

President's Report

Thank you for coming out this evening. There is a lot of business to be transacted tonight but it is all important in continuing to maintain the quality of life in our very special community.

Several years ago, we chose to plan ahead in both the work and funding of projects as Stratfield Falls has reached a time in its development when work needs to be done to maintain our homes in the pristine manner that we all desire. We chose to pay in smaller increments towards the financing of large projects rather than imposing large burdensome assessments on major work as it occurs.

Over the past 4 years, we have replaced all outside light posts and fixtures, placed heating cables on our roofs and in leaders and gutters to help prevent ice damming and the formation of ice on our walkways. Two years ago, a lot of landscaping occurred. This past year, we underwent a significant amount of deck repair and staining. And now we are in real need of repaving our roads and driveways. We had hoped that this could be postponed for a couple of additional years but putting this off will only add to the expenses associated with the repair and maintenance of our driveways and roads. Your Board has been unanimous in deciding to pursue this project now rather than putting it off any farther. We hope that tonight you will support our plan and the method of funding this expensive undertaking.

In the fall, you will be notified about our bi-annual service of having your dryer vents cleaned to help prevent potential fires etc. Your Board is aware of the condition of the pine trees that face Stratfield Road. Unfortunately, we had no recourse with United Illuminating when they contracted a company to top the trees to protect the power lines. Sadly, they did a lot of damage and are not held accountable for the effects of their work. Presently, our priority is the paving project. We have finite resources and are unable to do everything without either neglecting other work that must be done or ask for more money from unit owners. We have chosen to wait and see what the situation looks like in the fall. By then, the paving project will have ended and

we will be able to better evaluate finances. Further, we are holding back on other possible landscaping enhancements as a means of preserving monies that may be utilized to undo as much damage as possible. Finally, we will need to re-evaluate the conditions of these trees. We will keep you informed.

Looking into the immediate future, the next major project will be to paint the trim on our units and provide an additional coat of stain to our revitalized decks. It is also time to review our rules and regulations, bylaws and declaration to ensure that they comply with the newest state statutes.

While we are on the topic of governance, I would remind you that in our rules and regulations, there is a requirement that when you are having work done on your home, if the cost is \$ 1000 or more, you must give our management company a copy of the license or licenses of the contractors along with appropriate insurance certificates. This not only protects the community but you as well.

We are all fortunate to have a dedicated and hard-working Board. I would like to personally thank our full board members for all that they do: Vice President Gary Gibson, Treasurer John Lotty, Secretary Jim Digney and board member David Wohl. Few condominium Boards have the continuity and cohesiveness that Stratfield Falls possesses. We have a wonderful partnership with County Management and our property manager Gary Knauf and site manager Kyle Ostberg. We also have an outstanding attorney in Adam Cohen who is always available to provide us with excellent guidance and sound advice.

For those of you who are new to our community, I extend a special word of welcome and want you to know what a special place you are living in. We have terrific neighbors who possess a dedication to our quality of life and have supported their Board in all their endeavors to continue to move this community forward. Thank you all for your faith in us and your on-going support.

Al Treidel -President