

SUMERSET CONDOMINIUMS

www.sumersetcondominiums.com

BOARD OF MANAGERS

P.O. BOX 232

POMONA, N.Y. 10970

TEL: (845) 354-1389

FAX: (845) 818-3823

May 16, 2015

To: Somerset Owners

The pool will be opening on Saturday May 23. Owners in arrears will not be allowed use of the facility. The pool will be open weekends only 12 PM-5 PM (and Memorial Day Monday May 25), until the kids are out of school. It will then be open daily. Hours will be posted. Residents must obey the rules and regulations as well as direction from our Pool Staff.

As we move into the spring season, we wanted to remind residents of some important condominium rules. The number one complaint we receive continues to be the "pooper scoop" rule. Residents who walk their pet(s) around the common ground must bag and dispose of (place in the dumpsters) any waste. Residents observed not complying will receive a warning letter. If the problem persists, the Owner will be fined \$25 per occurrence. We remind Residents that the only plantings allowed in the front garden of a unit are annuals. Planting of vegetables is prohibited on common grounds. Residents are not allowed to store anything on common ground including underneath a deck. Garden apartment residents (#1-24) are asked to please store all personal items in their bin, not in the common areas of the basements. All toys, balls, chairs, etc. must not be left out on common ground overnight. Refuse must be placed inside the dumpsters, not along the sides. We have received complaints about Residents leaving cats (and food for them) outside overnight, which also is prohibited. We ask everyone who resides at Somerset to help us keep the common grounds looking good by policing their own area (i.e throw away any refuse left on the grounds).

Residents may have noticed that the main water has been shut down more frequently. This is primarily due to the fact that the old curb keys (in the ground) do not work, and we cannot isolate certain sections without shutting the main. Many owners still have not checked their own internal water shut off valve. When a resident cannot operate their internal valve, sometimes the main needs to be shut to replace the valve. This is happening with greater frequency. Please check your internal water shut off valve, and make sure it is operable.

We have had some additional oil tank problems. As stated in most of our earlier correspondences with you, it is imperative that Owners who still have oil

SUMERSET CONDOMINIUMS

www.sumersetcondominiums.com

BOARD OF MANAGERS

P.O. BOX 232

POMONA, N.Y. 10970

TEL: (845) 354-1389

FAX: (845) 818-3823

tanks in the ground make arrangement to have a tank installed inside your unit, and have the tank in the ground properly removed. Many of the local brokers have told us that prospective buyers are leery of purchasing a unit with the tank left in the ground. Finally Owners should check their homeowner's policy to make sure they are covered in the event of a spill.

Once again the Board has hired an attorney to file a tax grievance on behalf of all of the Owners. We were successful back in 2012, with everyone receiving a refund check. It may take some time, but we hope to be successful again.

The Annual Meeting has been scheduled for Wednesday June 17, 2015 7:30 PM at the Pomona Park Clubhouse (along the access road between the two condominiums). We will be reviewing some upcoming major capital improvements including paving of the main road, and retaining wall repairs and reconstruction. There are three seats up on the Board. The incumbents will be running. Anyone (in good standing) with the time and desire please submit your name (in writing) to us no later than Monday June1.

We remind everyone to go to our web site where a great deal of information is posted (i.e. rules, by-laws, important phone numbers, and FAQ's).

Thank you for your attention.

**Board of Managers/
K Management LLC**