

# 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 2012 Newsletter

### 2012 Update - Projects

**Building Renovation & Maintenance:** The Board continued with a very aggressive renovation schedule to assure quality living conditions and to maintain property values. The renovation and maintenance effort included targeted building repairs. Painting included the buildings housing units 36 - 41, 54 - 59 and 70 - 73, as well as the utility garage and building repairs.

**Windows:** The Association continued its window replacement incentive program with Fred Shahan, our renovation & maintenance contractor. As was the case last year, a good number of 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:** The only major project was the reclamation and cleanup of the over growth behind the building housing units 48 - 53. There were no major planter bed enhancements. Seeding of selected lawn areas was done in October as needed.

**Paving:** Paving and drainage repairs in the driveway adjacent to unit #48 were completed in October. All non-critical work has been deferred to CY/2013 in order to fund critical building maintenance repairs.  
[Note: CY denotes calendar year]

**Budget:** Expenditures for CY/2012 is projected to come in nominally on budget with some realignment of line item priorities to accommodate needed building repairs and renovations.

### 2013 Budget

The Board has approved the operating budget for CY/2013 (see page 4). The common charges and special assessment will remain the same as that for CY/2012.

### 2013 Projects & Plans, etc.

**Building Renovation & Maintenance:** The Board plans to continue with an aggressive renovation and painting schedule in CY/2013. Priority will be given to needed 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. The details of the CY/2013 will be posted on the Association website.

**Erosion & Drainage:** Erosion and drainage issues will be addressed as they evolve and are identified.

**Landscaping:** No major enhancements are planned. Winter/Spring damage will be addressed as needed.

**Fire Safety Inspection:** Plans are TBD. Required inspections will be determined in the next few months.

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### Unit Owner Reminders

**Winter Responsibilities:** Unit owners need to *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 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

**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.

**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:

**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 remove waste immediately from property 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.

**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 nor should food be thrown outside to feed birds and other animals.*

**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/2013. As in CY/2012, 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/2013 coupon books are enclosed. The notice for the CY/2013 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 2013 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/Treasurer: Lou Montagnino (unit #37)

Vice President: Dave Null (unit #6)

Secretary: Stacey Bernasconi (unit #45)

Members: Cheryl Nevins (unit #46)

John Nord (unit #53)

Laurie Reinheimer (unit #7)

Penni Rosen (unit #74)

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<b>2013 Budget</b>	
<b>Income</b>	
<b>Common Charges</b>	258,000.00
<b>Special Assessment</b>	10,000.00
<b>Operating Carry-over Funds (estimate 10/15/12)</b>	17,000.00
<b>Total Income</b>	<b>\$285,000.00</b>
<b>Expenses</b>	
<b>Total Administrative</b>	<b>\$45,400.00</b>
<b>Total Basic Services &amp; Maintenance</b>	<b>\$78,200.00</b>
<b>Total Building Renovation &amp; Repairs</b>	<b>\$91,800.00</b>
<b>Total Capital Projects</b>	<b>\$24,000.00</b>
<b>Total Landscaping</b>	<b>\$46,600.00</b>
<b>Total Expenses</b>	<b>\$286,000.00</b>
<b>Net Operating Income</b>	<b>-\$1,000.00</b>
<b>Total Other Income</b>	<b>\$950.00</b>
<b>Total Other Expenses</b>	
<b>Net Other Income</b>	<b>\$950.00</b>
<b>Net Income to or from Reserves</b>	<b>-\$50.00</b>