

SUMERSET CONDOMINIUMS

BOARD OF MANAGERS
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To: Unit Owners

As we move into the snow season, we want to remind owners and residents about proper snow removal procedures during inclement weather. Extra salt will be placed around the community for residential use. All vehicles must be parked in properly designated spots or they will be towed at the owners expense. After a storm is over and the main roads have been cleared, the snow contractor will begin to clear sidewalks and parking spots. Every effort will be made to make sure the roads, sidewalks, landings and passageways are free to traverse. We recommend to all owners to please be cautious while walking or driving around the complex in bad weather.

Over the past year there has been an increase in open oil spills (as designated by the DEC). Many residents have complained about the smell of oil all over the complex. We remind owners that oil tanks are a limited common element. Owners are responsible for their tanks including "replacement of defective tank, any cost associated with spillage cleanup, any other costs which may be required by Local, State and Federal authorities, and repair to the grounds" (Rule #35). We strongly urge all owners who have not done so, to please put your tank inside your unit and to properly abandon your oil tank from the ground. Owners that have leaking tanks have had to pay (or hope their homeowners insurance pays) for expensive remediation efforts. Why wait for this to happen? Please contact your oil supplier and inquire about moving your tank inside and proper abandonment of the tank in the ground.

We continue to maintain and enhance the community. During 2009 a large section of the road was redone, and many

sections repaired. Several catch basins were repaired or replaced. Major siding work has just been completed in the Garden Apartments. We hope to complete the remainder of the siding project this year. Several stoops were repaired. Major work was completed on the pool (to comply with new Federal and State regulations). The roofs continue to be maintained (repairs made where necessary) as well as cleaning and (where necessary) replacement of gutters. We replaced or repaired many of the exterior electrical fixtures. Minor repairs (plumbing, flower boxes, shutters, etc. continue) as needed. Although we did some painting, we intend to continue the project next year (beginning in the spring with the remaining bottom section of community). The grounds will continue to be maintained and enhanced. Several pending drainage jobs will be completed as well. Fertilization, weed controls, spot seeding, some mulching, and aeration continue. Early in 2010 , we will replace the retaining wall just above the pool (including a new drainage system). During the winter months, cement blocks will be placed in front of this wall. Plans are in place to replace the main wall at the top of the community as well.

Enclosed please find your new common charge sheet for 2010. The Board has approved a 12% common charge increase. This will help defray the cost increases in our fixed costs (i.e. water, electric etc.) and should allow us to pay for the new retaining wall as well as paint a good portion of the community. We are proud of the fact that common charges continue to be low (compared to comparable condos in the area) and that we have avoided any major assessments to our owners.

We thank you for your indulgence and continued support.

**Board of Managers/
K Management LLC**

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