

SUMERSET CONDOMINIUMS

BOARD OF MANAGERS
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To: Unit Owners

As we move into the winter season we would like to remind our residents of proper snow removal procedures during inclement weather. Salt barrels 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 and side roads have been cleared, the snow contractor will shovel the sidewalks and parking spots. When the snow plow is working in your area, residents are asked to help out by getting out and moving their vehicle(s). Every effort will be made to make sure the roads, sidewalks, landings and passageways are free to traverse. We recommend to all residents, please be careful while walking or driving around the complex in bad weather.

We want to take this opportunity to update you on all of maintenance and repair projects. First, we have completed the renovation of the playground, replacing most of the deteriorating asphalt with grass. We will be installing a small playground for toddlers early next year. A new fire hydrant was installed at the bottom of the community. Soppkets (intake valves) have been installed under the eaves in every unit. All of the railing have been either changed or re-welded. We have continued to do siding work all over the complex, and this will continue in 2008. Pot holes and other minor road repairs continue as needed. We intend to begin re-painting the community (beginning at the bottom of the community #135-146) in the early spring. A new sidewalk was installed in front of bldg. 13-16; and a new stoop and sidewalk was installed in front of #124-125. Additional sidewalk repairs are pending behind unit #108-113, and at other sections of the community. During the past year many light

fixtures, photo cells and bulbs have been replaced all over the complex. The roofs have been maintained including twice a year cleaning of all of the gutters. Normal M & R continue including minor plumbing, flower box and shutter replacements etc. Regarding the grounds, spot seeding of badly needed sections was completed as well as trimming of plants and trees. The fall clean up continues through December. One of the new projects for 2008 under consideration is a lighting/irrigation system for the island and two areas in front of the signs at the top of the community.

Enclosed please find a new coupon sheet for 2008. The Board has approved a 7.5% increase in common charges. The increase will help cover increases in most of our fixed costs including insurance, water, electrical, and lawn maintenance. We remind unit owners that common charges are due by the 10th of each month. Our budget is based upon the timeliness of your payments. Failure to pay on time can result in fines as outlined in our rules.

We want to remind owners/residents of the most frequent complaints lodged with us. First, residents must pooper scoop after walking their pet(s) around the complex. Waste should be bagged and thrown in our dumpsters. Vehicles must be parked in properly designated spots at all times. We remind owners of the exterior conformity rules. All windows, decks, doors, and exterior surfaces must conform to the English Tudor style. We receive many requests to "paint my deck." We remind owners that the deck is a limited common element. Owners are responsible for painting of the decks. The condominium is responsible for the structural portion of your deck. Owners who are changing their decks should contact us, and we will work with any licensed contractor taking care of our portion.

We thank you for your indulgence and your support.

**Board of Managers
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