



## Sundown Condominium Association Spring Newsletter – 2023

### Highlights from the February 2023 Annual Meeting:

- Condo fees remain the same for 2023
- Sundown's line of credit will be paid in full by 12/31/2024
- New budget category was added to incorporate best estimate expenses for sewer inspection and maintenance necessitated by joint sewer usage with 224 Endicott St. development
- 2023 budget ratified
- Board will investigate option for ZOOM capability for any participant unable to attend Annual meeting in person
- Sundown now has the optimal number of five members serving on the Board of Directors as a result of the Board election

Minutes from the Annual Meeting are available on the Sundown Condominium website.

**Three-Year Landscaping Contract Renewed:** Several local landscape companies were asked to submit proposals for a new three-year contract with Sundown. The only vendor to submit a proposal was Gilford Lawn and Landscape (GLL). Their proposal significantly exceeded the budgeted amount for all landscape work at Sundown for 2023. The increases were driven primarily by a hike in labor rates. The Board was able to negotiate a graduated service/payment agreement to stay within our budget. For 2023 only, mulch will not be distributed on the hillsides behind buildings 59 and 63. The Board agreed that, while we continue to monitor changes in drainage on the hillside as a result of the 224 Endicott St. development, it is prudent to pause mulching for one year.

**Maintenance, Repairs and Improvements:** Work began on some projects as soon as the snow was gone. Other projects are in the planning phase and will begin over the spring and summer months.

- Perimeter fence – Our carpenter, Bob Boudreau, completed the fence repairs on April 19. He also installed rebar reinforced concrete balusters in front of the propane tank to protect it from any future accidents.
- Tree trimming – Dead limbs overhanging parking keys will be trimmed and cleared from the area.
- Painting dumpster fence – Mark and Charles will be painting the fence around the dumpster area.

- Street sealing – Sealcoating work on Nestledown Dr., the parking areas, and walkways will be scheduled soon. More information on schedule and potential impacts will be sent in separate emails.

**Message from the Treasurer:** Thank you to all unit owners who paid the monthly fee on a timely basis. If you are using bill pay through your bank, please check that your payment will reach us no later than the 15<sup>th</sup> of each month. All payments received after the 15<sup>th</sup> of the month, will be issued a late fee.

In March of 2023, we forwarded the mortgage information forms. This form needs to be completed **even if you have no mortgage on your unit**. This form will be required to be completed every year per our Declaration and Bylaws. The form needed to be returned by April 30, 2023. If you have not returned this form, please send the information to [Sundowntre@yahoo.com](mailto:Sundowntre@yahoo.com) as soon as possible.

Every year, all unit owners on the expiration date of your yearly property insurance coverage for your unit will need to forward to the Board of Directors a copy of their new policy. The information should show all individual coverage and limit amounts on your unit. A billing statement will not be accepted. This is a requirement per our Declaration and Bylaws.

I am pleased to announce that our insurance company has forwarded full payment for the fence repair from the uninsured vehicle that destroyed our fence this year. Once the weather and ground cooperate, repairs will begin.

Should you decide to change the name on your deed to a trust or LLC, please notify the Board of Directors regarding this change.

Hope everyone has a wonderful and enjoyable summer season in the Lakes Region!

**Planning Repairs or Improvements at Your Unit?** Please notify the Board of Directors on planned repairs or changes. In accordance with our bylaws, the contractors working at your unit must be insured. Please provide the Board of Directors with a copy of the insurance certificate.

Unit owners are responsible for the maintenance of their decks. As you get ready for summer, please check the condition of your deck for any needed repairs.

**Summer Reminders:** Twice a week dumpster removal will begin June 1 with trash pickup every Tuesday and Friday. Please break down all boxes before throwing them into the dumpster.

Please remember that each unit has two parking spaces; for garage units one of the spaces is the garage. Limited additional parking is available along the cul-de-sac before the dumpster and alongside building 42. Please do not park on the grass or in front of the fire hydrant.

Finally, please pick up after your dog.

Mark (41), Marion (15B), Barbara (36A), Charles (36B), Jo Ellen (59A)

