

Next Board meeting

May 21

No April Meeting

Fairview Vista Condominium Association **Vista NEWS**

"Secluded Lakeside Living"

COVERED PARKING SPACE ASSIGNMENTS

Several Association Members have recently circulated a Petition to permanently assign Parking Spaces to each Unit.

Our original Condominium Documents give the Board of Directors the authority to reassign Spaces when and if special needs arise for Residents. Paragraph 4.2 (a) reads:

Automobile Parking Space. The right to use, for automobile parking only, the parking space which may from time to time be designated or assigned by the Board of Directors of the Association to or for an apartment, which designation shall not be recorded among the public records. The Board of Directors



may from time to time, should they determine there be a need, change the parking space designated to an apartment, provided that each apartment always has a parking space. This provision is made in contemplation of the fact that one or more apartment owners

may develop a physical disability which would require the designation of a parking space more convenient to their apartment and to give the Association the power and flexibility to deal with such situations. The Association shall also have the flexibility of not having assigned parking spaces.

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RAILROAD CONTRACT

During the March 21 Board meeting, a Special Assessment was approved for the payment of \$104,658 to the railroad for adding safety arms to our crossing signals. To raise this money, Association Members will be assessed as follows: End Units, \$1198.92 and Interior Units, \$955.20. Members will have the option to make 12 monthly payments of \$99.91 and \$79.60,

respectively.

We have reached an agreement with the railroad that fixes the cost of the upgrade at \$104,658 and the final payment will not be made until the improvements are completed.

Once installed your Board will closely monitor the newsafety signals to insure that they do not malfunction and block our entrance.

COVERED PARKING SPACE ASSIGNMENTS (continued from page 1)

For the past 27 years our community has operated under this arrangement. In many cases, the changing needs of Residents have been met by the willingness of neighbors to voluntarily change parking spaces. If a resident's special needs are still not met, upon request, the Board may then intervene and decide how Spaces can be best allocated.

Our Condominium Documents give the Board great latitude in deciding any changes as long as every unit has one covered Space.

Of the 102 covered Spaces, five are wider and thus provide easier access for Residents who have medical needs. These five Spaces are close to elevators and sidewalk ramps in each Building. The other 97 Spaces are all the same width.

The situation that has prompted the current review of our Documents occurred when a Resident requested a change from a standard size Space to a Space closer to their Unit. Since none of the wider Spaces was available, the Board selected a standard size Space closer to the Unit. The Space chosen was one of two Spaces which would have satisfied the needs of the Resident.

The Board chose one Space over the other because of the location and ease of access to the Space with a minimum amount of maneuvering.

The discussion during the Board Meeting, prompted several Residents to disagree with the Board's decision. These concerned Members felt that the Board has excessive power to change the Parking Spaces even when a change does not completely satisfy the needs of the Resident requesting the change.

The Petition now circulating gives every Member the ability to express their opinion about this change in our Documents. If the Petition receives signatures from 75% of our Membership, the Board will authorize a formal vote. As specified in our Documents, Vista Management would mail a formal ballot to each Member. If 75% of our Association Members vote in favor, the Documents will be modified accordingly.

Should the effort to change the Documents fail, The Board will publish a written procedure concerning the changing of parking Spaces which it will follow in deciding how to best meet the changing needs of our Community.

Pool Rules

As we approach the time of year when Residents use our Pool, we remind everyone that NO GLASS bottles or containers are allowed in or around the Pool. Broken glass would require



draining, cleaning and refilling the Pool, a costly and disruptive procedure. PLEASE adhere to this rule and remind others to do likewise. Thank you.

FAIRVIEW VISTA WEB SITE

<http://www.fairviewvista.org/>

Fairview/Vista is about to enter the 21st Century with the introduction of our new web site. Thanks to the dedicated efforts of Pat Bowton, our Treasurer, we will soon have the use of this very powerful communication tool.

The site is in the final stages of testing and should be available in mid-April.

Initially our site will contain:

• **Homo Page.** This will provide a brief description of our web site and instruct visitors about navigating to the different areas.

Included will be photographs of our Community.

• **Board Meeting Minutes.** Association Members will have timely access to the Minutes of our most recent *Board Meeting*. Prior meeting minutes will also be available.

• **Condominium Documents.** "Declarations and Articles of Incorporation and By-Laws", the voluminous documents you received when you purchased your Unit, will now be available in digital form. Members will be able to easily view and download these documents.

• **Rules and Regulations.** The current set of "Rules and Regulations" will now be readily available for all of our Members.

• **Certificate of Insurance.** Fairview/Vista's insurance agent and policy information can be accessed from the web site.

• **Condos for Sale and Lease.** The general public will be able to access a list of available units for sale or lease. Owners will be able to post photos and contact information about their units. Listings will be

controlled by our web site Administrator.

• **Newsletter.** We hope that everyone will access the digital form of the "Vista News". Members will be notified by e-mail when a newsletter is available. Not only will this provide more timely information, it will also save printing and mailing costs. (Printed copies will still be available for those Members who do not have Internet access.)

• **Contracted Services.** Do you have a contractor or service provider who has given you excellent service that you would like to recommend to your neighbors? We hope to build a directory of these contractors. (Though the Association cannot guaranty a contractor's work, we hope a list of recommended providers will prove helpful.)

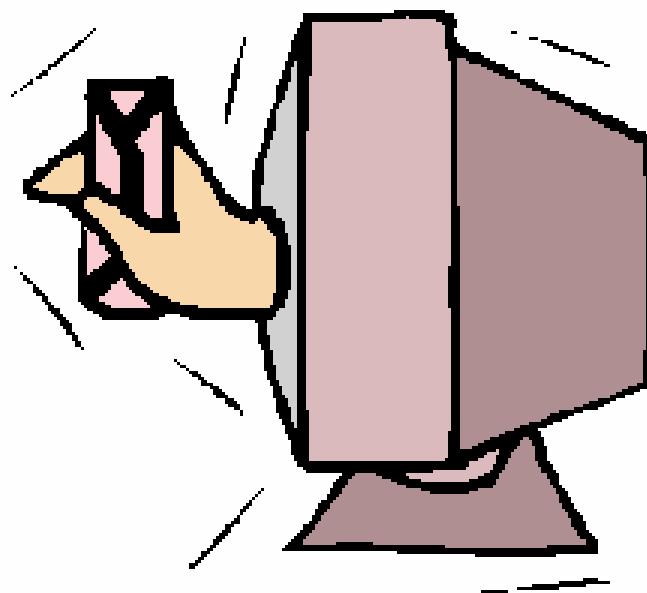
• **Members' Companies.**

The web site will enable Association Members to list the services they may offer to our Community.

• **E-mail Link.** Our web site will provide a convenient communication link for questions and comments from Association Members.

Many areas of the web site will be available to anyone visiting the site. However, some areas will be "password protected". Access will be restricted to financial information regarding our Budget and other sensitive information. Members can request authorization to view this information through our web site Administrator.

The design of the web site will provide flexibility to add information as may be required in the future.

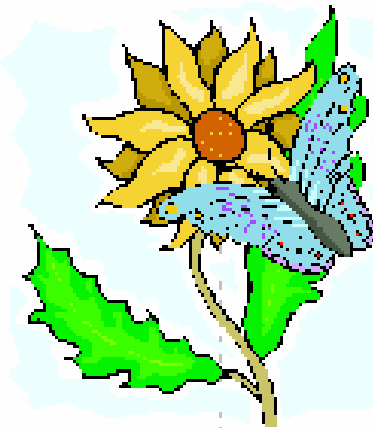


2007 MAYOR'S GRANT

In December of last year, we submitted a grant request to the City of Orlando for funds to enhance our landscape. This is the same program that has provided \$10,000 in matching funds for other landscape projects here.

We have been informed that the 2007 grant has been approved and we will receive \$5000 in matching funds for improvements to the landscape around our Parking Areas and along our Perimeter Walls.

To match the city's \$5000 grant, your Board has contributed \$2500 of the funds budgeted for landscape improvements. The other \$2500 of our



required matching contribution will be in the form of volunteer labor provided by our residents.

Once the planting areas are prepared, we will call on YOU, our residents, to assist in planting and mulching the new landscaping.

This will be the last of our landscape projects and will complete the replacement of virtually all of the shrubs on our property.

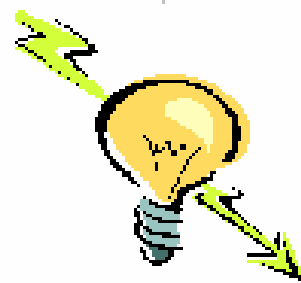
As in the past, we are counting on a few hours of your time to assist in this very worthwhile beautification project. You will be notified as to when we will do the planting.

ELECTRICAL UPGRADES

We will continue with the program to rehab and upgrade our aging meter bases. Building 3 is tentatively scheduled for May 1 when Palmer Electric will replace the entire 24-unit electrical meter center with a new panel.

This upgrade will require the disruption of power to Building 3 from 7:30 AM until 6:00 PM.

The Board budgeted \$10,000.00 to fund this project. The existing panel will be salvaged for the



many useful spare parts that can be used in making future repairs in the meter centers of other Buildings.

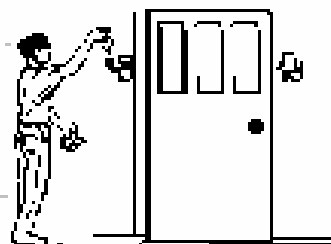
Residents in Building 3 will receive written notice of the Contractor's schedule when it is finalized.

Last year Building 4's meter center was replaced. Next year we plan to service Buildings 1, 2 and 5, replacing worn parts.

This is all part of an ongoing effort to eliminate or minimize any future unscheduled disruption of electrical service to our Members.

EXTERIOR LIGHT FIXTURES

Greg has installed warranty replacement parts in all exterior lighting fixtures. Please test your unit's



exterior light and report any malfunction to Greg (407-298-7939). Note: Your light fixture has a photocell, which allows it to