

Far View Commons Condominium Association, Inc.

740 Southford Road, Unit #84, Southbury, CT 06488
(203) 597-7030 www.farviewcommons.org

December 2017 Newsletter

2017 Update - Projects

Renovations & Maintenance:

- Included general siding, trim, gutter system and roofing repairs, as well as a few interior leak repairs.
- Painting was limited to one (1) building, i.e., building housing units 13 - 18, and 57 deck flats.
- Completed upgrade of all the building electric utility grounding systems.
- Completed septic survey & engineering supportive to system evaluation and brought CT DEEP permit up to date. The Talarico survey concluded there were no system functional problems, only some needed minor maintenance repairs and the replacement of the deteriorated septic tank previously identified by Mancini. All work was completed in early Fall as planned.
- Completed paving repairs in a number of areas throughout the complex, including those areas affected by septic system repairs.
- Engaged Cary O'Neil & Associates and Ridgefield Contracting to do fireplace/chimney and dryer vent inspections, respectively. Inspections nearly complete date despite some lack of unit owner cooperation.

Administrative & Legal: Other than some nuisance issues related to rules violations and contentious unit owner communications, collection and foreclosure actions were the only significant issues in CY/2017.

Windows: The Association continued its window replacement incentive program. Unit owners continued to take advantage of the Association's reimbursement of one-third the cost of a new window.

Landscaping: This year's projects included the planting of Hemlock trees in the areas adjacent to the unit 48 - 53 decks where the Pine trees were removed, and extensive trimming of overgrown trees including the removal of dead trees.

Budget: Total expenditures for CY/2017 are projected to come in under budget by \$7,000 to \$15,000, thus providing additional reserves for the CY/2018 projects.

[Note: CY denotes calendar year]

2018 Budget

The Board has approved the operating budget for CY/2018 (see page 4). The common charges will remain the same as that for CY/2017. Self-management is expected to continue to avoid an increase in common charges.

2018 Projects & Plans, etc.

Building Renovation & Maintenance: The CY/2018 effort will be directed at roofing repairs & replacements, the painting of two (2) buildings, and selective siding repair.

Paving: Selective repairs to parking areas and the roadway will be addressed as funds allow. Re-paving of the sidewalks will be addressed as economically feasible.

Windows: The Association will continue its window replacement incentive program as the budget allows. The details of the CY/2018 plan will be posted on the Association website.

Landscaping: Beyond needed tree trimming and maintenance, mulching of the planter beds is planned.

Fire Safety Inspections: Dryer vent and chimney/fireplace inspections will continue. Plan details will be decided on over the next few months.

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Unit Owner Reminders

Septic System Warning & Responsibilities: *Do NOT flush female products or so-called flushable wipes into the septic system.* The resulting damage is extremely costly to repair and the offending unit owner will be held liable for the necessary repairs and claims by affected unit owners.

Plumbing Responsibilities: Plumbing *lines and connections need to be checked regularly* to avoid leaks and the resulting damage to your unit and that of your neighbors. *Particular attention should be paid to washer and toilet feed lines.* This can be a significant unit owner liability.

Winter Responsibilities: Unit owners need to *keep entry ways to their unit & garage clear of snow and keep them sanded* to avoid injury to residents and visitors. Our plowing contractor will be placing barrels of sand near each building to facilitate your sanding responsibilities. *To facilitate plowing, please assist plow operators by moving parked vehicles as necessary to allow snow clearance from parking areas, etc.*

Fire Safety Tips & Reminders

Heat in Units: Unit Owners are responsible to continuously *maintain heat at no less than 58 degrees Fahrenheit in all areas* contained within the boundaries in the Unit. In case of the Unit being unoccupied, the Unit Owner must provide Far View management with a local emergency contact. The emergency contact must inspect the vacant Unit at least once per week to check for proper functioning of the heating system, frozen pipes, water leaks, or any other issues that may arise in the resident's absence. *When winterizing of the Unit is necessary for extended vacancy, verification by the Association will be required.*

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. *Do not store propane tanks in the garage or in your unit.*

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.

Fireplaces: Proper use and maintenance is critically important. *Inspection, maintenance and repair is the responsibility of the unit owner. 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.

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Occupancy: Units are limited to occupancy by single families, to two (2) bedrooms and to no more than two (2) persons per bedroom. Basement bedrooms and commercial use are not allowed.

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.

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. Do not walk them in the planter beds, and areas adjacent to the buildings and walkways* - 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, 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 on the day of collection by 6 am. 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 nor should food be thrown outside to feed birds and other animals.*

CLOSING REMARKS - The CY/2018 coupon books are enclosed. Please note:

Payment of Common Fees: The Board encourages 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 2018 payments via the automatic withdrawal program. For details and the enrollment paperwork, call Karen at (203)597-7030.

Reminder: 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 if your payment isn't received by the 15th of the month. Given the long USPS delivery times these days, *one should allow a minimum of seven (7) days for delivery.*

Note: If your account is given to an attorney, you will pay all the fees associated with collection. The Board's policy is very specific regarding collections and foreclosure action as per the Foreclosure Policy adopted June 6, 2016.

Property Management: The Board plans to continue as a self-managed association in CY/2018. As in CY/2017, day-to-day operations will be handled by the Board members and our administrator, Karen Napolitano, who will provide telephone and mail contact as well as bookkeeping support.

Please fill out the enclosed Unit Owner & Resident Registration Form if there have been any changes since your last filing and return it to Karen Napolitano no later than December 31st.

Thank you for your support of 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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Board of Directors: President/Treasurer: Lou Montagnino (unit #37)
 Vice President: Arthur Walsh (unit #13)
 Secretary: Stacey Bernasconi (unit #45)
 Members: Larry Gannon (unit #76)
 Ginny Lewicki (unit #10)
 Nancy Haglund (unit #46)
 Penni Rosen (unit #74)
 Alternate: James Jacobs (unit #43)

CY2018 Budget	
(No increase from CY2017)	
	Budget
Income	
Common Charges	323,532.00
Special Assessment	0.00
Projected Operating Carry-over	7,000.00
Total Income	\$330,532.00
Expenses	
Total Administrative	\$67,000.00
Total Basic Services & Maintenance	\$86,400.00
Total Building Renovation & Repairs	\$121,400.00
Total Landscaping	\$50,200.00
Total Expenses per Plan	\$325,000.00
Expense Reserve for CY2018 (6.0%)	\$19,500.00
Net Operating Income	-\$13,968.00
Net Other Income	\$0.00
Net Income to or from Reserves	-\$13,968.00
Expense Reserve %	6.00%

- Note: (1) The insurance expense allocation is 57% of the Administrative Budget.
 (2) The Electric Service, Snow Removal and Septic Cleaning expenses are anticipated to consume 70% of the Basic Services & Maintenance allocation.
 (3) Painting of the building exteriors is anticipated to be about 33% of the Building Renovation & Repairs Budget.
 (4) The roof repair and replacement allocation is 37% of the Building Renovation & Repairs Budget.*