

SUMERSET CONDOMINIUMS

BOARD OF MANAGERS
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To: Unit Owners

The Board of Managers would like to take this opportunity to review some of the upcoming projects scheduled for this community.

First we unfortunately have some bad news. A leak in the Main Water Line has been discovered. We remind owners that the water lines were never dedicated and therefore we are responsible for the repair. We have hired a Leak Finder who has discovered a leak at the very top of the community (near the first dumpster). As soon as we have several above freezing days, the repair will be made. We will use the Call System to alert you to time and date. This initial estimate for this repair is over \$10,000.

The Retaining Wall near the swimming pool will be removed and replaced early in the Spring. We have already applied for the permit from the Town. The repair will include a drainage system which will help alleviate the water run off. Estimated cost of this is over \$30,000.

After the winter we hope to pave the top of the community. This will include the Main Road entrance down to the garages. Pot holes will be filled after the winter is over as well. The paving may run as high as \$25,000.

Over the next two to three years, we have budgeted an expenditure of over \$60,000 for painting. We will begin by finishing the last back section. All rotted staccato and fascia boards will be replaced as well.

We have many other smaller projects that are either on-going or due to commence this year. This includes: the replacement of the roof at the office by the pool (the final roof replacement completing the project); repair and or replacement of 3 more catch basins (we have repaired or replaced many over the last few years); the completion of the siding project (only a few are left) and minor drainage repairs. Minor repairs (electrical, plumbing, grounds, shutters, flower boxes etc.) continue year round.

In order for us to continue to do all of the projects listed above (and others too numerous to illuminate here) we need unit owners to pay their common charges on time. Common charges are due (postmarked) by the 10th of each month. Delinquent accounts will incur late fees. Owners who are more than three months in arrears will be referred to our attorney for collection. We thank you for your indulgence and continued support.

Board of Managers