

Quarterly HOA Meeting Update

December 2011

Hello Homeowners,

Hope you all are doing well. We wanted to send an update of the ongoings at Turnberry for those of you who were unable to attend last night's quarterly meeting. The Board would like to thank Bob and Sue Meeks (Unit 406) for graciously hosting the meeting. It was nice to see so many homeowners attend our onsite meeting. Our wonderful property manager, Nicole, was also present.

The main topic on our agenda was to discuss and adopt the budget for 2012. We shared the major areas where we were able to cut costs by switching vendors, such as landscaping and snow removal, cleaning company, maintenance, etc. All of our efforts have paid off and as you all know, your assessments will be REDUCED over 20% starting January 2012. The Board and the homeowners present last night really want to credit Steve and Joni Lucarelli (Unit 402) for getting us on the path to lower assessments. Thank you Joni and Steve! The budget was successfully adopted.

Our VP, Mahmood Pervaiz and his wife Sushi (Unit 313) were kind enough to attend the condo expo that was held in Chicago a few weeks back. Mahmood made a number of contacts at the expo and came away with some fantastic information for reducing our future costs. We are in the process of signing up with Cost Containment International, a company that will save us over \$7000 on our electric bill next year alone. We are looking into our contract with Comcast cable and are confident that we can reduce these rates as well. We are looking at our options for insurance, pest control, mechanical, and painting issues. While we were able to save our association over \$80,000 in a few months, we are still working to cut all unnecessary waste.

We would like to remind all homeowners that the recycling bin is to be used for items that can be recycled ONLY. If you are moving in/out or need to dispose large items, please contact Nicole and make arrangements with her in order to avoid any fines. We ask that you please also break down boxes prior to putting them in the recycling bins, as they get very full. Lastly, if you are using one of the hotel carts, please try to bring it back downstairs as soon as you are done. They are in high demand this time of year. Homeowners, please remind your renters of these rules in order for you to avoid fines.

If you have any comments or questions, please contact us at board.turnberry@gmail.com.

Thank you all for making our holiday tree look so festive! Happy Holidays to you and your loved ones,

The Board