

# SUMERSET CONDOMINIUMS

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BOARD OF MANAGERS  
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**October 30, 2008**

**To: Unit Owners**

**As we all know these are difficult economic times. Most of us are "tightening our belts" be it traveling less, eating out less, driving less, etc. Unfortunately, an increased number of owners seem to regard their monthly common charges as "voluntary" rather than an obligation.**

**As of this writing, there are over \$17,000 in outstanding common charges. Three unit owners account for approximately \$10,000 of this debt. Several of these units have been in foreclosure and/or filed for bankruptcy protection. Most alarmingly, many owners who have been paying on time are now starting to fall behind.**

**The budget that is set up annually is based upon the timeliness of your payments. Common charges are due by the 10<sup>th</sup> of each month and considered late if they are postmarked after the 10<sup>th</sup>. Late fees will be automatically applied. It is impossible for the condominium to meet it's financial obligations if owners do not pay on time.**

**We will pursue every legal avenue to recoup the outstanding common charges. Beside the automatic fines levied on your unit, the condominium reserves the right to re-assign your parking spot, keep you from using our facilities (including playgrounds and the pools) along with other drastic measures. Once your account is two months in arrears a common charge lien will be filed. This becomes a matter of public record and can affect your credit record. Regarding the larger receivables, in some cases we have been forced to garnish pay. We will take every legal action necessary to recoup the outstanding common charges. Legal fees will be added on as well.**



**We want to make it clear to the owners that we will continue to do our best to maintain and enhance Somerset. We continue to work on the grounds, roads, playgrounds, pools, and all of the buildings. We received many compliments about the new sprinkler and lighting system installed at the entrance of the community. Eleven of our catch basins were rebuilt or repaired. The siding project continued throughout the year. All of our gutters have been cleaned (spring and fall). We have replaced many photo cells, bulbs and/or fixtures around the complex. We are about to begin major paving work at the bottom of the community. This work was delayed due to lack of funds (a direct example of choices delinquent owners force us to make). Overall the place is looking good.**

**Besides our usual pleas for owners to: pooper scoop after their pet(s), park in properly designated spots, and throw refuse in the bins, we have received complaints about owners leaving chairs, strollers, etc. around common elements. Owners are subject to fines for disregarding the rules.**

**As we move into snow season we want to make owners aware of proper snow removal procedures during inclement weather. Extra salt will be placed around the complex for residential use. All vehicles must be parked in properly designated spots or they will be towed at the owner's expense. After a storm is over and the main roads have been cleared, the snow contractor will begin to clear the sidewalks and parking spots. Every effort will be made to make sure the roads, sidewalks, landing, 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.**

**Finally, we want to make you aware of our new "call-em all" system, which we will be using to contact all of you at once. Visit us on our web site [www.somersetcondominiums.com](http://www.somersetcondominiums.com)**

**Board of Managers/  
K Management LLC**