

Far View Commons Condominium Association, Inc.

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

(203) 597-7030 www.farviewcommons.org

Fall 2014 Newsletter

2014 Update - Projects

Building Renovation & Maintenance: The Board continued with a proactive renovation and painting schedule in CY/2014. Beyond selective siding & roofing repairs, the staining of decks 19 - 24 and the painting of the buildings housing units 66 - 69 and 7 - 12, the major project this year was the installation of the "HotEdge" roof ice-dam mitigation system.

The Board decided to move forward with the "HotEdge" installation to mitigate the recurring roof ice-dam problems which resulted in interior damage to a number of units this past winter (~ \$30,000) and that in CY/2011 which was extensive (~ \$180,000).

Windows: The Association continued its window replacement incentive program with LG Building & Remodeling. As was the case last year, a 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.

Paving: There were no significant paving and drainage repairs this past year. Paving plans were deferred in order to fund roofing repairs and the installation of the "HotEdge" ice-dam mitigation system.

Budget: Expenditures for CY/2014 are projected to come in under budget to the plan based on the realignment of line item priorities.

[Note: CY denotes calendar year]

2015 Budget

The Board has approved the operating budget for CY/2015 (see page 4). There will be no increase in the common charges and there will be no special assessment.

2015 Projects & Plans, etc.

Paving: Re-paving of the sidewalks will be given first priority and addressed as economically feasible. Re-paving of the upper half of the main roadway to the entry to the complex will not be considered in CY2015. Selective repairs to parking areas and the roadway will be addressed as funds allow.

Building Renovation & Maintenance: The CY/2015 effort will be directed at needed roofing repairs & replacements, selective siding 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/2015 plan will be posted on the Association website.

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

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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.

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.*

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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. 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/2015 coupon books and the notice for the CY/2015 annual meeting 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 2015 payments via the automatic withdrawal program. Call Karen at (203)597-7030 for more details and to receive the enrollment paperwork.

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. *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.*

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Property Management: The Board plans to continue as a self-managed association in CY/2015, as it provides the Association a minimum savings of \$40,000 a year, which amounts to approximately \$500 per unit in common fees. As in CY/2014, 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.

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: election pending

Secretary: Stacey Bernasconi (unit #45)

Members: John Nord (unit #53)

Penni Rosen (unit #74)

Arthur Walsh (unit #13)

Larry Gannon (unit #76)

Jason Miller (unit #32) - Alternate

CY/2015 Budget	
	Plan
Income	
Total Income	\$294,120.00
Expenses	
Total Administrative (including insurance)	\$45,400.00
Total Basic Services & Maintenance	\$78,600.00
Total Building Renovation & Repairs	\$101,600.00
Capital Projects	\$20,000.00
Total Landscaping	\$46,600.00
Total Expenses per Plan	\$292,200.00
Expense Reserve for CY2015 (7% of Total Expense)	\$20,454.00
Net Operating Income	-\$18,534.00
Net Other Income	\$1,450.00
Net Income to or from Reserves	-\$17,084.00