

## 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/Winter 2015 Newsletter

#### 2015 Update - Projects

**Building Renovation & Maintenance:** The Board continued with an aggressive renovation schedule in CY/2015. The primary effort was directed at siding and roofing areas vulnerable to ice-damming. It included a large number of siding modifications & roofing repairs along with numerous interior repairs to units that had experienced winter ice-dam leakage. Painting this year was limited to the building housing units 1 - 6.

**Administrative & Legal:** The Board engaged FRANKLIN G. PILICY, P.C. to update the Association's legal documents which are thirty (30) plus years old. This effort included drafting an Amended and Restated Declaration, Amended By-Laws and related documents for the Association. Review and approval of the updated documents will be addressed at the Annual Meeting in January.

**Windows:** The Association continued its window replacement incentive program with LG Building & Remodeling. Unit owners continued to take advantage of the Association's reimbursement of one-third the cost of a new window and replaced a record number of windows.

**Landscaping:** There were no major planter bed enhancements.

**Paving:** There were no significant paving and drainage repairs this past year.

**Budget:** Total expenditures for CY/2015 are projected to come in nominally on plan based on active management of line item priorities in spite of the large increase (76%) in our insurance premiums and increased legal expenses resulting from numerous unit owner collection issues.

*[Note: CY denotes calendar year]*

#### 2016 Budget

The Board has approved a 10% increase in the common charges for CY/2016. The increase was necessary to cover the increase in insurance premiums (6.8% of the 10% increase), inflation and anticipated roof replacement expenses. The operating budget for CY/2016 is shown on page 4.

Self-management will continue to provide savings that would otherwise necessitate an increase in common charges of approximately 20%.

#### 2016 Projects & Plans, etc.

**Building Renovation & Maintenance:** The CY/2016 effort will continue be directed at needed roofing repairs & replacements, selective siding repairs and painting. Deck replacements will be considered only as necessary.

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

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**Windows:** The Association will continue its window replacement incentive program as budget allows. The details of the CY/2016 plan 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:** Plan will be decided on over 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 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

**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.

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**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. 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, 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/2016 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 2016 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 for paying your common fees or special assessment after the 15th of the month. *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 attached Foreclosure Policy adopted July 12, 2010.*

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**Property Management:** The Board plans to continue as a self-managed association in CY/2016. As in CY/2015, 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.

### Far View Board of Directors

President/Treasurer: Lou Montagnino (unit #37)  
Vice President: Larry Gannon (unit #76)  
Secretary: Stacey Bernasconi (unit #45)  
Members: Penni Rosen (unit #74)  
          Arthur Walsh (unit #13)  
          Jason Miller (unit #32)  
          Ginny Lewicki (unit #10)

CY2016 Budget	
	Plan
<b>Income</b>	
Common Charges	323,532.00
Special Assessment	0.00
Other Funds	
<b>Total Income</b>	<b>\$323,532.00</b>
<b>Expenses</b>	
Total Administrative (includes insurance)	\$74,500.00
Total Basic Services & Maintenance	\$79,800.00
Total Building Renovation & Repairs	\$103,600.00
Capital Projects	\$0.00
Total Landscaping	\$57,600.00
<b>Total Expenses per Plan</b>	<b>\$315,500.00</b>
<b>Expense Reserve for CY2016</b>	<b>\$6,310.00</b>
<b>Net Operating Income</b>	<b>\$1,722.00</b>
<b>Net Other Income</b>	<b>\$450.00</b>
<b>Net Income to or from Reserves</b>	<b>\$2,172.00</b>

**RESOLUTION  
OF THE  
EXECUTIVE BOARD  
OF  
Far View Commons Condominium Association, Inc.  
ADOPTING A STANDARD FORECLOSURE POLICY**

*Adopted July 12, 2010*

**I. Statement of Facts**

- A. The Association must collect all sums due from the unit owners in a timely manner in order to provide for the proper operation of the community.
- B. The Association has authority under the Connecticut Common Interest Ownership Act to collect the sums owed to it and, if necessary, to foreclose on the delinquent units.
- C. The Association wishes to adopt a standard for commencing foreclosures.

**II. Statement of Authority**

- A. The documents of the Association and Subsection 47-244(a) of the Connecticut Common Interest Ownership Act gives the executive board the power to collect sums owed from unit owners.
- B. Section 47-258 of the Act permits the Association to bring foreclosure actions against units to collect unpaid common charges.
- C. Subsection 47-258(m) of the Act provides that an association may not commence an action to foreclose a lien on a unit unless: the unit owner at the time of the action is commenced, owes a sum equal to at least two months of common charges; the association has made demand for payment in the record; and the executive board has either voted to commence a foreclosure action specifically against that unit or has adopted a standard policy that provides for foreclosure against that unit.

**III. Resolution**

THEREFORE, it is hereby resolved:

- A. Prior to sending a delinquent account to its attorneys, the Association shall send the unit owner a written demand for the amounts owed.
- B. Once the Association sends the account to its attorneys, the attorneys are instructed to make written demand for payment.
- C. If, within 30 days, the unit owner does not bring his or her account, including applicable attorney's fees, current or agree to and follow a payment plan that will bring his or her account current in three (3) or fewer monthly payments, and the unit owner owes a sum equal to or greater than two months common charges, the attorney is authorized to commence a foreclosure with no further action by the Executive Board.