

2010 Fourth Quarter Review

The purpose of this update is to provide you with information regarding the Association and the issues the Board of Directors addressed during the fourth quarter of 2010.

- In comparison to the same period last year, delinquencies decreased. The Board continues to pursue delinquent co-owners aggressively through personal garnishment, property seizure, or foreclosure as necessary.
- After a thorough review and numerous meetings discussing the income shortfall due to the delinquencies and budget requirements, the Board elected to increase the monthly maintenance fee \$25.00 per month effective January 1, 2011. The Board sent notices to co-owners regarding the increase and discussed it in detail at the Annual Meeting.
- The Board approved the same snow removal company as last year for the 2010/2011 season, based on the service provided and the competitive pricing.
- The Board mailed the Winterization Policy Notice to all co-owners, outlining the procedures a co-owner is obligated to follow if the unit is unoccupied. The Board took this action in an attempt to prevent frozen pipes and the subsequent damage in the unoccupied unit and the units surrounding it.
- The Board is exploring the publication and distribution of a Co-owner Handbook in order to provide a summary of the rights and responsibilities of each co-owner.
- The Board is working with a website developer to update/overhaul the Association's website with the primary goal of providing co-owners access to information and increase communication with the Board and the management company.
- The Board is investigating the costs of road repairs, painting, and the continuation of upgrading the landscaping at the front entrance and around the pond (in an attempt to make it a more significant part of the community).
- Please observe and comply with the "No Parking" signs placed on the property by the snow contractor. The contractor designated those areas for snow placement in order to minimize damage to the lawn and landscaping.
- The Board and the management company continue their endeavors to encourage co-owners and/or residents to properly package, store and dispose of trash. So far, our efforts seem to have no effect on the problem, but we continue to work toward finding a workable solution.