



Greene Gazette

Winter 2015

Hello all! Christmas is coming. So is winter driving and snow removal.

Courtyard C Remodel: In early summer we will remodel Courtyard C as we have done to Courtyard D. The work is quite similar and will generate parking problems just like occurred this past summer. Hopefully the weather will allow a quicker completion of the project. Due to rain, Courtyard D took a month too long to complete.

This year we have an additional problem to contend with. A major sewer problem in Courtyard D must be addressed this year. This affects the west and south buildings and may cost as little as \$6000 or as much as \$60,000 to repair. The requirement is that any repair must be permanent; quick fixes only make things worse down the road. If too expensive, this repair will deplete our reserve fund to the point that we have to delay the parking lot remodels.

Winter Considerations: Each winter we face the same problems. Snow makes parking and driving difficult. Our snow removal company

has done an excellent job in past winters and will continue to do so. Help them out. Move your car when possible so that snow can be removed. Be aware that if your car is left in a parking space when heavy snow occurs, you may be plowed in.

Sidewalk salt is a terrible problem. We place a bucket with salt in front of the center units of each building. Everyone is welcome to take salt as needed and the bucket will be refilled. There are some who actually think the bucket is their personal property and move it away from the center of each building. We have even found the bucket on some patios. This is for all to use. Don't move it! If moved it cannot be refilled, and those with legitimate needs will not have salt because someone else stole it.

The rules about walking dogs do not change because of snow or cold. Walk them only on the berm east of the driveway and clean up after them. Do not allow them to use the patio for their business. It is unsanitary and smelly. If you cannot get to the berm and must use the patio, clean it up immediately.

Using the patio for your fog to do his business is a violation of Condominium rules and we will enforce this one with some urgency.

Annual meeting: The annual owners meeting was held at De Sha's. Everybody enjoyed an excellent meal and the opportunity to meet other neighbors. They also had the opportunity to learn how the money is spent and voice their priorities concerning that. We had 20 owners representing 26 units present and 6 proxies. (A quorum is 1/3 of the units in good standing. This year that was 24 Units). There are, however, about 70 owners. Where are the rest of you?

2016 Budget: The operating budget for 2016 is \$307,000. That is about 2% higher than 2015. Therefore, condo fees will increase by 2%. This increase is reasonable and less than the 3% to 5% anticipated for each year several years ago.

We have a new Board member. It is Barb Klug, owner of unit 33. Barb joins Cheryl Bartone, Ken Brewsaugh, Joe Kappes, and Kathy Thomas