

# **SUMERSET CONDOMINIUMS**

www.sumersetcondominiums.com

BOARD OF MANAGERS  
P.O. BOX 232  
POMONA, N.Y. 10970

TEL: (845) 354-1389  
FAX: (845) 818-3823

**To: Owners / Residents**  
**May 4, 2017**

**Barring any last minute problems, the pool will be opening on time for Memorial Day Weekend. Hours and pool regulations will be posted. Owners who are in arrears to the condominium will not be allowed to use the facilities.**

**Once again we would like to 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, and any other costs which may be required Local, State, or Federal authorities, and repair to the grounds" (Rule #35). We strongly urge all owners who have not done so to put your oil tank inside your unit, and remove your oil tank in the ground. We suggest you contact your oil supplier, who should be able to furnish you with a list of reputable companies who install new tanks, and remove old ones out of the ground. It is important to do this before you have a problem (leak) which could cost thousands of dollars to repair.**

**We have several projects on-going around the complex. The painting project continues. We should be able to complete units 84-95 this year. The pot holes throughout the complex are being addressed, and we intend to continue to pave parking lot areas later this year. All of the roofs and gutters will be checked and cleaned. There will be some new plantings installed at the top of the community (Garden Apts.) and in front of the pool area. All of the main trees areas will be mulched. Flowers will be installed at the island as you come into the complex in mid May. Repairs will be made at the pool (primarily the filter room). Minor repairs continue throughout the year (flower boxes, shutters, etc.).**

**We want to remind owners that the use of BBQ gas grills is prohibited by the Town. Electric grills are acceptable. Our landscaping company (Ferguson) wants us to remind owners and residents to please keep the common grounds free of chairs, toys, umbrellas, etc. Help us keep**

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**Sumerset green and clean. We have also been receiving complaints about residents not cleaning up (pooper scooping) after walking their pet(s) around the common ground. Waste should be bagged and placed in the dumpsters. Owners with any question regarding conformity, please contact us prior to doing any work. Finally, we want to thank all of the owners who changed their water shut off valves last year. We believe most of the community have had the proper shut off valve installed.**

**The Annual Meeting will be held on Wednesday June 21, 2017 7:30 PM at the Pomona Park Clubhouse. Three seats are open. The incumbent board members will be running. Any owners (in good standing) with the time and desire who wishes to run for a seat on the board, please send us a letter no later than June 1 2017<sup>h</sup>.**

**We thank you for your indulgence and continued support.**

**Board of Managers/  
K Management LLC**