

## President's Report- 2018

Thank you for coming out this evening. Your attendance speaks well for the quality of life in our community and your commitment to maintaining Stratfield Falls as a great place to live. I would like to begin by welcoming our new resident families and ask them to stand up and introduce themselves. We pride ourselves on having a well-run community with neighbors who support one another and where the spirit of volunteerism is strong.

Several years ago, we chose to follow a path of careful future planning by identifying projects that will need to be initiated to preserve our property values and quality of life. By planning ahead, we chose to pay in smaller increments towards the financing of large projects rather than imposing very large burdensome assessments on major work as it occurs.

Over the past 5 years, we have replaced all outside lights, 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. Three years ago, a lot of additional landscaping was completed. Two years ago, we underwent a significant amount of deck repair and staining. We were fortunate to obtain a stellar price from Growing Designs to trim and prune a lot of our large trees last September. Whereas many other communities suffered a great amount of very expensive tree damage and loss this past winter, we were fortunate to be able to preserve most of what we have. Last fall, we undertook the single most expensive and comprehensive project in the history of our community when we repaved all our roads and driveways. Since the completion of this project, your Board and property manager have had concerns regarding the end result and have worked together to bring about a satisfactory resolution to these concerns. This project and its resolution will be discussed by our property manager in his report later in the evening. Over this summer we have engaged in wood rot abatement work on both Carrie and Hillary to secure our homes and make our properties ready for a future painting project. We spent all our discretionary landscaping funds working on the most seriously damaged plantings that were caused by a very difficult winter. We wish that we could have done more this summer but needed to prioritize where our limited

**funds were especially needed. Additionally, a smaller project was initiated that involved the trimming and re-shaping of the pines that were damaged by tree work done by United Illuminating's contractor. This \$ 2500.00 project was the most cost-effective way of trying to save these trees and avoiding a \$ 20,000 to \$ 40,000 tree replacement job. Tonight, we will again vote on an annual assessment that is used to fund present and future projects. Your board has unanimously approved this assessment for the 2018/2019 year and asks that you again support this necessary move. Please note that we have worked closely with our property management team to deliver a budget that again requires no increase. For more than 8 years, your board has worked diligently to deliver operating budgets that have required no additional funds. We unanimously recommend approval of the proposed 2018/2019 operating budget.**

**Last fall, your association funded our bi-annual service of having your dryer vents cleaned to help prevent potential fires. We had assumed this additional responsibility about 6 years ago as a way of ensuring that this critical service continues for every unit in a uniform and timely fashion. This is one way that we are able to control insurance costs.**

**We had significant difficulties with our irrigation system last summer. As a result, we dismissed our previous irrigation contractor and required him to pay for damages caused by the company's inability to properly maintain our irrigation system in good running order. Our new irrigation contractor, although more expensive, has done a much better job of maintaining a complex system. This is an example of getting what you pay for.**

**Because of issues relating to wood rot abatement and concerns relating to our roads and driveways, your board chose to put off a painting project until next spring or summer. We have been gathering and reviewing bids from painting contractors and will be getting back to you in 2019 to vote on a painting project that may also include the re-staining of our decks.**

**Stratfield Falls is fortunate enough to maintain a website that is a wonderful reflection of our entire community. If you have not looked at it as of yet, I would encourage you to go on line to see all the beautiful photos and valuable information that can be accessed from there. Many, many thanks to our web**

**master Vic Berecz for his continued hard work and expertise that ensures that our community maintains a very positive profile for the entire community to view. Vic, many thanks for all that you do for Stratfield Falls.**

**We are extremely fortunate to have a dedicated and hard-working Board. I would like to personally thank our full board members for all that they do: our new Treasurer and newest member Ricki Reiner, our Secretary Jim Digney, long-standing Board member John Lotty and a special thanks to my partner on the Board, Vice President Gary Gibson. Gary spends so much time and energy leading our Buildings and Grounds Committee and has been extremely diligent helping to oversee and address our paving project issues. We have a terrific partnership with County Management and our property manager Gary Knauf and site manager Kyle Ostberg. It is a genuine pleasure to work with the entire County Management team! We also have an outstanding attorney in Adam Cohen who is always available to provide us with excellent guidance and sound advice. He is a real expert on condominium law in the State of Connecticut.**

**We have important business to transact this evening. As we move forward, I want to thank each of you for your continued support as we all work closely together in maintaining Stratfield Falls as a premiere community .**

**Al Treidel - President**