

**From:** Jane Somers [mailto:jfsomers@tampabay.rr.com]

**Sent:** Sunday, November 24, 2013 12:00 PM

**Subject:** Letter from the EWS 4 President

Dear Homeowners,

You should have received the notice of our annual budget meeting being held on December 4. With the work of our Ameri-Tech team and one of our very helpful homeowners (Gordon Gould), we have put together next year's budget. You received a copy of that with the notice. I'm pleased that we did not need to increase our monthly maintenance fees for 2014. Our association is in good financial shape, so there was no need to increase the fees as many other associations have done. However, we will need everyone to sign the proxy that is included with the meeting notice. These proxies allow us to establish a quorum for the votes on the proxy. If you have any questions about the proxy, please feel free to contact our Property Manager Phil Colettis or me. Also, if you did not receive your budget package, please let me know as soon as possible so we can get one to you.

Even though we didn't increase the fees, we will be able to have our last 3 roofs done, as well as continue our regular maintenance on the buildings and grounds. Neither our Flood nor our Property insurance increased as much as we had anticipated, so we can still cover them without increasing our fees. We made the decision to change insurance agents for all policies except Flood. This new agent saved us about \$2,000. We've also added a Worker's Comp policy to cover any volunteers who perform work on the property, as well as anything the board members may do.

We recently tented one of our buildings for termites. We had the building spot treated several times over 3 years and all 4 attics treated, but the infestation resisted all of our efforts to destroy it. Therefore, tenting was necessary to kill the termites and protect the building from any further damage.

On a less positive note, we have also had our issues with some residents this year.

We have seen a dramatic increase in rules violations this past year, with most violations occurring by tenants. The majority of the violations seem to be focused on vehicles/ parking and moving in roommates without going through the application process. Although none of us like living under rules, when this many people live so close together, rules are necessary to avoid conflict and disturbances among neighbors. They also help keep our community as clean and nice as it is.

Each time we notify someone of violation(s), that person feels "targeted" and thinks he or she is the only one being notified. This is absolutely not the case as we've been sending out letters and emails, making phone calls, and talking to folks in person, all in the effort to get them back on track with our rules – the same rules everyone agreed to prior to moving in.

If you have tenants, please remind them that they do need to follow the rules; and if they have problems with anything, they need to contact you, the landlord. Our rules are posted on our website at [www.eastwoodshores4.org](http://www.eastwoodshores4.org) under the Forms and Documents tab. Please take a few minutes to review them to remind yourself what's ok and what's not.

We have a nice community and a strong board with members who work well together for the good of all our homeowners and residents. Many people say that working on a board of directors is a thankless job, but I receive thanks from many of you quite regularly. So, thank you all for your support and cooperation.

As always, please feel free to contact me with any questions or concerns, or just to say hi. And please don't forget or neglect to get your budget proxy in!

Thanks,

*Jane Somers*

President, EWS 4