

# ***River Pines of Farmington Condominium Association***



***Spring Information  
Meeting***

***May 23, 2011***

# ***River Pines of Farmington Condominium Association***



***Welcome..... to the  
River Pines  
2011 Information Meeting***

# Agenda

- ❖ Current Board of Directors
- ❖ Board Support Personnel
- ❖ Financial status
- ❖ Social Committee report
- ❖ Annual Projects report
- ❖ Association governing documents



# Agenda (Cont'd)

- ❖ Community Involvement
- ❖ FHA Certification
- ❖ Maintenance Building Expansion
- ❖ Your overgrown shrubbery
- ❖ Questions



# Current Board of Directors

Ed LeFevre

President

Jan Hall

Vice President

Tom Cornell

Treasurer

Gene Kerwin

Secretary

Shirley Niesyto

Director

Bob Eix

Director

Paul Pardee

Director



# Board Support Personnel

❖ Bob Goodman

Site Manager

❖ John Fahrner

Administration and  
Finance Manager

# Financial Status -

## Operating Budget -

Budget	\$1,139,526
Spent (4/30/11)	399,980
Committed	607,650
Balance	<u>\$ 131,896</u>

Approximately 11.6 % to be spent



# Financial Status -

## Reserve Fund -

Planned	\$485,594
Spent (4/30/11)	28,585
Committed	299,880
Balance	<hr/> \$157,129

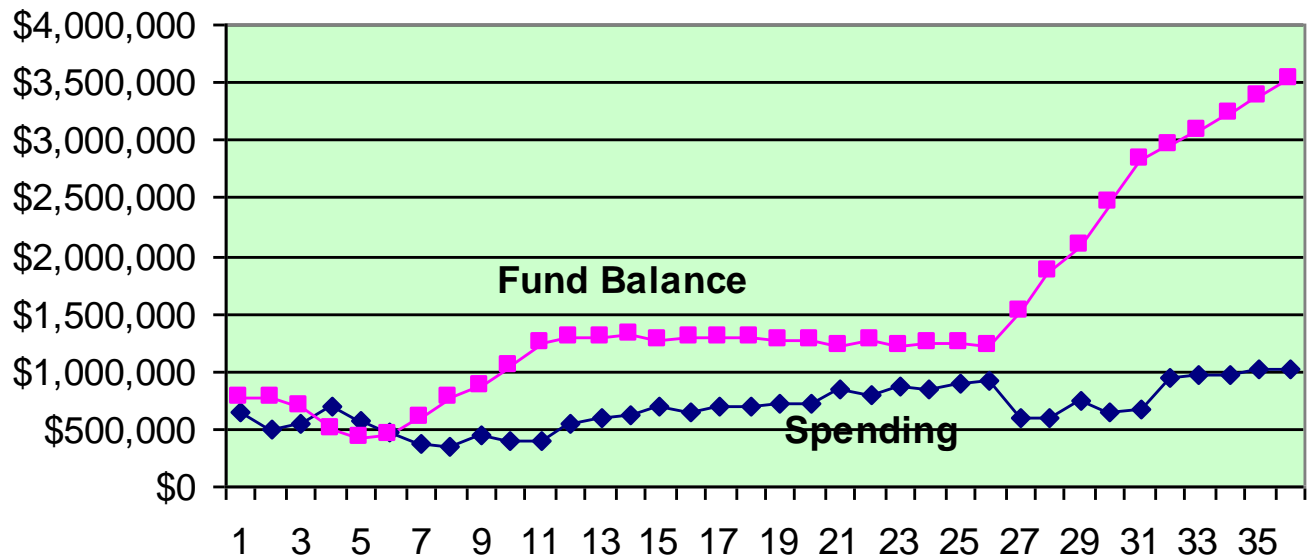
Approximately 32.3 % to be  
spent





# Reserve Plan Projections--

2011 Reserve Fund  
Update 6  
Spending vs Reserves Balance  
With Maintenance Bldg Expansion



# Reserve Plan Projections-



Year	Projected	Actual
2002	309,575	
2003	231,055	446,063
2004	484,829	378,414
2005	330,138	309,205
2006	391,621	386,413
2007	428,311	391,584
2008	440,015	455,407
2009	617,044	631,407
2010	638,883	630,822

# 2010 Audit Report -

Our Auditor, Owens and Strussione has finished our 2010 Financial Audit

There were no significant comments regarding our financial transactions



# 2010 Audit Report -

Copies are available and if there are not enough, please leave your name with John Fahrner and we'll get a copy to you



# Social Committee Report



Sharon Hicks will bring you  
up to date with the  
activities of the Social  
Committee



# Annual Projects Report

Each year our project planning and implementation is getting better.

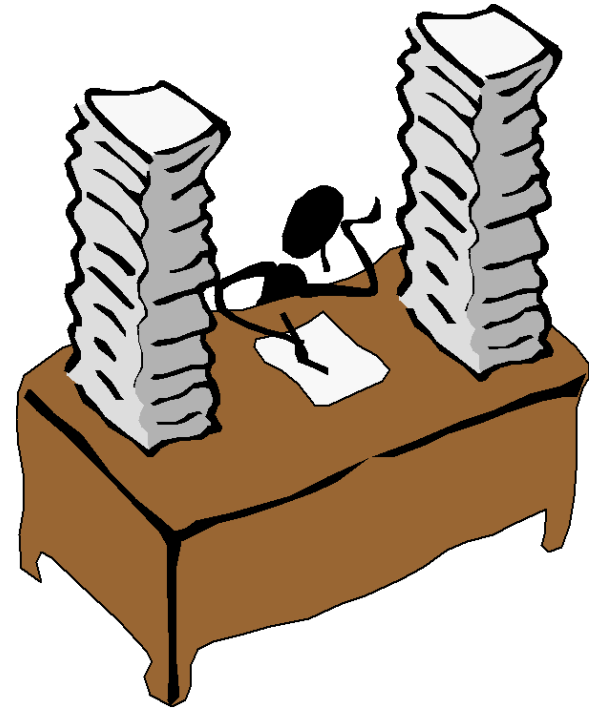
Our Site Manager, Bob Goodman, is following all our projects and his attention to details is one of main reasons for our success.



# Annual Projects Report



This is how  
Bob feels after  
chasing  
Contractors  
and Work  
Orders all  
day.....





# Annual Projects Report

Our Administration and Finance Manager, John Fahrner, is participating in the planning and following the cost part of the projects making sure our costs are tracking our planning.

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# Annual Projects Report



John keeps our  
attention on the  
budget and  
planned  
expenditures...  
... preventing  
surprises at the  
end of the year.



# Annual Projects Report

## Work Orders –

So far this year we have processed over 344 work orders

We spend approx. \$100,000 doing requested repairs



# Annual Projects Report

## Work Orders –

### The top 6 areas of expense –

- ❖ Windows
- ❖ Tree removal
- ❖ Gutters and downspouts
- ❖ Basement repairs
- ❖ Roof repairs
- ❖ Garage door repair



# Annual Projects Report

Painting –

We are painting 48 units this year and continuing with the 2 coat process.



# Annual Projects Report





# Annual Projects Report



# Annual Projects Report



We are finding that window sills are requiring touch up after (3) or (4) years.

# Annual Projects Report

Painting –

We will be inspecting window  
sills on all units painted in  
2008





# Annual Projects Report

## Roof Replacement –



# Annual Projects Report

## Roof Replacement –

We will replace (29) unit roofs this year and spent \$183,500.

Approx. \$6,326 per unit

This is a 2.5% cost reduction

Average roof life = 14 years

We expect 20 to 25 years from our new roofs



# Annual Projects Report

Roof Replacement –

Based on the (14) year roof life--  
\$40 of your dues..... goes to  
the reserve fund every month  
for roof replacement

We have (68) roofs remaining to  
finish the Phase I project



# Annual Projects Report

## Window Repair & Replacement

In 2009 we spent \$102,237  
repairing and replacing  
windows

In 2010 we spent \$49,000.

So far....In 2011 we have  
issued a contract to repair  
and/or replace windows for  
\$17,277



# Annual Projects Report

## Window Repair & Replacement

Our window repair costs are reducing each year as we inspect units that are now 12 to 15 years old



# Annual Projects Report

## Irrigation System -

We just started the Irrigation System at the beginning of May.

We have completed inspecting sprinkler heads and repairing those damaged during the winter.





# Asphalt Paving Project

We inspected our asphalt roads and find that we have some repair work along the curbs and more crack sealing

Aggressively going after deteriorating asphalt in previous years is paying dividends



# Asphalt Paving Project

As we have maintained the road surfaces we have been paying attention to the appearance and the surface of our roads

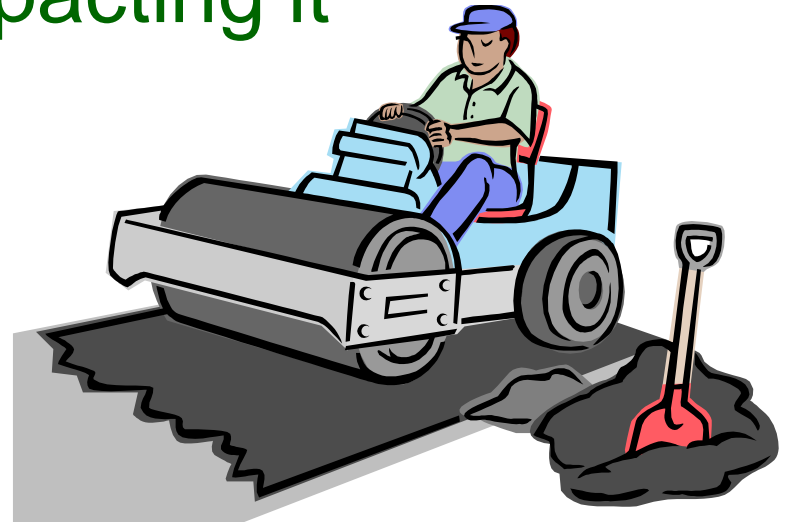
Since River Ridge Trail is one of the oldest streets we resurfaced a portion of this street last year





# Asphalt Paving Project

The repaving consists of milling 2 inches off the existing asphalt..... then installing 2 ½ inches of new asphalt and then compacting it



# Asphalt Paving Project

River Ridge Trail is about  $\frac{3}{4}$  miles long and we have about 1,800 ft that has several patches and is somewhat rough and unsightly

We repaved 1.000 ft in 2010



.







# Asphalt Paving Project

In 2011 we will look at another 800 ft of River Ridge Trail and the Architectural Committee will decide if repaving is appropriate.

We will also consider paving approximately 800 ft of Blue Spruce in 2012 depending on the condition of the street



# Asphalt Paving Project

Scheduling and the inconvenience to co-owners is always a concern but the end result seems to worth it



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# Association Governing Documents

There are (3) governing documents in a condominium association

- ❖ The Master Deed
- ❖ Condominium Bylaws
- ❖ Board Rules and Regulations



# Association Governing Documents

These documents define:

- ❖ The association
- ❖ Establish the responsibilities of the association and the co-owners



# Association Governing Documents

We have many new co-owners  
and

Others that have been members  
of the association for many  
years

Take the time to read these  
documents so you know what  
you can do and what you  
cannot do





# Association Governing Documents

You were given an opportunity of obtain a CD or printed copy of these documents earlier this year



# Association Governing Documents

These documents are also available and can be reviewed or printed from our Web Site at:

[www.riverpinescondominiums.com](http://www.riverpinescondominiums.com)



# Association Governing Documents

Living in a condominium is different than living in a private home

Many things you would do in a private home..... require approval of the Board of Directors when living in a condominium



# Association Governing Documents

You need written approval by the Board of Directors

Getting an “OK” from a board member is not “board approval”

To be safe.....Submit a Modification Request and obtain board approval



# River Pines Web Site

[www.riverpinescondominiums.com](http://www.riverpinescondominiums.com)

Remember to check our web  
site as we update it frequently

This site is provided for your  
benefit and is a great source of  
information



# Community Involvement

A successful business or community always has involvement of the membership

Paul Pardee, Chairman of the Architectural and Lighting Committee and is also a Board Member, will talk a little about Community Involvement





# Community Involvement

❖ **Is River Pines a Community?**

❖ **How much interaction is required to be considered a community?**



# Community Involvement

❖ **What is the River Pines participation rate?**

❖ **Is the current rate of involvement adequate?**



# Community Involvement

❖ **Let's face reality: You may have to take another turn at bat.**



# Community Involvement

- ❖ **So what should we do to increase the participation level?**
- ❖ **Word of mouth communication is the most effective.**



# FHA Certification

In our April Newsletter we reported we received FHA Certification on March 23<sup>rd</sup>

This certification will now make FHA loans available to prospective buyers

This is a 2 year certification and we will have to resubmit our application in 2013



# FHA Certification

Over the next 2 years we will be looking at the benefits derived and decide if re-certification is appropriate.





# Maintenance Building Expansion

I'm sure you have heard the  
“rumor” that a Club House is  
going to be built this year.

This is not true.....

It's incorrect.....

It's false.....



# Maintenance Building Expansion

What is true is that we are studying the expansion of the maintenance building

Why?.... To provide meeting space for the board and the many committees we have that do the evaluation and planning of association business



# Maintenance Building Expansion

What is this going to cost? We have not finalized our study so we cannot provide cost estimates as yet.

The Board of Directors has “**not**” approved this project at this time so it is unlikely any major construction will be done in 2011



# Maintenance Building Expansion

Some funding has been  
provided in the 2011 Reserve  
Plan

These funds may have to be  
revised based on the final plan

The project is projected for  
completion in 2013



# Overgrown Shrubbery

Many co-owners planted shrubs, bushes, flowers, etc. when they moved in years ago

In most cases they are watered and tended to with great care

They have grown over the years and in some cases they are overgrown and unsightly.





# Overgrown Shrubbery





# Overgrown Shrubbery



# Overgrown Shrubbery





# Overgrown Shrubbery

Shrubs in this condition make it very difficult to paint units

In early May we went around the site and took 50 photos of overgrown shrubbery

Vines climbing the brick wall attach to the mortar and actually deteriorate the mortar

❖ It takes time but eventually the mortar is compromised.



# Overgrown Shrubbery

We ask that co-owners take care of their plantings

If you are a new co-owner and the plantings were there when you purchased your unit..... these plantings are still yours

You can remove them if you do not want to maintain them



# Overgrown Shrubbery

If the association has to remove them the cost will be billed to the co-owner

So, please help us and keep things trimmed and neat.



# Questions



Hopefully we have provided all the answers to your questions.... but just in case we have not.... we will open the meeting now for your Questions--





# Questions



# Questions

# Questions

# Meeting Adjourned

We trust this has been an  
informative evening.....

Drive safely going home.....

***Good Night***

