

FAIRWAY NINE I CONDOMINIUMS

JUNE 2023 NEWSLETTER



Special Assessment Notice – In their Board meeting on April 21, 2023, the Board of Directors reviewed the budget shortfall for snow removal and roof leak repairs. The presence of water leaks, from roof ice dams, into the unit interiors required a substantial amount of roof snow removal over the winter season. The Board directed management to inspect all units and make any additional roof leak repairs to condominiums which may not have been reported throughout the winter season. The inspection was concluded, and repairs made where water damage was present. The annual budget for snow removal in 2022/23 was estimated on a 10-year average cost amounting to \$30,250. The actual expense for snow removal in 2022/23 was \$76,698.35 and roof leak repairs to date amount to \$8,683.26 for a total of \$85,381.61. The total budget shortfall totals \$55,131.61.

Owners are notified each year that the snow removal budget is based on a 10-year average. If a significant budget shortfall occurs, the Board would need to consider a line-item assessment. This is done so that over collection of dues based on a worst-case snow year is not necessary. The Association operates on a breakeven budget to keep dues at a minimum. The last time the Board needed to consider a similar special assessment was in 2017. This message serves as notice that a special assessment is under review and owners may receive a special assessment billing as soon as July 1st.



Construction Assessment and Scheduling – Management and the Board have reviewed the remaining building renovations required and believe an additional special assessment will not be required. As owners may recall, this was an unknown given the extent of deterioration found on exterior decks during building renovations last year. The decks have all been repaired and renovation work will begin soon on the remaining buildings. Exterior painting will be done after repairs are made and as the weather permits. Owners will be kept informed on the timing of the work on their individual buildings. When notified, please remove all personal belongings from decks and exterior walls to prevent accidental damage and loss.



Annual Meeting Scheduled – Please be sure to mark your calendar. The Fairway Nine I annual Membership Meeting will be held on **Saturday August 12, 2023 at 9:00 a.m. at the Fairway Nine Pool facilities**. You will soon receive your annual meeting information packet and proxy. Your help in returning your proxy, even if you plan on attending the meeting, is greatly appreciated. Returning your proxy aids in preparation efforts and assures a quorum. Thank You!



Pool and Hot Tub News: The pool is currently closed due to repair issues. The pool tile and stairs need repairs prior to opening. Vandalism to tile has caused some delay. Contractors making the repairs have been scheduled and we hope to have the pool and hot tub online by mid-June. Thank you for your patience and understanding.

WATER MAIN SHUTOFF – Please remember that any time your **condominium is vacant for more than 48 hours your water main must be shut off** to avoid any possibility of water damage. Your water main shut off can be found in a closet within your condominium and has a red label indicating it is the water main. Please do not remove the label and keep the water main shutoff accessible at all times. Owners are responsible for their tenant's and guest's adherence to this restriction. The insurance deductible in case of loss is \$25,000 and will be the owner's responsibility. Your cooperation is greatly appreciated.

MANAGERS CONTACT INFORMATION

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