

SUMERSET CONDOMINIUMS

BOARD OF MANAGERS
P.O. BOX 232
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April 25, 2009

To: Unit Owners

This letter serves to update all of you on several matters:

First, we have signed an agreement with FIOS (Verizon). A survey of the property is being conducted. FIOS will be providing us with a plan for wiring the complex soon. Upon approval they will begin the work, with the understanding that they will make reparations to the grounds and roads. We expect this process to take several months. Ultimately you will have the ability to decide which service you want to use for cable, telephone and internet.

Spring is here. The landscaping crew has been through with their first clean up. The first treatment of the grounds will occur in early May. We plan on spot seeding, mulching of the main areas, and some plantings (predominately at the entrance of the community). The roads will be attended to as well as painting of faded parking lines. The gutters will be inspected and cleaned soon as well. Over the next few months we will be continuing the siding and painting projects. We have completed some cement work (steps in front of 13-16); with additional sidewalk and catch basin work pending. Regarding the pool, we have consulted with the Board of Health to insure all of the new regulations (primarily drain covers) have been completed properly. We anticipate opening the pool on time over Memorial Day Weekend.

We again want to remind owners that common charges are due by the 10th of each month. Calling the board to apprise us that you will be late (for whatever reason) will not result waiving

late fees. Our budget is based upon the timeliness of your payments. Please make sure you pay on time.

Once again we have received complaints about owners not cleaning up (pooper scooping) after walking their pet(s) around the common elements. After being given one warning, violators will be fined \$25 per occurrence. Owners/residents must park in properly designated spots. Refuse should be placed in the bins (not along the sides of the bin areas). Finally, we remind owners to please have their chimney's (both oil and fireplaces) inspected. We request you send us a copy of the bill proving this service has been completed.

The Annual Meeting will be held on Wednesday May 27, 2009 at the Pomona Park clubhouse. There are two seats up this year. Both incumbents will be running. Any unit owner (in good standing) with the time and desire, please send us a written letter requesting a seat on the Board.

We thank you for your indulgence and support.

**Board of Managers
K Management LLC**