

Clubhouse

Phone

407-298-7939

November 9, 2008

Volume 8, Issue 2

## Annual Meeting

Our Annual Meeting is scheduled for Tuesday, November 11, at 7:30 P.M. in our Clubhouse.

Two very important items on the agenda are the discussion and approval of the 2009 Proposed Budget, and the election of three new members to the Board of Directors from a field of five candidates.

We hope you will attend this important function of our Association. However, if you are unable to attend the meeting, please place your ballot and proxy in the mailbox at the Clubhouse.

One of the first items you will notice on the Proposed 2009 Budget is a 9% reduction in our monthly Maintenance Fees. We are able to



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## Financial Health

The foundation of the Fairview Vista Association's financial strength is based on the income we receive from our monthly maintenance fees. Timely payments enable us to maintain a safe and clean environment for our 102 units.

During this time of rising costs and economic uncertainty, the Board appreciates Association members considering their financial obligations to our community a priority.

Of every dollar we receive from maintenance fees, we spend 92 cents on the daily operation of our property. This includes maintaining the landscape, cleaning the buildings, parking areas and pool, removing trash, providing lighting and much more. The remaining 8 cents of every dollar goes to fund our Reserves so that we can replace assets (roofs, paint, etc.) as they wear out without having repeated Special Assessments.

Should a homeowner be unable to pay his/her Maintenance Fees, then the Board must either increase the fees of other members or decrease the services provided by our Budget.

Fortunately, at this time, there is only one delinquent account. The Board is very appreciative that nearly all members' accounts are current thus allowing a high level of services to the community.

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reduce the fees primarily due to a reduction in the cost of our Hurricane Insurance.

Here are the highlights of the Budget:

- Increase of 15% in utility costs. While we have reduced our consumption over the years by installing energy savings equipment and efficient lighting. The increase anticipates rate increases.
- Boat Dock repairs. The wooden dock is nearly 30 years old now and is in need of major structural repairs.
- Pool Fence. The steel fence around the pool is in serious disrepair and the gates no longer close and latch properly. We plan to resurface our Pool this winter (funded from our Pool Reserve account) and at that time we plan to replace all the fencing and gates with aluminum materials. All Association Members will receive keys to the new locks.
- Electrical Upgrades. Last year lightning damaged our fire alarm system. By upgrading this system now, chances of having to make costly repairs in the future will be reduced.
- Tree trimming. Every three years we hire a professional arborist to evaluate the condition of trees along our Entrance Drive as well as in other areas of our property. Our trees are a wonderful asset and any recommended trimming reduces the effects of disease and wind damage.
- Reserve Accounts. Every year our Reserves are analyzed by our Management Company (Vista) and our accounting firm to insure we are properly funding the future replacement of major components of our property. As well as a Florida statute requirement, Reserves minimize the need of Special Assessments for foreseeable future repairs or replacements. We will continue to fully fund the Reserve Accounts at the total rate of \$21,840.00 for 2009.

We are fortunate that both Vista Management and our landscape contractor have agreed to not increase their fees in 2009.

Your Board is confident that the 2009 Proposed Budget will enable us to properly maintain and improve our property and facilities and enable us to reduce the Maintenance Fees.

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## Clubhouse Renovation

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A few years ago the public areas of our Clubhouse were renovated and new furniture was installed. The final phase of the renovations was completed this year with the installation of modern cabinets, countertops and appliances. Shirley Wilkinson was instrumental in coordinating this project. We now have a modern, beautiful, functional and energy efficient facility for the use of the entire community.

# Special Thanks

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Your Board will lose two valuable members, Pat Bowden and Katherine Landfair, as we begin the new fiscal year.



Pat's career required her and her husband, Jerry, to relocate to Texas. During her time on the Board, Pat was instrumental in setting up and operating our Fairview Vista website: [www.fairviewvista.org](http://www.fairviewvista.org). This very important communication tool will better enable the Association to stay informed of important matters dealing with our community.

Katherine has served on our Board for many years. Her accounting skills were very valuable as she served as

Treasurer. The countless hours she donated during the 2004 hurricane insurance claim enabled us to receive fair compensation for the storm damages.

We thank both of these talented ladies for their contributions to our community and we wish them the best.



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## An Investment In Our Community

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During this past year, one of our members suffered financial setbacks and was not able to meet their financial obligations to our community or their mortgage company. The unit was in imminent danger of foreclosure. Because of the very favorable loan to value condition, the Board, working closely with our attorney, purchased the unit.

The Association made improvements to the property so as to facilitate a sale. Board member, Chuck Kazaros, also a Realtor, volunteered many hours of his time overseeing the renovation. Also, Greg Pennington, our Maintenance Supervisor, coordinated the contractors and performed some of the renovations. Once a prospective buyer was located, Chuck's professional skills enabled us to successfully complete the sale.

The profit from the sale allowed us to reimburse the Association in full for the renovations, the past due Maintenance Fees and the legal expenses of the sale. Because a profit was earned on this sale, the Association must pay short term capital gains taxes for the 2008 tax year. Once these taxes are computed and paid, the Board will consider the disposition of the remaining funds. Some options are: Refunding the profit, in the form of a check to each member; Reducing next year's Budget requirements, and hence, Maintenance Fees; or Holding the funds in our Reserve Account to fund potential future revenue shortages.

One way or another, all Members of the Association will benefit from the efforts of Chuck, Greg and the other members of the Board.

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# Greg At Work

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Greg Pennington, our Maintenance Supervisor, has been hard at work cleaning and making repairs so that our property shines for the holidays. The hum emanating from the pressure washer is the signal that summer's grime is being washed away. He has given special attention to the light fixtures in an effort to evict their pesky spider residents.

In a constant battle with wear and tear, Greg touches up paint on the walkways and elevator doors. Recently he refinished the wooden deck around the Gazebo.

Soon after Thanksgiving, Greg will become Santa's helper as he installs the Holiday decorations in and around the Clubhouse.

Our clean and safe property is evidence of how fortunate we are to have such a dedicated member of our staff.

Please don't forget, if you have a special maintenance request just call the Clubhouse (407-298-7939) and leave a detailed message.

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## New Insurance Requirements

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On October 1, 2008, a new Florida Statute took effect requiring all condominium owners to carry insurance for the replacement of interior fixtures not covered by the Association's insurance policy.

Should a loss occur, the Association would be responsible for the repair of structural elements and drywall. Homeowners would be responsible for all interior elements which include paint, molding, wall and ceiling textures, tile, flooring, cabinets, plumbing fixtures, lighting fixtures, air conditioning units, appliances and more. The utility company will not reconnect power to a unit until all interior work is completed and inspected by the Building Department.

To verify compliance with the new insurance requirements, the Board is requesting that every Homeowner send, by December 1, a copy of their insurance policy to:

Fairview Vista Condominium Association  
c/o Vista Community Association Management  
P.O. Box 162147  
Altamonte Springs, FL 32716-2147

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## New Exterior Lighting

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The replacement of our three Entrance Drive post lamps and four Parking Lot fixtures has enhanced the safety and security of our property. The new energy-efficient fixtures will provide increased illumination for people walking their pets in our Entrance Area as well as for members and guests walking to their cars at night.



The lights that were replaced will be used in other areas of the property to provide additional safety lighting.

This improvement was partially funded through a grant from the City of Orlando.

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## Security On Our Property

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During the past few months, several of the boats located in the water have been vandalized. In the past, automobiles have also been damaged by thieves looking for valuables to steal.

We are confident our enhanced lighting will reduce the likelihood of future vandalism. However, should any resident see suspicious activity, The City of Orlando Police Department asks that residents call 911. If you call 911, state that the situation is a "non-emergency" and explain what is happening. Your calls will prompt more police patrols.

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## Vehicle Towing

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Fairview Vista has contracted with **Orange County Towing, 407-677-9094**, to remove illegally parked vehicles from our property. You, as a resident, have the authority to request the towing company to remove an illegally parked vehicle from your assigned covered parking space. The towing company has a list of residents and their assigned space numbers. When calling for service, you must provide the space number where the illegally parked vehicle is located, your name and address. When the towing contractor arrives, you will be requested to show your identification.

Residents should warn their guests and contractors that they risk a costly consequence if they park in another resident's covered parking space.

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## Electrical Upgrades

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In 2008, the electrical meter base panels for Buildings One, Two and Five were serviced by Palmer Electric. Buildings three and four were serviced in 2007. This work entailed the inspection of all electrical components and the replacement of worn or damaged parts. The result is that the chances of future failures have been minimized.

# Chimney Cleaning

Many residents have fireplaces in their units. Because the flues pass through common areas of the building, it is the responsibility of the Association to properly maintain the chimneys.

The Board has contracted with the Chimney Doctor (813-957-4819) to clean the chimneys. If you use your fireplace on a regular basis, tar can accumulate in the flue and become a fire hazard. Cleaning will remove the built up soot and tar. The cleaning process requires the Contractor to access your fireplace and flue from the interior of your unit.

These are professionals and will take precautions to prevent damage to the interior while they clean the chimney. The Chimney Doctor will bill the Association for the cleaning service.

The Chimney  
Doctor

If you seldom use your fireplace, you may not need their service. 813-957-4819

# Holiday Plans

As the Holiday Season approaches, it is time to consider plans for the **Annual Association Holiday Party**, the Lake Fairview Boat Parade and exterior holiday decorations.

The highlight of our year will be the very popular Party on Sunday, December 14, from 5 PM until 10 PM. Greet your fellow residents as we share a festive evening filled with decorations and music.



Fairview Boat Parade and exterior holiday

community's celebrations held in the Clubhouse this 14, from 5 PM until 10 residents as we share a food, beverages, holiday

The annual **Boat Parade** has become a local favorite for lakeside residents. This year it will be on Saturday, December 13, at 6 PM. In past years, many residents have gathered at the Clubhouse Gazebo bringing food and beverages. The spectacular parade provides entertainment for a festive holiday experience. Please note: The Clubhouse is reserved that evening for a private party. Therefore, please use the side gates to access the Pool and Gazebo area.

About exterior decorations guidelines, please remember each unit is allowed a wreath hung near your exterior light and one additional floral pot next to your front door. Please contact Vista Management, 407-682-3443, with any questions.

Your Board, Greg and Shawn all wish everyone a safe and joyous Holiday Season and a prosperous New Year.