

November 19, 2007
Volume 7, Issue 12

Next Board meeting
January 21

Fairview Vista Condominium Association
Vista News
"Secluded Lakeside Living"

Mayor's Grant Holiday Party

This year's Association Party will also celebrate the conclusion of our 2007 Mayor's Grant Project. We have invited the Mayor, his staff and our Commissioner to this event so they can see how the city's grant has enhanced our property.

The festivities will begin at **5:00 PM on Sunday, December 16,** in the Clubhouse and will continue until 10:00 PM. We hope to see all of our residents at this gathering.

In preparation for this event, we will have a Clubhouse Decorating Party on Monday, November 26, from 6:30 until 8:00 PM. We remind all residents that our Association Rules do not permit the placement of holiday lights outside your unit. During the

Holiday you are able to add one additional decorative item, such as a plant, in your entrance area.



Holiday Party
Sunday,
December 16
5pm-10pm

You may also place a wreath on your front door or around your light.

On Saturday, December 15,

the Annual Lake Fairview Boat Parade will begin at 6:00 PM. In the past, many people have gathered on the Beach and

Clubhouse
Decorating Party
Monday, 11-26
6:30-8 pm

Gazebo to view this impressive parade. Please enter the Pool Area via the

Lake Fairview
Boat Parade
Saturday, 12-15,
6 pm

gates on either side of the Clubhouse, as there will be private party in the Clubhouse that evening.

Your Board, Greg, Shawn and the entire Vista Management staff wish you and those you love a Joyous Holiday and a Safe and Prosperous New Year.

Looking Back on 2007

As 2007 comes to a close, we look back at some of the improvements to our property during this year.

Building 3's electric Meter Center replacement. For those residents living in Building 3, the replacement process was



long. After more than 18 hours without power, while Palmer Electric replaced the electrical components, service was restored at 11 PM. Now the Building has a new and reliable Meter Center. Over the past two years, we have replaced the Meter Centers in Buildings 3 and 4. Due to Electric Code restrictions we are unable to replace the Meter Centers in Buildings 2 and 5. However, in 2008 we will again contract with Palmer Electric to rehab the Meter Centers in Buildings 1, 2 and 5. Since new replacement parts are not available, reliable parts from the Centers already upgraded will be used.

Once the Board reviews the reports on the condition of the Meter Centers, they will decide on a plan of action for the repair and replacement of the remaining Centers.

Perimeter wall enhancements. We raised the height of our block wall and repaired a section damaged by tree roots.

This provided better security and blocked the view of our neighboring trailers. During our recent fall planting, creeping fig plants were placed along the walls and they will eventually cover the wall in beautiful green cover.



Landscaping our Parking Areas. Our third Mayor's Grant Project involved the landscaping of our Parking Lots, Tennis Court and Perimeter Walls. Through the efforts of many volunteering residents, we have now replaced virtually all the plants on our property.



Also, during this Project, the land behind Building 5 was contoured to eliminate rainwater from flooding the porches of several units. New sod was installed after the soil was regraded.

New Emergency Exit signs. Perhaps you have noticed that all the old and rusted Emergency Exit signs have been replaced along with the stairway Emergency lights. The new fixtures are maintenance free and will provide years of dependable protection

Looking Back to 2007

Railroad Crossing Gates. After months of negotiation, we reached an agreement



with Central Florida Railroad on the installation of Crossing Gates at our Entrance Drive. Our attorney determined that our original contract with the railroad required us to pay for the upgrading of the warning signals resulting from increased train speeds.

The Board approved a Special Assessment of over \$100,000 to pay for this upgrade. As of this month, we have made two of the four payments to the railroad for this improvement. Soon, after the third payment is made, CFR will commence the installation of the crossing gates. Once the work is complete, we will make the final payment.

FairviewMista.org. Our new website was dedicated this year. This will be an important communication tool for the Board, the Management Company and the Members. The site enables Members to access Condo



Documents, Insurance information, contact information, financial documents and news about our Association.

Elevators receive makeovers. Our four elevators received fresh wall coverings and new flooring. The laminate walls should stand up to daily use. Also, two elevators received new door closing mechanisms which have eliminated several expensive calls for maintenance.



New Pool Furniture. To complement our recently rehabbed chairs and lounges, three new tables and twelve chairs were purchased. Also, six Adirondack chairs were added to our Gazebo Area.

Mailbox replacements. After 25 years of daily wear and tear, our old mailboxes were replaced. New, secured Out-going boxes were added replacing the haphazard methods of posting letters for pickup.



Looking Ahead in 2008

Improvements planned for 2008 involve enhancements to the security around Fairview Vista.

Lighting. We have applied for a Mayor's Grant to be used to upgrade our lighting fixtures in the Parking Area and along the Entrance Drive.

If we are awarded this matching grant, the current lighting fixtures will be replaced with lights that would provide substantially more light. One additional fixture will be added in a new fenced Dog Walk Area immediately west of the Tennis Court. The existing eight fixtures will be relocated to other areas of the property to provide enhanced illumination.

Carport lights. During the renovation of our property, all lighting fixtures were replaced except the Carport lights. Over the next few months, we will experiment with different fixtures to determine which ones will furnish the best lighting of the Carports and the adjacent walk ways. At the same time we hope to minimize the bugs that soil



the cars parked under the lights.

We will continue to utilize the most energy efficient fixtures. (Since replacing our other lights with fluorescent bulbs, we have reduced our electric consumption by \$2500 per year!)

Lock replacement. Before next Spring, the locks on the Pool Gates, Tennis Court and Boat Storage Area will be changed. All residents will receive a new Identification Tag along with their new key. All residents and their guests will be required to have this I.D. when using these facilities. This will provide much better control over unauthorized people who have repeatedly used these areas.



Landscape enhancements. Next year we will add several magnolia trees along the perimeter wall to screen the trailers. Enhancements will also be made to the plants in our Entrance Drive Area.



"VISTA NEWSLETTER" GOES DIGITAL

As you are well aware, the "Vista Newsletter" is an important communication tool for our community.

To provide a more timely distribution of information and to save money, all future newsletters will be posted on our website: <http://www.fairviewvista.org>

If you do not have access to the Internet,



a printed copy of the newsletter will be provided.

We would like to notify you via email when a new newsletter is available at our website. Soon you will be asked for your email address. Of course, this will be kept confidential and used only

to notify you of important Association matters.

YOU MIGHT LIKE TO KNOW.....

- **Window washing** of the end units' kitchen and bay windows will take place on Monday, November 26. Those residents will be notified to remove their screens.



- **Lift Station repairs.** Last week one of the pumps on our Lift Station was clogged with foreign matter. The cost of this repair was \$450.00. To eliminate problems, we remind all residents to not flush rags, toilet cleaning pads, sanitary napkins, syringes, or any other objects that can clog a pump.

- **Trash Disposal.** As we enter the Holiday Season, we remind all residents to bag their garbage and newspapers before

they are placed in the trash chutes. Also, please break down boxes to reduce the amount of space they occupy in the dumpsters.

Finally, if you have a contractor working in your unit, the contractor

must remove from our property any large objects, such as bath fixtures, carpets and kitchen appliances. Such items cannot be put in our dumpsters.



- **Pet owners** are reminded to carry a plastic bag as they walk to the Designated Areas so "accidents" can be picked up.



FINANCIAL MATTERS

Baring unforeseen emergencies, we should close out 2007 fiscal year under budget. Excess funds will be transferred to our Contingency Fund. The current balance of our Contingency fund is \$50,679.03.

As of September 30, 2007, the total of our Reserves was **\$292,683.39**.

Reserves

Elevator	101,080.40
Lift Station	3,484.96
Painting	110,951.52
Paving	18,128.92
Plumbing	6,399.96
Pool	11,917.75
Roof	38,474.23
Tennis Court	1,026.00
Clubhouse	401.81
Hurricane	817.84

At the end of every year our financial records are audited by an independent accounting firm. The results of this audit are available to all Association members.

2008 BUDGET

Your Board approved the Proposed 2008 Budget which was mailed to every Association Member. There will be an increase of 2% and the new Maintenance Fees are:

Interior Units, \$236.11 per month
Exterior Units, \$295.36 per month.

YOUR BOARD OF DIRECTORS OFFICERS

Bruce Jensen, President
Katherine Landfair, Vice President
Louise Fike, Secretary
Patricia Bowton, Treasurer
Chuck Kazaros, At Large