

TREMONT CLUB MASTER ASSOCIATION NEWSLETTER

VOLUME 2, ISSUE 3, MAY 2015

FINANCIAL REPORT

As of March 31, 2015 the year-to-date income was \$136,919.95, total liabilities were \$114,007.61 for a net income of \$22,912.34.

ANNUAL MEETING

The annual meeting was held on March 25, 2015 at the Hilliard Safety Services Building. The attendance was not what we had hoped for. Every resident in this community should be interested in what the Board does for the community. We try to make this the best community that we can and the input from the residents helps us do that. There were two director positions up for election. Jo Hughes from the Estates was re-elected and Kathleen Veltri from the Village was elected as the newest member of the Board. They will both serve three year terms. As of December 31, 2014 the year-to-date income was \$417,974.21, total year-to-date expenses were \$414,583.36 for a net surplus of \$3,390.85.

TCMA BOARD MEETINGS

The time for the Master Board meetings are still on the second Wednesday of the month but the time has been changed from 11:00 a.m. to **5:30** p.m. to accommodate all of the

Board members. The meetings are still at the clubhouse in the card room. The beginning of each meeting is set aside to address concerns of our residents. Please feel free to attend the meetings and be a part of the discussions. If you're interested in working on a committee let one of the Board members know or leave a message with Susan and she will forward your information to us.

UPDATED RULES AND REGULATIONS

The new TCMA Rules and Regulations were adopted by the Master Board on March 25, 2015 and are effective April 1, 2015. Be sure to read the new document as there were many changes. You will also be able to view the Rules and Regulation on our website once it is up and running. If you have not picked up your copy of the new Rules and Regulations please do so as soon as possible. Susan has the handbooks at the clubhouse and will ask the owner/resident to sign for the handbook.

SWIMMING POOL

The swimming pool is for the use of the community. Please respect others and follow the rules. Also, please return the furniture to its proper place after use and lower the umbrellas so the wind does not damage them. We had to replace the umbrellas last spring. The residents pay for the upkeep of the pool and it is the responsibility of every person using the pool to be responsible for its condition. The pool will open on May 16, 2015.

BUILDINGS AND GROUNDS

Our landscaping company, Davey Tree, will be starting the spring maintenance soon. The Board has received bids for removing/replacing the dead shrubs and trees around the clubhouse and hope to have a decision made soon so the work can start this spring. The Board has also gotten quotes to put a sidewalk extension, on the Estates Side, out to Leap Road. We will also get a waiver from the property owner to put this extension in as it may encroach on his property. We have a verbal agreement approving this change but will have it put into a written document. The Board feels this is a safety issue and the new walkway will make that area safer for our residents who walk in that area.

CONCERN/TIP

Concern: Garage doors breaking off a lifting arm of opener.

Tip: Inspect the connection of the lifting arm to your garage door.

1. When the door is closed the arm should be at angle of 20 degrees or less. An adjustment to this can reduce the wear and stress on the door connection reducing the potential of a failure.
2. During the summer consider wiping on some WD-40 around the seal that is on the top and sides of the door. During high temperatures the paint on the door can stick to this seal causing higher stresses on the arm connection resulting in a failure.
3. During the winter apply WD-40 to the lower seal to keep it from freezing causing a similar problem and failure as in #2.

4. Inspect the connection point of the arm to your door. Look for small cracks. If present a simple fix that can save hundreds of dollars is to place a small metal bar on both sides of the edge of the door panel and fasten it together with small bolts and nuts. See picture below. Takes 15 minutes and material cost in less than \$2.00.



BOARD MEMBERS

Clyde Seidle, President

David Curran, Vice President

Jo Hughes, Secretary

Damon Detterman, Treasurer

Nellie Nelson, Director

Kathleen Veltri, Director

RPM Manager – Lisa Fetherolf

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