand adjacent to each building to facilitate your sanding responsibilities.

#### 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

As always, please be attentive to the Association's rules and regulations and take particular note of the following rules you and your guests or tenants should be aware of, since violations can result in the assessment of fines:

**Vehicles:** Unit owners and tenants are *not allowed to park unregistered vehicles, disabled vehicles, 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.

**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.

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**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.

**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 you should expect 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/2011. As in CY/2010, 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.

### CLOSING REMARKS

**The CY/2011 coupon books are enclosed. The notice for the CY/2011 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 2011 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: Dave Null (unit #6)  
Secretary/Treasurer: Lori Sheehan (unit #72)  
Members: Cheryl Nevins (unit #46)  
            Penni Rosen (unit #74)  
            John Nord (unit #53)

December 7, 2010

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