

C.A.R.E

C ommunication

Certain misperceptions have surfaced over the past fiscal year in regards to current drainage projects and also building 14 getting special preference or being ignored by the Board. The general intent and integrity of the Board as a whole has also been questioned. This is a communication from the President of Crescent Spring Condominiums (David Breckenridge) to separate the fact from fiction and to provide some additional information in general.

- ***Building 14 is the best looking building. The “Boardwalk” gets special attention and extra care.*** No extra money has been spent on building 14 over the past fiscal year. Minor repairs have been done. Building 10 is the most recent building that has had a complete restoration.
- ***The current Board is just a “destroyer” of property.*** That remark is inappropriate. Several trees and shrubs have been replanted or introduced the past year and I feel the common elements (landscape islands) in our community have improved over the past year.
- ***The Board did not have an open meeting in June because it was avoiding input by Building 14 since they signed a petition to meet with the entire board in May.*** Fiction. Two of the Board members have dealt with surgery and cancer in their immediate families this summer. The evening representative from Mulloy Management had also been out for Maternity leave. These are the primary reasons there have been no Board meetings held since May. It has nothing to do with Building 14.
- ***The Board is wasting “my” money because vendors are extending projects.*** All contracts are signed based on a per project price. The Board does not hire contractors/vendors for open ended contracts. Only Roofing contracts in which additional repairs are deemed necessary during a signed contract are charged for a per hour rate..
- ***The Board is hiring contractors who are not bonded or insured.*** Fiction, also the appropriate information is given to the IRS about contractors and vendors who do work in our community.
- ***Crescent Springs Condominiums is a “man made” disaster now.*** The finished drainage work behind buildings 1, 3 and 11 should speak for itself. Fiction.
- ***The Board has “kept” unwritten plans about proposed drainage in front of building 14 and won’t share.*** No contracts have been signed about potential drainage activity in the front/back of building 14. Options had been reviewed as the rocks and landfill garbage is removed. Discussion has now stopped until current projects are finished. .
- ***The Board is planning on “burying” some unit owners A/C units.*** Fiction. This is simply nonsense. Several A/C units have been or are scheduled to be balanced or raised. This is ludicrous.
- ***The Board does not want or care about input from unit owners.*** Concerns from unit owners about additional pet stations and the visual eyesore from incorrectly placed “For Sale” signs were championed by the president who spent several hours of effort to find solutions to these “opportunities”. The Board can’t please everyone all the time. Fiction.
- ***LG&E cooling bills will go up for Building 14 because there are fewer trees.*** The front of building 14 faces the East. The majority of the “heating” hours are in the late afternoon and early evening. The presence/absence of trees in front of building 14 is simply not a factor during that time of the day. Building 1, 8 10 & 15 have several more hours of heating because of the loss of trees from the recent ice storms and hurricane.
- ***Noise from the park will impact the quality of life for building 14 because there are fewer trees.*** If unusual or inappropriate noise levels occur please contact the Maintenance Company and follow the escalation and notification procedures. Trees provide minimal sound barriers as the residents who live next to I64 can attest to.

- **The Board is simply “plowing down trees in the community with indifference and no forethought.** Several trees have been removed the past three years because they were unsafe, breaking or came down from ice storms and hurricanes. Large root invasive trees are not being replanted next to buildings to help maintain the structural integrity of those buildings. Smaller ornamental trees are being replanted instead. Several trees in the park are not safely root bound because they grew on top of a veneer of soil on solid bedrock. They need to be removed. Thousands of dollars of damage have occurred in the past in the park because these trees simple topple. Currently there three large dead trees in front of building 14 that must be removed. Two large trees and one dead tree are in danger of toppling on building 10. The removal of usable rock, spare tires, shopping carts, car backseats and other landfill garbage in front of building 14 and the side of building 10 will and has had an impact some trees.
- ***There is no set plan for the current drainage projects, work just haphazardly occurs, and stop and starts at random.*** The large retaining wall behind building 16 had to settle over the winter months. Being President I put the completion of the other drainage projects ahead of mine (buildings 15, 9 and 5). Work was further delayed because of repairs underneath the pool upper deck because of the Board of Health requirements. The same Vendor was used. Work has been further delayed because of trying to make the area in front of building 14 less “ugly”. I apologize to the residents of building 16 for being penalized for living in the same building as the President of the Association and having the remaining work put on hold for so long. The work will be finished base on the contract signing; Building 16 and 5 will be finished next. After that building 15 and 9 will be finished. My apologies now go out to the residents of building 15 and 9 who won’t see activity for awhile. Any and all activity will stop in front of building 14. The current discussions for the front and back building 14 will resume after current contracts have been competed. Interested parties of Building 14 will be included in these discussions. The timelines for determining drainage options for Building 14 will probably be picked up with the 2011 Board or when all current contracted work has ended (whichever comes first).

Awareness

- Unit Owners don’t own their front and back yard. These are common elements. Common elements are the land in fee simple, grounds, landscaping, roadways, parking areas and walkways. Each Unit Owner instead owns an interest of the Regime.
- A unit owner’s interest is based on square footage.
- Four open Board meetings are required yearly based on the Master Deed (quarterly) any additional meetings are at the discretion of the Board.
- A large amount of money is being saved on materials by using the natural resources in the rock quarry and the natural rock adds to the uniqueness of the community. Premade stones/blocks for 8 foot high retaining walls average \$160 a linear foot. Walk the length of building 16 and see how much money the community has saved.

Responsibility

- It is the responsibly of the Board to maintain the common elements.
- If you are upset about work a contractor or vendor is doing please contact the management company. Don’t bother or complain to them. They are simply doing work approved by the Board and you are holding up progress and not following the proper notification and escalations procedures.
- The Board apologizes for less frequent communication than the community may have become accustomed too. It’s been a unique summer for a variety of personal reasons.

Effort

- Please be courteous of others and keep the noise level down while in the park.
- If possible and if you have the time, take an interest in the entire community and not just the front of the back of your unit or just your building.
- Participate in an open board meeting occasionally just to listen and learn, even if you don’t have a specific concern. I would like to thank the various unit owners who have done that over the past year.