

PRESTWICK CHASE HOMEOWNERS ASSOCIATION, INC.

c/o Bristol Management Services, Inc.
1930 Commerce Lane, Suite 1, Jupiter, Fl. 33458
(561) 575-3551/Fax (561) 575-5423

Welcome to 2010. Let's hope this year marks real improvement in our nation's economy. Once again our community has had a very active year. Your Board has been working especially hard to make every dollar count, and to bring about needed improvements in Prestwick Chase. This involves proactive maintenance, good management, careful financial planning, and constant communication. The Board is committed to maintaining a friendly, attractive, and valuable neighborhood. It is very important to us to protect the value of your home. We encourage all members, who have suggestions, comments, etc., concerning operations and maintenance of our community, to forward concerns to our Property Manager, Susan Queen (squeen@bristolmanagement.com), at Bristol Management.

Your Board always wants you informed as to our progress. Since coming onto the board in April of 2007, we have been able to accomplish many projects such as: roadway /drainage, painting of all units, as well as the north entrance, and the pool area. Pool upgrades, new mail stations, cleaning of roofs, new metal number signs in front of the quads have been accomplished. Broken and cracked sidewalks were repaired and sections replaced, medico locks and metal plates on gates, and bathrooms at the pool modernized. A golf cart (used) and a new power washer were purchased. In order to alleviate a "special assessment," landscaping refurbishment is being done in stages.

Pool Furniture: Over the past two years, the total pool area, building, border and deck have been painted, a new awning and "medico" locks installed, plants at the entrances and island area replaced. Continuing with our commitment we are now refurbishing the pool furniture which has become worn and quite unsightly over the years. Proposals were obtained and reviewed from various vendors, after which the Board decided, as the frames were in good order, to have the furniture acid washed, dipped, and re-strapped, as opposed to purchasing new furniture which would have been very costly at a time when every dollar needs to be stretched. There are 82 pieces of furniture, 25 chairs, 45 lounges, 7 large tables, and 5 small tables. Two of the tables are without a solid top; said tables to be replaced with solid fiberglass tops. The color of the back of the chairs and lounges will be ivory/beige with a few straps on the foot portion of the lounges and backs of chairs and lounges with a rust color very similar to the roof of the building, tile in the pool and stripe on the new awning. This contrast will make it stand out. The total cost of this project will amount to a little over \$10,000 and will be funded out of the "operating" budget."

Clarification and Amending of Declaration: To date, we have received 85 out of 226 "Consent to Amend" forms. Ron Grimm, a member of the Board, a Commercial General Contractor and Real Estate Developer in Upstate NY, has given us the benefit of his experience and knowledge, by joining our board, being active, and donating much time and energy to the many projects which have been accomplished. In December 2009, Mr. Grimm addressed our options as to the above with Gary Fields, the Association Attorney. He then addressed the members present, at our board meeting which was held at the pool in January 2010. An overview of his discussions with our attorney was given and members present were asked to give their opinions on "roof responsibility. Majority consensus was that members are responsible. It was then decided to proceed with the "drafting" of a letter to the members. This letter, reviewed by the Assoc. Attorney, and agreed to by the Board at our Feb. meeting at Bristol, was then mailed out to all members for their response.

The "Consent to Amend" letter was sent on 2/4/10. As stated in the letter, The Assoc., run by the previous and present board members, elected to represent the members, has been consistent over the years in its application of any repairs and replacement of roofs and unit exteriors, and all insurance being the responsibility of the individual owners. This review is merely a "clarification" of what has been the policy over the years. We do know that due to dire need, the Assoc. board in 2003-2004 decided to replace the roofs and that there is a 10 year warranty in effect on them.

Since then, the Board and the members have received a letter from 4 previous Board Presidents looking for “clarification” of item B under the “roof responsibility” portion of the Consent form and adding an item C. The present Board felt the letter and form were self-explanatory. The Association documents (by-laws) have only been updated once, in 1994. The present Board, on behalf of its members, was only looking into this one item. In our letter of 2/4/10 it stated that, “By checking (b), the creation of another set of steps will need to be undertaken for quarterly fees for these repairs, etc. This would not necessitate a commitment to any fee cost until further investigation. Only by a majority vote of the membership, 75%, or 169 votes would allow the Board to proceed with item (b). The next step would be for the Board to compile all the information and costs.

This project was brought up for the benefit of the members so that the documents covering a member’s home would have the language/wording necessary to protect the member. This item needs” clarification”, otherwise it would not have been brought to the memberships’ attention. The Board trusts that each member will complete and return the form.

At this same board meeting, the Board was asked about eliminating the 25 lb. weight limit on dogs. It was agreed to have the owners of Prestwick Chase vote on this at the same time.

Board Members: As you know Howard Honigfeld, board member and Treasurer, resigned last year, leaving the number of board members at 4. Tom Ceruzzi agreed to serve as both Secretary & Treasurer. At the board meeting held in February of this year, the Board unanimously agreed to change the number of board members from 5 to 4. We are hoping, during this the final year for most of us, to have some new community members come forth and express an interest in taking over the reins.

Member Directory: A “Directory of Members” is presently being compiled, which, when finalized, will be distributed to each member. Up to present, only 100 members returned the coupon with the required information. If you have not as yet done so, please complete the “coupon” below and submit to Susan Queen at Bristol Management or e-mail the info to her at squeen@bristolmanagement.com. Unless a majority of our members submit the information, the printing of a member directory will not come to fruition.

Landscaping/cold weather: Sometime in April, when we hope this cold weather will have passed, we shall be assessing the damage to some of our landscaping, due to the cold temperature.

Speed Limit: It has been brought to the attention of the Board, by numerous members, that some cars are driven at a high speed throughout our community. No one desires to see anyone harmed. As such, all residents are urged to please keep to the posted speed limit, for the safety of all.

The Board: Recently, the Board was congratulated on how good Prestwick Chase looks. This is a reflection of the involvement of our community members. So a great thank you to all of you. With your help we will continue to be successful in our efforts on your behalf. Due to the diligence and efforts of your Board, our financial position is in good shape, and we are continuing, despite the economy, foreclosures, etc., to look forward to another year with all the enthusiasm, energy and commitment you expect of us.

COUPON

(please print)

Name: _____ Unit#: ____ Year you purchased your unit: _____

Phone# _____
(Phone# here) (Phone # at alternate address)

E-mail: _____ Name of spouse or partner: _____