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Notice from the Board of Managers

The Board of CCA continues to work hard during the pandemic utilizing emails, texts and social distance measures. Below are several announcements:

- James Tiraboschi has resigned from Plotkin to pursue other endeavors. We thank him for his service to CCA.

- Going forward NAI Plotkin will continue to handle our financials and administration work only. The board will handle the property management as we continue to take a more involved, active role in the day to day operations of CCA. The board has been handling several of these issues for some time now. By having a more defined role this allows us to save money with an updated contract without losing service/support. Plotkin continues to advise this association.

-As always from 9am to 5pm please call Plotkin with concerns or questions. After hours please reach out to the board for any emergencies at 413-309-1298.

Since 2018 the board has made several improvements at Corey exploring cost saving alternatives which benefited owners. The reserves are funded at \$3000 a month. See below detailing some of the other projects the board has been working on.

The Board renegotiated the roof loan from 4.95% to 3% and signed with a new Bank in order to take advantage of the lower rate. The roof loan will be handled through New Valley Bank & Trust. One Monarch Place - Suite 910, Springfield, MA 01144 (413) 739-BANK (2265). This should save CCA close to forty-nine thousand dollars over the remaining term.

Important Updates:

New Directive for Domestic water issues. Going forward, any water issues within your unit must be repaired by you the owner, and a permit must be obtained from the town. The association will no longer recommend vendors. The owner is solely responsible for their bathrooms, sinks etc.

Power Outages: Although Corey Colonial has been lucky with limited power outages, recently we experienced a temporary loss. It needs to be noted that Generators are not allowed at CCA.

Outside water faucets: PLEASE shut off your outside water faucets from inside.

OVER

Improvements:

- Able to lower condo fee (2x) **Since 2018**
- Refinancing of roof loan to 3% saving \$2000+ a month
- Replacing gutters to address water issues
- Website starting soon
- New signs
- Tree trimming / removal / replacement
- Attention to grounds / front flower beds
- Seal coating / new lines
- Gate increasing safety & property values
- Lawsuits settled with last one wrapping up
- Negotiating with vendors
- New key system FOBS / keypads, eliminating replacement keys costs
- CPA board member for pool maintenance

Cost saving projects:

- LED lightening
- upgrading pool operating system
- New trash vendor increasing pick up 2x week
- upgrading pump house

More to come next year:

- Pool repairs
- Tennis court repairs
- Continue tree issues/replacement
- Adding additional lightening to property

Long Term Projects Being Planned (3-5 years)

- Exploring sprinkler system
- Addressing sidewalks
- Exploring repaving project
- Continue upkeep of clubhouse/pool/pump house/common areas
- More cost saving projects such as Solar incentives

Finally, the Board is happy to announce starting January 1st, 2021. the common fee will be reduced to **\$250.00** a month to pass the savings back to owners. Please make the proper requests or changes needed if you pay by ACH. The secretary will have forms if needed.

Please know the Board will continue to advocate for owners and work hard to improve our investment while continuing to be fiscally responsible. Building meetings will resume soon since we cannot meet as one body due to restrictions. Meetings will be limited to owners only up to 8 owners at a time, with social distancing measures in place.

Note: Please ensure your cars and doors are locked due to recent reports of items stolen from unlocked vehicles in the area. The board has asked repeatedly for more patrols by the Police.

Happy Holidays, Merry Christmas and Happy New Year

Thank you
The Board of Corey Colonial