

## ***Winchester Courts Painting and Community Update December, 2019***

### **WHAT YOU MUST DO NOW TO PREPARE FOR PAINTING WHICH IS BEGINNING MONDAY, DECEMBER 9, 2019:**

- Remove everything from the EXTERIOR walls
- Do not put up holiday decorations until your building has been painted.
- Anything left up may be painted on or over. The Association and painters will not accept any liability for any damages for items left on any area that will be painted.
- All shutters must be opened.

Repair and replace any damaged wood around your windows and doors, including the frames of both. If any wood is missing from around your windows and you have not replaced it, the wood will be repaired/replaced, and you will be billed, including an administrative fee.

### **REMINDERS:**

- Do NOT put any type of nails, screws, or anything that penetrates any areas of wood on the fences and roofs as this prematurely ages the wood.
- If you do this and damage the areas, **you** will be responsible for payment of the repairs and **not** the Association. This includes cameras and lights. **NOTHING** may be placed on any wood areas or on the flat or mansard roofs.

### **Exterior Modifications**

- Anything you want to do on the exterior of your home or on your patio - including window replacement, ring doorbells, cameras, plants, borders, rocks, mulch, etc. **MUST** first be approved, in writing, by the Board.
- We have an **ARB Form** for this purpose.
- Having your work approved means not having to pay for the removal once it is noticed and is not approved by the Association.
- Please follow the community rules and obtain written approval. The ARB Form can be downloaded from the Sea Breeze website (<https://seabreezecms.com/>)

Community living means living in close proximity to your neighbors, following the rules helps to keep an attractive looking and harmonious community. Your patience while all this work is being done is most appreciated, and we thank all the residents who have had their doors and windows repaired or replaced. This helps with the appearance of our community.

### **Update**

Many years ago, we, as a community, signed a contract with what was then Adelphia, to give us enhanced cable television. Residents voted to renew it for another six-year term, and in addition to giving us several HBO channels, we were given a voice remote upgrade. This contract comes up for renewal in January 2022. Prior to that renewal, we will again survey our residents to gather community interest with regard to keeping the enhanced service, canceling it, or perhaps adding internet. It was and will be your decision as to what we do regarding Comcast.

As stated in a prior newsletter, our priority this year was to replace fences, remove gutters and monuments (those ugly 1980 balls atop the buildings), and paint. Once that work is completed,

we will work on landscaping. And we are happy to announce that we have chosen a new company to start in January. We will concentrate on the irrigation system and landscaping both the general areas and around the buildings. We have a landscaping committee, and our manager will be contacting community members for any ideas that they wish to present to the new company.

Several people have commented, over the years, that they do not see the need for a tennis court, and we have tried to have it removed. However, we need 100% of the membership to approve such removal, and we know that there are those who will not vote for removal. Some have suggested that we put a pool in its place. The cost, including a deck and bathrooms, will cost over \$100,000.00, and there would be a huge assessment for each homeowner. And then there are the two buildings that directly face the tennis court. We are not certain that those residents would even want a pool. Your present yearly cost for reserves to maintain the tennis courts are \$42.25. As for the \$6k line item in the budget, this money is a “reserve” in case something needs repair. We are not necessarily spending it.

A suggestion was made for community social events. Several years ago, we actually did that, and only a handful of residents attended. The committee worked very hard and was disappointed in the turnout. This doesn't negate the idea of a new committee that could create an event or get together either as a social to get to know one another or to talk about what we'd like to see in our community.

Monthly HOA assessments may seem high. However, they include the following: building insurance; repair and replacement of your flat roof and mansard roof (FYI: the community directly north of us, has residents footing the bill for fences and roofs); periodic cleaning of the mansards; building painting; exterior rodent control (the Association places boxes around the community; interior rodents are the responsibility of the unit owner); common area lights; parking lot maintenance; common area landscaping and irrigation; bulk rate cable TV. When realtors are made aware of all that the HOA/community covers, the price is in line with other communities.

Prior to the last Board meeting, each owner received a copy of the 2020 budget that was approved by the Board. Many of you, the Board members as well, were not happy with the increase. Please remember that everything now costs more money, and rather than an additional assessment, we made a modest increase in the monthly payment. In the future, please give us your input prior to the budget meeting or even attend. Attendance is so minimal at all meetings, including the Annual Meeting, that few know what is actually happening in the community rather than hearsay and rumors.

Finally, understand that Board members are homeowners just like you. We volunteer our time to help the community. Each newsletter invites you to attend our monthly meetings as we value your input. What we do ask is that at all times and for all methods of communication, you act with civility, tact, and politeness. No one should be denigrated or embarrassed. We all want the same thing: a beautiful community with rule-abiding residents.

*Your Board of Directors wishes you a happy holiday season!*