

NEWSLETTER

# SUNSET BAY VILLAS

*Life is better by the bay*

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## BY-LAWS & RULES

Rules will be enforced regarding items hanging and extending from balconies, i.e. planters, bird feeders, as this is a safety hazard. Residents are requested to please remove such items. In order to present a uniform appearance in the community, and to abide by longstanding rules, no flags are to be flown from limited common areas. An exception has been granted for the American Flag, which may be flown on Federal Holidays for a maximum of three days.

The flag must be no larger than 3' x 5" and in good condition.

Owners are recommended to replace their water pressure regulators to prevent water leaks. Maintenance and repair of the unit water system is the responsibility of the unit owner. The M/R Team has been proactively checking system pressures when garage access is granted. So far, we have inspected half of the units in Sunset Bay. 3 out of 4 have pressures above 100 psi. The recommended pressure is 40 to 60 psi. Once our audit is complete, we can work with owners to locate plumbers for repairs.

Please remember that large items are NOT to be disposed of in or around the dumpster area. Also boxes must be broken down before placing them in the recycling bins.

**Cameras are installed and violators will be fined.**

Also - please remember no open fire or flame near condos! This includes grills, tiki torches or any other flammable device.

## LANDSCAPING REPORT

Projects completed include: repairing sprinkler system (separated two zones due to low water pressure to each, replaced valve box, and sprinkler head); scheduling cutting down large maple tree next to building 1 (roots are undermining the foundation of driveway and bldg); scheduling to get the bushes behind building 11 trimmed; continuing to copper sulfate the pond to keep the algae blooms in check.

## MAINTENANCE & REPAIR REPORT

Our maintenance and repair committee have been busy working to update many projects in our community. These include: weather sealing with the help of owners (60% have already been completed!); staining the exterior of the pool house and adding concrete barriers for termite bond; repurposing the gate at the entrance by using it for fencing; painting the curb island; replacing platform boards on pier and adding a handrail; adding paving stones to extend bridge walkway; adding concrete pads for recycling bins; and installing two new grills overlooking the pond.

Upcoming projects include: upgrading the building lights; developing scope of work for repairing road sinkholes to alleviate ponding water in front of buildings 6, 7, 11 and 12; determining placement of two additional security lamps from Riviera Utilities; developing scope of work for replacement of deteriorating roofing screws and bootjacks.

## FINANCIAL NEWS

At the end of FY 2019 (Sept. 30th) our reserve account will have a balance of a little over \$210K. Although our flood insurance premiums have drastically declined, we continued to transfer the originally scheduled amounts for FY 2019 into the insurance reserve fund. Also we are scheduling a similar amount starting in FY 2020 to accumulate enough funds to enable us to pay the liability insurance premium (renewable in April) at once instead of financing the amount. This will save us a little over \$2K!

We are actively working with our new attorney, Patrick Collins, on collecting delinquent dues from owners. We are confident that with Attorney Collins representing us, our delinquent accounts will decrease. Dues are our only source of income. While we understand that unforeseen circumstances can happen, we encourage owners to contact us. We can attempt to work out a payment plan.

## POOL & ELEVATORS & DOGS & BUTTS

Our awesome pool committee keeps our pool running! Thank you for helping keep the area clean by throwing away your trash.

Please remember that the elevators will not work unless the outside AND inside doors on ALL levels are closed. Our elevator committee works tirelessly up and down stairs to address this easy fix. Please help by making sure BOTH doors are closed when using.

We love pets! But not their mess. Please keep our grounds neat by picking up their poop. Bags are located on the premises for your convenience. Fines will be placed on those owners who do not pick up Fido's poo.

Cigarettes are not the problem. Just the butts. Please dispose of properly (not tossing off balconies, over the pool fence, on the ground, etc.).