



OLDE CANAL VILLAGE BOARD OF TRUSTEES HOMEOWNERS REPORT June, 2020

Opening: Peter Garvey, Chm.

This report is being done in lieu of the formal attended Homeowner Meeting which was scheduled for June 9, 2020 in accordance with the OCV Articles of Trust. COVID-19 safety concerns prohibit an in-person gathering at this time.

We are pleased to report to the best of our knowledge only one resident caught Covert 19 and is well on the road to recovery. Unfortunately, there are several other residents fighting various forms of different maladies and one resident recently passed away. Our thoughts, prayers and well wishes are extended to all.

This report is presented in a format which most closely follows the one normally used for this event. After a brief statement by the Chairman each Trustee discusses matters pertaining to the area of responsibility they are involved with. One consequence of this (besides no goodies) is that questions, answers and dialog cannot happen spontaneously as with direct attendance.

We suggest any Unit Owner(s) with questions or comments do so with a TCF. Those TCFs will be published in a group as shortly thereafter as possible, along with answers if required, for all Owners to see. If any resulting follow-up items from those occur they will be handled in like manner in a second round.

State of the Trust: On behalf of the OCV Board, as Chm., I am pleased to announce once again the Condo Assoc. is in a solid financial state which will be elaborated on in more detail by our Trustee Treasurer, Bill Williams. As you are already aware Bill and Jim Hayden were re-elected to another three year term. We congratulate them and look forward to continue to work alongside them going forward. We gratefully thank Romeo Berthiaume for his untiring efforts to oversee the election.

The Condo Assoc. owes a debt of gratitude to those members who have served as Trustees in the past and paved the way to our present positive state of affairs. The current Board continues working together to foster that effort. The following are the comments of each Trustee regarding their individual areas of concern.

Finances: Bill Williams

The OCV Condo Association Trust continues to be in sound financial condition. Our annual income is \$215,088 and all condo fees are current as of June.

Since October 2018 the decision to invest \$100K from the cash reserves into CDs has added \$3,422 back into the cash reserves. Due to the effect of COVID-19 on the banking system the CD that matured on 4-17-20 with an interest rate of 2.159% was reinvested in a CD that matures 12-17-20 at a reduced rate of .74%. Hopefully December rates will be better. It is still 5 times better than the .15% the regular reserve account gets currently.

The monthly deposit to the reserve account was increased from \$2960 to \$3000. All contract payments are on schedule. There has been only one water line leak for \$2000 to date. Signage replacement for the circle came in at \$2150.

Maintenance: Roger Lange

This year is unusual due to the COVID-19 virus. However, David has started and will continue to Stain/Paint the decks. Given the amount of work required this process will take us into the 2021 season for completion. We are using the new process tested last year. The decks are power washed, the floors and stair treads are stained, the railings are primed then painted. This is a four step process for each deck. There are 73 decks total. 9 on NVD which receive maximum sun causing warping and splitting will have Trex installed on the floors and treads rather than stain.

Because it's very time consuming we are hoping to finish Nature View Drive this year with Odle Canal Way scheduled for next year. Five decks on one building will have Trex installed next year as well. Hopefully there will be few other tasks that could take up David's time, but as always we will use our best efforts to keep this schedule. As time and budget permit going forward we will consider doing more decks with Trex materials. We are also trying to re-shingle at least one building per year while continuing to maintain a substantial reserve fund.

The Board approved the installation of a flagpole by the clubhouse so that we could show our patriotism and hoped it would serve us all who love our country and our flag. While on the topic of flags we would remind all nothing (including the American flag) is to be attached to the building or decks per our OCV rules and regulations without Board approval. Several have asked and are on record as approved, others have not. Being that we, the Board, are all patriots we will never deny installing an American flag if done with a proper request.

Trash Pickup, Snow Plowing, Water Line Leaks and Roofing: Jim Hayden

Trash Pickup: Waste Management

Trash will be picked up every week until October 2020, when the current contract is up. We are looking into bi-weekly pickup for the next contract. This would result in substantial savings...nothing is set in stone. We also may be looking into other suppliers who might be able to do both weekly and bi-weekly pickup seasonally adjusted through the contract year. If in fact any of these scenarios come to fruition you will all have plenty of notification.

Snow Plowing: JR Dowding

We have a two year contract that will run through March 2021. This year we were able to receive a \$3000 payback because the snowfall total was under 30 inches.

We are constantly trying to upgrade the methods and procedures to grow grass along the driveways such as hydroseeding, rolling, tamping, different seeds etc. Eventually we will get it right.

Water Line Leaks: Caya Construction

This is a crapshoot. We hope that leaks will remain at a minimum this year. When we have a leak we are asking Steve Caya to run a line all the way from the main to the house which in turn could save us from repairing the same line repeatedly. 95% of all the leaks are on NVD and are occurring because of the ledge and backfill incorrectly used during initial construction. Steve Caya uses correct material.

Roofing: Superior Roofing

We hope to continue to roof one building a year. We plan on doing another building this fall.

Major building, siding and roof repairs: Superior Roofing

Any damage to individual roofs that can't be repaired or patched by Superior will be replaced. We had some minor siding damage this year and all were taken care of by Superior or Dave.

Heating wires:

We had two installations this year.

Landscaping, Lawn Sprinklers, Smoke Alarms and Windows: Robin Lavalley

Landscaping: Village Green

The contract with Village Green is up Nov.30th 2020. They along with two other vendors will be bidding on a new two year contract for 2021/22. There are a few quality issues that will be addressed with the next contract regarding mulching, edging and the fall cleanup with the late season ornamental pear leaf drop. The mulching and coring/overseeding will still be on an alternating year schedule to keep costs down.

Lawn sprinklers: Bourque Bros.

Since Bourque Brothers was closed because of COVID-19 until very late in the season the sprinkler opening was done in-house. A number of sprinkler heads were replaced along with some zone valves and a backflow preventer. Additionally five line leaks have been repaired. Sprinkler head adjustments will be an ongoing project for a while.

Smoke alarms:

There were 6-8 calls for replacements. Smoke alarms can be replaced by the homeowner anytime. For emergency false alarm calls we keep them in stock for immediate delivery and install.

There is a ten year life to these units and they will beep every few minutes to annoy you to action, like a low battery beep but not as frequent. If you decide to proactively replace these units make sure they are photocell sensing for the interior and heat sensing for the garage or from our stock.

Windows:

The SilverLine windows were purchased from Anderson by Ply-Gems and are now distributed and installed by Home Depot. Original owners were able to get a replacement window(s) under lifetime warrantee through Horner Millworks, then Anderson. Now Home Depot must be contacted directly in person for this warranty. We continue to look into the details of this program and will report back the particulars. This is for original owners only. Residents recent to the Village will need to deal with a

vendor like Pioneer Glass for repair of the broken seal/ foggy windows or hardware. We are also checking with other window manufacturers for complete replacements.

Final Thoughts: Peter Garvey, Chm.

As the above comments illustrate each Trustee works diligently to make sure responsibilities for their areas of concern are carried out both physically and fiscally.

They are too modest to mention some of the details that directly benefit our bottom line:

Bill Williams now uses QuickBooks which saves at least \$2000/yr by not using an accountant and makes timely deposits to insure our cash account has money for normal expenses.

Roger Lange has long ably overseen our maintenance and has strategically replaced, upgraded and purchased new equipment to increase the productivity of our maintenance person and improve the appearance of our Condo complex. Roger has signed us up for Koopman's advantage membership which will save us money on purchases such as the stain this year.

Jim Hayden is an excellent negotiator for contracts and finding reasonably priced vendors. Steve Caya is one half the cost of other water repair vendors for one example.

Robin Lavalley is a new valuable asset – he combines computer literacy with hands-on knowhow. We will save substantial money this year on the sprinkler system thanks to his efforts along with other items moving forward.

As we begin the new Trustee year July 1st there is still much to accomplish and we will continue to look for new ways to do what is required. It must be pointed out that our infrastructure is now 20 years old. The sprinkler system is an example of just one thing that needs more attention. The five year interval for repeating tasks is no longer feasible for some of them. December of 2020 will mark the end of the three year period promised for the current Condo fees. This fall we will evaluate and project our needs going forward.

Finally, as I stated last year I will not be seeking reelection in 2021. I do plan to serve this year and finish up everything I can before stepping down. As I told someone on a similar occasion in my life when they asked me "What are you going to run for next year?", I answered "The nearest exit".

Respectfully submitted by
Peter Garvey
Chairperson