

LETTER FROM THE PRESIDENT

January 2015

Summer House Owners:

We trust that everyone enjoyed a festive holiday season. At Summer House, last year's plans have become this year's work schedule.

Annual Meeting

On December 9, we held our Annual Meeting. This year's meeting was very quick and principally consisted of a few questions about the 2016 budget and the new landscaping company. The budget was passed and the 2016 Board of Directors was announced.

New Landscaping Company

Our new landscaping contractor, DMKoehn, began physically working on the property in early January. The Landscape Committee and our Property Manager, Shannon Kolacz, met with the company owner and crew supervisors in December. Forward planning and the establishment of good communications are absolutely essential to long term success with any vendor, and our experiences to date with DMKoehn indicate that they are in agreement. It's especially important in the first few months, as they establish grounds maintenance routines, to pass along to the Landscape Committee and our Property Manager any ideas or observations you might have. Once those routines are well established, the Landscape Committee and Property Manager will work with DMKoehn to begin planning possible enhancements. You can share your thoughts by emailing SHResident1@hotmail.com.

Building 16 HardiBoard Project

Building 16 construction is complete except for a few minor tasks and the grounds are currently being re-landscaped. A great deal of energy and time has been expended climbing the learning curve on this project, which has taken longer than initially expected for a variety of reasons. Most importantly, though, all the contractors and professionals involved in this project now understand every detail necessary to create a building envelope sufficiently waterproof that long term maintenance will be reduced and livability will be enhanced. We will begin construction on Buildings 1 and 2 soon.

Beachside Re-Pipe Project

David Gray Plumbing is scheduled to begin construction on Building 27 on February 8. Owners and residents will be contacted and detailed information will be distributed well in advance of any work on a building so that everyone will have time to ask questions and plan. While these interior projects are highly disruptive, they yield enormous long term benefits for individual owners and the Association.

Note to Beachside owners: if your unit is scheduled to have its cold water delivery re-piped during this project, please consider taking advantage of the significantly discounted price to also re-pipe your hot water delivery and/or change your water heater. These systems are also approaching the end of their useful lives and their eventual replacement will be far more expensive than the pricing available now. Additionally, while David Gray is on the property, they have indicated to us that special [discounted] re-pipe rates will be made available for Beachside owners who are not scheduled for an Association re-pipe. Look for more information on that matter soon.

Garbage

We are experiencing a constant stream of tenants and owners discarding large items around the garbage compactors, mostly furniture and construction/remodel debris. It is expensive [and a waste of Maintenance Staff time] for the Association to dispose of these items, and this trash is an unnecessary eyesore to residents who live in close proximity. Please notify your property managers and tenants that our increasing attention to these areas will result in owners being fined and charged for the costs of removal. Our compactors and garbage disposal areas are designed to accommodate household trash; large, solid items must be disposed of elsewhere.

Association Membership

As we interact as Association members and managers, let's keep in mind that we all have a shared interest in Summer House. We all want Summer House to be a great place to live. The Board and Staff honestly endeavor to make the best decisions possible for our shared interests. Every member of this Staff, a truly excellent one, deserves our thanks and respect, even when we disagree about a particular matter.

As this new year begins, we should all take a moment to reflect on the power of listening and the persuasive potential of a viewpoint calmly stated by someone with an open mind.

Thanks for your trust and support.

Sincerely,



Joe Gill