

SUMERSET CONDOMINIUMS

BOARD OF MANAGERS
P.O. BOX 232
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April 30, 2010

To: Unit Owners

This letter serves to update the community on several matters.

Beginning with the Maintenance and Repair projects scheduled over the next few months, the new retaining wall above the pool has been completed (including a new drainage system to capture underground water). We will begin to prepare the pool for the summer season, including painting of the pool and necessary work on the filter system. The Pool is scheduled to open on Memorial Day (May 29). The paving contractor will be here soon to repair the pot holes and pave a badly needed section at the bottom of the community. The painting project will begin soon as well. We will start where we left off, finishing up the bottom section of the community and then go around the entire community to freshen up door frames, shutters, and window boxes. The Board has decided to paint all of the Visitors spots yellow. This will be accomplished in phases, hopefully completing the project before the end of the year. Normal M & R (electrical, plumbing, window boxes) will continue as needed.

We want to bring to your attention several Rules issues that have recently arisen. First, we want to ask owners not to use the emergency beeper number for non-emergencies. The most flagrant misuse of the system is when an owner beeps us when someone is parked in their spot. This is not an emergency. The proper procedure is to put a notice on the car then leave a message on the condo line. If the car is still there after 24 hours, we will tow it off the premises. We want to remind owners and residents that open flame BBQ grills are strictly forbidden by the Town. Owners may have electrical grills and they may only be

used on your deck. Children should be playing in the playground area only. (Please observe the Rules posted on the gate of the Playground). Owners and residents must take in all of the toys, bikes, chairs etc. used during the day. These items should not be left out on the common ground overnight. We continue to get complaints about owners not cleaning up after their pet(s) around common grounds. Waste should be bagged and thrown into one of the dumpsters. Further we have received complaints about residents leaving garbage outside their front doors over night. Refuse should be thrown out immediately, not left overnight at your front door (one resident told us they were "too tired" to walk to the dumpster!). Finally, vehicles must be parked in properly designated spots. The Town has been going around and they will ticket vehicle(s) parked in Fire Zones.

The Board has adopted a new Rule stating that an owner cannot put a new oil tank back in the ground. This Rule will be posted on our web site, which is undergoing an overhaul and will be up again soon (www.sumersetcondominiums.com) We urge owners who have not done so to spend the money now to take your tank out of the ground and place a new one inside your unit. Owners who have waited until their tanks are leaking have encountered problems with their insurance companies covering the remediation effort, which can cost thousands of dollars.

The Annual Meeting will be held on June 2, 2010, 7:30 PM at the Pomona Park Clubhouse. There are three seats up this year. All three incumbents wish to retain their seats on the Board. Any owner in good standing with the time and desire to fill a vacant seat, please submit your name in writing to us no later than Friday, May 14, 2010.

We thank you for your attention and support.

Board of Managers/
K Management LLC