

Hello Homeowners!

Hope everyone is doing well. The Board of Directors held an open meeting for all homeowners to discuss several action items. Despite it being a Friday evening, we had a great turnout! The first topic of discussion was the status of our contract with Foster Premier, our current management company. We know that the majority of you were unhappy with the outrageous costs associated with FP. As of Monday, May 9th, 2011, we will be putting FP on notice. This basically means that after 90 days Foster Premier will no longer be our property management company. The Board looked at 10 different management companies to replace FP. We narrowed it down to four companies that we believed fit us best and interviewed each face to face. After much deliberation, the board decided that our new management company will be W.L. Seymour Inc. We believe that because this company is local, small, and manages properties the size of ours, this is the best choice. ***The best part is that their management fee is \$884/month. Foster Premier's management fee is \$2,165/month. FP charges \$50 for every single memo they type up for us. Seymour charges \$0. FP charged us \$618.07 last year in bank fees. Seymour bank fees are \$0.*** What else really impressed the board was that the owner of the company, Bill, came out himself to meet with us and brought along the lady who would be our property manager. We encourage you to watch the video of this interview, as well as other interviews that are uploaded on our website. If you need help with your user name and password, simply email us and Slava will assist you.

Also on our website is Linda Gannon's report on the landscape walk she and Mahmood did with Cathy of Acres this past week. We are sure you will be as upset as we were to find out that we were on the "premier plan" with Acres. This means that we were paying \$9,000/year for our plants! The pots outside our front doors cost \$600. Cathy actually turned to Mahmood and shook his hand and said "thank you for making us so much money". She told us that our contract with Acres is currently on auto renew for the most expensive option. We have since put a stop to that. Unfortunately, with our contract, our summer flowers are already being specially grown for our property, therefore we are obliged to accept them. We will be coming up with much less expensive alternatives for the fall. Cathy also suggested that the back parking lot near the pond not be plowed in the winter to save thousands of dollars. We will be examining this option too. Cathy actually ended up giving us a number of cost cutting ideas for our landscaping. Linda has been in touch with her about the mountain of mulch that was in our driveway for a few days and other items. We will be looking at new landscaping/plowing companies, so if you have any recommendations, please let us know.

We decided to allow exceptions to the rule that no flower boxes can be hanging over the balconies. If you do hang a flower box, please ensure that it is secured correctly to your balcony. If you need any help, please let us know.

At this time, we have decided that we will not be having the windows washed this year. This actually was a suggestion of Ron Foster, owner of FP. The cost savings is \$3,800. He stated that the majority of associations have the windows washed every other year. Again, we will be looking at different vendors for our window washing next year. We will be having the garage and carpets cleaned in the next few months. We have asked FP to provide 3 bids each and are still waiting for them. As soon as we have them, we will let you know. If you have any contacts, please let us know.

We have discovered that our handyman, Ken, is actually not a FP employee, he is the association's employee. At this time, Ken is currently earning approximately \$20/hour and is working about 16 hours/week. We are reducing this time to approximately 5 hours/week. If Ken is called after hours, he is also paid transportation costs. All four management companies were very surprised to learn that we have a maintenance man on our payroll. We are hoping that we find a cleaning service that does maintenance as well, however, it may just be cheaper to keep Ken. Again, we will be looking at all our options.

As you know, we have had an ongoing issue with the church goers parking in our parking lot and walking across the street. Linda spoke with a church employee and the employee encouraged us to have the cars towed. She stated that this is the policy they are now enforcing on their own lot. We decided that in good faith we will first put warning notices on the cars next Sunday, since this Sunday is Mother's Day. After the first round of warning notices, the cars will be towed. The towing company will be putting up their information in our parking lot in the next few weeks. There is no charge for us for this towing service. We are hoping that this will help reduce wear and tear on our parking lot.

We have also had another major issue with a homeowner that we discussed at our meeting. Apparently one of our homeowners, a former board member, is convinced that our vents in the garage are not working properly. She emailed us and the property manager several times and we responded letting her know that, indeed, the vents were in working order and that we would have Midwest Mechanical look at them when they came out during their routine visit. She wanted them to come out immediately because to her this is an "emergency". We have carbon monoxide detectors in our garage and all the lights are green. We have been diligent about checking them every day, several times a day, since the homeowner reported the issue. We explained this to her as well. Well, the homeowner decided to contact the Village to complain, and pretended to have a concerned contractor on the phone. It was not a contractor, it was another homeowner. Needless to say, Midwest Mechanical came out and explained that the board was correct, all four vents do not always open at the same time. He pointed out that our carbon monoxide sensors were green and that everything was functioning perfectly. The board has decided that we will be billing this non-emergency service call to the homeowner. The board is not willing to incur extra charges with emergency service calls when there is no emergency of any sort. We have discovered that this former board member wasted a lot of our money with these "emergency" calls in the past. If she, or anyone else, wants to place service calls, then they have to be willing to incur the costs. The association will no longer be absorbing these costs.

Thanks!