

Far View Commons Condominium Association, Inc.

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

(203) 597-7030 www.farviewcommons.org

Fall 2013 Newsletter

2013 Update - Projects

Building Renovation & Maintenance: The Board continued with an aggressive renovation and painting schedule in CY/2013. It was directed at needed roofing repairs including the re-roofing of the entire building housing units 19 - 24, selective siding repairs and the staining of decks with a high grade stain.

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: There were no major planter bed enhancements. Seeding of selected lawn areas was done in October as needed.

Paving: There were no significant paving and drainage repairs this past year. Major paving plans were deferred to CY/2014 in order to fund critical building maintenance and roofing repairs.

Budget: Expenditures for CY/2013 are projected to come in nominally on budget with some realignment of line item priorities to accommodate needed building repairs.

[Note: CY denotes calendar year]

2014 Budget

The Board has approved the operating budget for CY/2014 (see page 4). The special assessment was eliminated and the common charges were increased to provide a net increase in operating income of \$26,120 (9.75%) which amounts to an increase unit owner cost of approximately \$28 per month.

Given the fact that we've increased our operating budget by only 3% in the last ten (10) years and by 0% in the last five (5) years, the increase was necessary to accommodate inflation and necessary upgrades to our infrastructure. One should also note that self-management (savings of approximately \$50/unit per month) has provided a substantial operating cushion over this period.

2014 Projects & Plans, etc.

Paving: The Board plans to complete the re-paving of the main roadway (as funds allow) from the entry to the complex on down to that completed in CY/2009. Parking areas and sidewalks will be considered as economically feasible.

Building Renovation & Maintenance: The Board is planning a less aggressive building renovation schedule for CY/2014 relative to previous years. Priority will be given to needed roofing repairs and painting. No deck replacements are planned.

Windows: The Association will continue its window replacement incentive program as budget allows. The details of the CY/2014 will be posted on the Association website.

Far View Commons Condominium Association, Inc.

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

(203) 597-7030 www.farviewcommons.org

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.

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 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. *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.*

Far View Commons Condominium Association, Inc.

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

(203) 597-7030 www.farviewcommons.org

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. 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 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.*

CLOSING REMARKS

Property Management: The Board plans to continue as a self-managed association in CY/2014. As in CY/2013, 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.

The CY/2014 coupon books are enclosed. The notice for the CY/2014 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,

Far View Commons Condominium Association, Inc.

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

(203) 597-7030 www.farviewcommons.org

the Association will refund \$75 to all unit owners who sign up and pay all their 2014 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)

Penni Rosen (unit #74)

Arthur Walsh (unit #13)

CY2014 Budget	
	CY2014 Plan
Income	
Common Charges	294,120.00
Special Assessment	0.00
Total Income	\$294,120.00
Expenses	
Total Administrative	\$45,400.00
Total Basic Services & Maintenance	\$78,600.00
Total Building Renovation & Repairs	\$81,600.00
Capital Projects	\$60,000.00
Total Landscaping	\$46,600.00
Total Expenses per Plan	\$312,200.00
Expense Reserve (5% of Total Expense)	\$15,610.00
Net Operating Income	-\$33,690.00
Net Other Income	\$1,450.00
Net Income to or from Reserves	-\$32,240.00