

11/12/15 Bill Janovitz – 6 Vinebrook Way

Mr. Clarke, in his 11/10 posting, seems to be hell bent on raising our condo fees, almost like he is in a death struggle to do so, and he is not going to take no for an answer! Urging a condo board to increase the owners' monthly condo fees is not usually the best way to a unit owner's heart.

In any event, Mr. Clarke would have you believe, it appears, that unless our average monthly condo fee, already at \$455.54 for 2015 and going to \$464.13 in 2016, is increased by a significant amount in 2016, we will all be doomed to some sort of financial disaster.

Our Board, for which I am a financial consultant, certainly realizes that it will have to increase condo fees going forward to ensure the association will have sufficient funds in its capital asset replacement reserve. Recent concerns about higher than anticipated repaving costs and possible roofing and other damage caused by last winter's horrible storms, have certainly raised concerns that the latest engineering reserve study update the association had done, before last winter, needs to be updated. The Board has announced it will have an update done in 2016, and then decide on a course of action after that...probably including a condo fee increase in 2017.

I believe our Board is taking the responsible course of action, in having an updated engineering study done in 2016 and then getting the results before it pulls the trigger on an increase in condo fees; back of the envelope calculations (Mr. Clarke's or anybody else's) are no substitute for having a professional study, analysis, and resulting set of recommendations about future reserve funding levels.

I would expect the Board to make the report on that study available to unit owners, well before the end on 2016, and to give the owners very timely advance notice of any impending increase in our condo fees related to increased reserve funding requirements. Any condo fee increase would certainly be spread out over time, as Mr. Clarke says, by the "Christmas Club" approach, whereby fees are set each year going forward so that the impact of any estimated shortfall in the reserve would be funded by unit owners in reasonable incremental annual amounts, spread out over time, rather than being paid for by the owners making one or two large assessment payments.

In the meantime, our reserve fund, estimated to be \$607,000 at the end of this year, to be increased by \$150,000 of additional contributions in 2016, should prevent the proverbial “wolf” from being at our collective doors in the next several years.

I hope Mr. Clarke will take a positive and supportive role in this matter while the Board works its way through the issue in a deliberate and orderly fashion, with the owners’ best interests always at the forefront of everything they do.