



NSV III NEWS

December 2025



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Board of Directors: Frank Poling, President; Chris Colflesh, Vice-President;
Bruce Souders, Treasurer; Tressa Rudik, Secretary;
Sherry Jensen, Bonnie Rinato, At Large-Members

Frank's Corner



What's happening in our community? Another major repair: Our lift station needs another new pump. The cost is 11,000 dollars.

Ouch! We are also working on removing possible critters in our west end roof! Finally, our carts still are disappearing! Please be a good neighbor and return them as soon as you can after you have used them! Hope to see all of you at our Christmas Party on Wednesday, December 17th at 5pm in the west lounge! Have a wonderful holiday season!

About the increase in the condo fee, one of the primary business duties of condominium associations is to maintain and preserve property values of residential units and common property by setting aside money in what is called a Reserve Fund to pay for repairs and maintenance. It also prevents condo associations from having to do special assessments to pay for major items like roof and elevator replacement.

Our current Reserve Fund is seriously underfunded given the repairs, replacements, and improvements that we have had and will need in the next 10 years and beyond. Bottom line: we have to start funding our reserves at the level needed to pay for long-term maintenance of our 38-year-old building and grounds. We can further expect large repair and maintenance bills as our building ages. The original increase was set to be \$55. Knowing that such an increase would be difficult for many of our unit-owners, we shaved off as much as we could, coming down to a \$30 per month increase for a total of \$240. Our goal is to keep our building in good working condition so we can all live in a nice community.

If you have any questions, please either send us a note, or attend our next board meeting on December 23rd at 6:30 on the 2nd floor, west.

December Birthdays

Emma Taylor (326)
 Rebecca Leissa (311)
 Rick Sanscrainte (307)
 Joseph Hook (227)
 Donna Renee
 Chandler (219)
 Roberta Torbett (211)
 Brenda Reed (120)
 Garnett Wood (117)

Finances and Expenses

Effective 10/31/2025

Income \$18,435.34
 Expenses \$15,991.02
 Operating Funds
 \$12,148.53
 Reserve Funds
 \$183,979.62

IMPORTANT! Beginning December 1st, 2025, coupon books will **no longer** be issued. Instead, all homeowners will receive a monthly billing statement. If your billing preference is set to paper, you will continue to receive a mailed statement; however, a \$5 monthly fee will be applied to your account to cover printing and postage costs. This fee will appear directly on your monthly statement. If your billing preference is set to email, you will receive your statement electronically at no cost.

How to Switch: To update your billing preference and switch to email billing, log in to the homeowner portal:

<https://portal.cpscolumbus.com/my/profile-settings>

Once logged in, navigate to **My Profile** on the left-hand side, select **Preferences** at the top, and choose **Email** as your billing option. Be sure to click **Update** to save your changes. **We will be in the west lounge from noon to 7pm on Dec. 3rd to help anyone that needs help setting this up.**

If you live on the 3rd floor, make sure you set your faucets to drip when the temperature goes below 30 degrees. If pipes freeze, it will be 3rd floor residents that it affects. Dripping water in your faucets can prevent pipes from freezing up.

SCHEDULE OF DECEMBER ACTIVITIES

Monday	Dec. 1st	CRC Bingo- West 2pm
Saturday	Dec. 6th	Coffee and donuts - East 10am-12nn
Tuesday	Dec. 16th	CRC Holiday fun - West 2pm
Tuesday	Dec. 23rd	Board Meeting - 2nd Floor West 6:30pm
Wednesday	Dec. 17th	Christmas potluck and white elephant- West 5pm
Saturday	Dec. 20th	Coffee and donuts - West 10am-12nn