

THE HIGHLANDS POINT OF VIEW December, 2008

Welcome to our new neighbors... Maria Baldwin in 2401, Marybeth Riley in 416, and Tom & Marie Young in 411. If anyone who is receiving this newsletter on paper would prefer to receive it by email, please send an email to feforte@comcast.net to be added to the electronic distribution list.

A. FINANCIAL ISSUES:

1. Condo fees

Condo fees will remain the same in 2009. Coupon booklets will arrive in the mail before the end of December.

2. Supplemental fee assessment

In August, a lightning storm damaged electronic circuit boards in two of our elevators and four of the building alarm systems. Unfortunately, electrical surges are not covered by our maintenance contracts, and the repairs, which totaled almost \$25,000, were below our insurance deductible. Therefore we need to make up for those unavoidable, unbudgeted expenses. An assessment will be added to the April and May coupons in your payment book - an extra 42% of your regular payment for those two months only.

3. Other Financial

a). We'll be making the final payment on our roofing loan in April. We do not expect to need another loan in 2009, but that option is available in case of some unforeseen event.

b). Consider signing up for our convenient electronic payment service for condo fees. On the 3rd of each month, your condo fees can be automatically withdrawn from your bank account. Contact Lorell Management for an application form. 1-508-222-1220

c). In December we collected the final amount of past due condo fees and late charges owed by the developer (about \$38,500).

d). Our insurance premiums decreased by 10% for 2009 because we didn't make any claims for 3 years. Wind insurance remains unaffordable.

B. Maintenance

To report common area maintenance problems

DONNA CRONE

Phone: 1-508-454-6891

Email: donnacrone@verizon.net

1. MAINTENANCE ADMINISTRATOR:

The trustees considered various options to provide on-site maintenance, and decided that a resident administrator would best provide the level of service we need. An announcement of the position was mailed to all unit owners in early November and there was only one reply. Donna Crone, a trustee who has been doing this job on an uncompensated basis for two years will fill this position.

Donna will therefore resign as trustee effective December 31, 2008. Anyone who is interested in serving the remainder of her term (until September, 2011) should inform Jay Hornung at Lorell Management. If more than one person responds, we will have an election by mail during the winter. If no one responds, we will continue to function with four trustees (we are allowed to have three to seven trustees) until the next annual meeting in September when we will hold another election.

2. Major Projects planned for 09

- Complete power-washing building 4 (front & sides)
- Power-wash and paint trim on building 24
- Install fence dividers between ground level decks on building 25
- Vinyl clad posts above private entryways on each end of building 25
- Power-wash decks on bldg 30 & 29 as needed

3. Other Maintenance issues

- Energy saver bulbs have now been installed in all common area light fixtures and lamp posts.
- We are evaluating surge protectors for our elevators and alarm systems.

C. Ocean Point Management Trust (OPMT)

OPMT is the entity that manages the facilities we share with the Dunes - the beach & boardwalks, pool, clubhouse, tennis courts, amphitheater and waste water treatment plant.

The annual meeting of OPMT took place on November 3rd. Property Manager Donna Crone reviewed the improvements that were made during 2008 to the clubhouse and boardwalk. There was discussion about the reviewing the rights of neighbors to our private beach and about making larger, clearer signage on the boardwalks.

The waste water treatment plant was the subject of most discussion, as it represents 80% of the OPMT budget. Our DEP operating permit, which is up for renewal in January, 2012, requires that we reduce the levels of nitrogen and phosphorus effluence from the plant. We have already instituted procedures that meet those requirements.

However, during the summer, some fibrous materials (diapers?) that were flushed down toilets caused blockages in our system. Besides jeopardizing the equipment by tangling the grinders, cleaning the pre-treatment tank caused the nitrogen levels to spike

temporarily. We have urged all residents not to flush anything except toilet paper and to urge guests and housecleaning services to comply as well.

We will need to enhance our facility to prevent further problems. The OPMT trustees are considering the installation of a pre-treatment tank with filters that can easily be removed and cleaned to prevent damage and keep the nitrogen within allowable limits.

D. OTHER

a). SNOW PLOWING

We will be plowed out if the snow is more than 3” deep. Please move your car to the back row of parking spaces (or on street) when snow is forecast so the front of the building can be plowed most effectively.

b). GONE FOR THE WINTER

Remember to leave thermostats at 65 degrees. Also shut off water at the main shutoff (unless you have forced hot water heat) and leave faucets open. Make sure Donna either has a key to your unit or knows who does have the key. And make sure she has your emergency contact phone #.

c) CHRISTMAS ISSUES

1. Only artificial Christmas trees allowed. Fire department rule.
2. Please take down all Christmas decorations by January 31st.

NEED WORK DONE INSIDE YOUR UNIT?

DAVID GRASTORFF					Fully Insured 1-508-333-4372				
Paint	Tile work	Repairs	Hang light fixtures	Install appliance					
	Fix toilet	Carpentry	Wallpaper	Renovations					

RHONDA BISHOP Unit 3002					508-224-5662				
SEWING SPECIALIST									
Alterations	Tailoring	Design & Creation of Custom Garments							
	Curtains & Draperies	Pillows	Reupholstering						

**Happy Holidays to all
from the Trustees!**