

# DOMINION PATIO HOMES CONDOMINIUM ASSOCIATION NO. 1-A SEPTEMBER 2005 NEWSLETTER

## Web Site Update

The new website will be up October 1<sup>st</sup>. The site will help reduce the printing costs we have by approximately half. More importantly, it will provide access to contracts, facilitate communication and understanding, meeting minutes for the past several years, etc., all of which will be word-searchable.

[www.DominionPatio1A.com](http://www.DominionPatio1A.com)

## Rules and Regulations

We've now all been empowered with Rules and Regulations designed to:

- Drive property values upward.
- Provide Unit Owners and Management with ability to address the everyday issues of a community.

The Board thanks everyone for their patience and understanding during the initial implementation. We know there were some bumps, but that was to be expected (no different than rolling out a new program at work, school, etc.).

## Landscaping

The Board will be walking the property next week with the landscaper to identify areas in need of attention. If you have something you'd like us to pay special attention to, please provide the details to

[DominationPatio1Aboard@comcast.net](mailto:DominationPatio1Aboard@comcast.net).

## 2006 BUDGET



The proposed 2006 Operating Budget for the Association will be submitted to the Board of Directors to consider adopting at the October 24, 2005 Board of Directors meeting. The proposed budget is enclosed for your review. The changes were driven in great part as a result of the input

you provided in the November 2004 Membership Survey. There is a 15% increase in the budget for the coming year to provide funding for known future repairs and to reduce the need for special assessments. This increase is reflected in the new assessment amounts that are forthcoming and which will be effective as of January 1, 2006.

Notable additions would include the creation of specific line items for future replacements and maintenance based on the 2003 Reserve Study. Please note the Illinois Condominium Act mandates the establishment and funding of reasonable reserves. Unit Owners will have an opportunity to ask questions or make comments on the proposed 2006 Budget at the meeting. The meeting will be held as follows:

**Monday, October 24, 2005  
6:30 P.M.**

**Williamson Management, Inc.  
215 William St.  
Bensenville, IL 60106**

## SPECIAL ASSESSMENT

You will be receiving a notice of Special Assessment for repair and replacement of the garage roofs, which will be effective for all units as of December 1, 2005 if adopted. Work would begin Spring 2006. Several proposals were considered, some coming in over \$200,000.00. The total cost of the proposed project is \$115,886. End units would pay \$4,264.83. Interior units would pay \$3,970.71. If the special assessment is adopted, your account will be charged on December 1, 2005. The Board of Directors is proposing two payment options:

1. Five equal payments; the first payment will be due 12/1/05 and the remaining on the 1<sup>st</sup> of each subsequent month.

OR

2. One lump sum by April 1, 2006.

The Board will consider adopting the Special Assessment at the Board of Directors and Unit Owners will have the opportunity to ask questions or make comments to the Board before

the Special Assessment is adopted. The meeting will be held as follows:

**Monday, October 24, 2005**

**6:30 P.M.**

**Williamson Management, Inc.**

**215 William St.**

**Bensenville, IL 60106**

The Board is considering a plan consisting of two concurrent components.

1. **Mathews Roofing** to complete the following:

1. Remove all existing roofing down to the solid substrate and haul away.
2. Install new 3/4" plywood where needed. Mathews Roofing included (100 sheets) of plywood in the original price of the contract.
3. Cover the entire roof surface with a 1" layer of perlite roof insulation by mechanically fastening the board to the roof deck.
4. Install angled fiber cant strips at base of walls to support new flashings.
5. Attach, with Type III hot asphalt, a #43 asphalt base sheet lapped 4" across roof surface.
6. Heat-fuse Dibiten Poly/4.5 Granular modified bitumen membrane.
7. Flash all walls under metal coping.
8. install new prefinished metal coping
9. Install new sheet lead flashing at drains and provide drain guards for each drain.
10. Garage without Drains (8) they will install cast iron 4" assembly drains with includes bowl, clamp ring plastic strainer, Use 4" PVC piping to attach to drains underneath.
11. Remove all roof debris from premises.

2. **American Decorating** will be

1. Remove all existing metal drains (scuppers).
2. Removing of existing railings. Wood frame and T-111 siding around scupper opening
3. Siding to be cut on entire panel vertically in grooved areas. Remove and dispose of off site.

4. Install 920 SF new Fir T-111 (12"OC) siding with galvanized fasteners.
5. Vertical joints in grooved areas to be sealed with Vulkum one part urethane sealant.
6. all new siding to receive one coat oil primer / sealer on all sides prior to installation and one coat solid stain or paint to all exposed sides after installation.
7. install 2"x4" wood framing as needed to install siding
8. Install (1040 SF) new Fir T-111 (12" OC) siding with galvanized fasteners.
9. Vertical joints in grooved areas to be sealed with Vulkum one part urethane sealant.

<p style="text-align: center;"><b>MANAGEMENT CONTACT INFORMATION</b></p>
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Williamson Management, Inc.

215 William Street

Bensenville, IL 60106

Phone (630) 787-0305

Fax (630) 787-0336

Maintenance [repair@williamsonmanagement.com](mailto:repair@williamsonmanagement.com)

Kelly Koehler – ext. 309

(Property Manager)

[Kkoehler@williamsonmanagement.com](mailto:Kkoehler@williamsonmanagement.com)

Maintenance – ext. 307

Resales/Refis – ext. 300

Accounting – ext. 303

Dominion Board:

[DominionPatio1Aboard@comcast.net](mailto:DominionPatio1Aboard@comcast.net)

INCOME	DESCRIPTION	ACCOUNT	2005	2006 15% INCREASE
	ASSESSMENT INCOME		\$73,632.00	\$84,624.00
	LATE FEE INCOME		\$200.00	\$200.00
	INTEREST OPERATING			\$0.00
	INTREST RESERVES		\$100.00	\$300.00
	<b>TOTAL INCOME</b>		<b>\$73,932.00</b>	<b>\$85,124.00</b>
<b>OPERATING EXPENSES</b>				
	<b>ADMINISTRATIVE</b>			
	ACCOUNTING	40100	\$500.00	\$500.00
	MANAGEMENT	40200	\$6,960.00	\$7,500.00
	LEGAL FEES	42000	\$500.00	\$600.00
	INCOME TAXES	41100	\$300.00	\$400.00
	INSURANCE	41000	\$6,500.00	\$7,565.00
	OFFICE/POSTAGE/PRINTING	43000	\$700.00	\$800.00
	DOMINION ROAD ASSOICATION	43200	\$4,499.00	\$4,368.00
	POOL & DECK ASSOCIATION	43500	\$11,420.60	\$11,088.00
	MISC. ADMINISTRATION	49000	\$500.00	\$500.00
	<b>TOTAL ADMIN</b>		<b>\$31,879.60</b>	<b>\$33,321.00</b>
	<b>LAND MAINTENANCE</b>			
	LANDSCAPING CONTRACT	50100	\$8,000.00	\$5,950.00
	LANDSCAPE IMPROVEMENTS	50150	\$0.00	\$0.00
	SNOWPLOWING	51000	\$4,925.00	\$4,925.00
	SNOW EXTRAS	51100	\$3,000.00	\$0.00
	<b>TOTAL LAND MAINTENANCE</b>		<b>\$15,925.00</b>	<b>\$10,875.00</b>
	<b>BUILDING MAINTENANCE</b>			
	SCAVENGER SERVICE	62000	\$6,300.00	\$4,100.00
	ROOF/GUTTER REPAIRS	66000	\$5,000.00	\$6,000.00
	EXTERIOR BLDG REPAIRS	67000	\$2,000.00	\$5,000.00
	<b>TOTAL BUILDING MAINTENANCE</b>		<b>\$13,300.00</b>	<b>\$15,100.00</b>
	<b>TOTAL OPERATING EXPENSES</b>		<b>\$61,104.60</b>	<b>\$59,296.00</b>
	<b>RESERVE EXPENSE</b>			
	TRANSFER TO RESERVE	90100	\$12,827.40	\$25,828.00
	<b>TOTAL RESERVE EXPENSES</b>		<b>\$12,827.40</b>	<b>\$25,828.00</b>
	<b>TOTAL EXPENSES</b>		<b>\$73,932.00</b>	<b>\$85,124.00</b>

%	# UNITS	2005 ASMNT	2006 ASMNT	YEARLY TOTAL
3.4264	12	\$210.00	\$241.00	\$34,704.00
3.6802	16	\$226.00	\$260.00	\$49,920.00
				<b>\$84,624.00</b>

	2005	2006		Long Term Goal	Year Performed
<b>Reserve Expense:</b>					
Transfer to Reserve	\$12,827.40	\$25,828.00			
Interest on Reserve		\$0.00			
Reserve Study		\$0.00			
Driveway Replacement	\$0.00	\$0.00	\$2,900.00	\$19,000.00	2009
Unit Roof Replacement	\$0.00	\$0.00	\$5,791.00	\$34,000.00	2010
Garage Roof Replacement	\$0.00	\$0.00	\$5,192.00	\$50,000.00	2020
Unit Tuck Pointing	\$0.00	\$0.00	\$4,150.00	\$7,500.00	2007
Exterior Painting	\$0.00	\$0.00	\$4,295.00	\$40,000.00	2010
Replace Exterior Siding	\$0.00	\$0.00	\$3,500.00	\$25,000.00	2010
			<b>\$25,828.00</b>	<b>\$175,500.00</b>	