

HERITAGE HUNT CONDOMINIUM I UNIT OWNERS ASSOCIATION

NEWSLETTER

OCTOBER 7, 2009

CONDO ASSESSMENT TO RISE

Our Budget and Finance Committee is working on the HHCI 2010 budget, which must be adopted in final form at the November 10th Board meeting. Reduced income due to current low interest rates, rising utility rates and other expenses dictate an increase in assessments, with our three biggest expenses being for electricity, water and insurance. And, unfortunately, next year's budget must allow for one unit that is currently delinquent.

Our management company has proposed a budget that would require a monthly fee of \$391.07. The Committee is still working on the final numbers but has a tentative budget that holds the monthly fee to \$385, which represents a \$25 per month, or 8.45%, increase. This draft budget may be found in the notebooks in the building lobbies or online at <http://www.heritagehuntcondos.org/Minutes/> under Budget & Finance Committee, Minutes for 09/23/09.

Unit owners are encouraged to review the draft budget and offer comments to Warren Miller. The next scheduled meeting of the Committee will be October 28th at 2 PM in Unit 105A. Meeting notices will be posted in the lobbies and on the garage-level bulleting boards.

ADDITIONAL MEMBERS ARE NEEDED FOR BOTH THE LEGAL & COVENANTS AND BUDGET & FINANCE COMMITTEES

Interested unit owners should attend committee meetings and/or contact Ed Plummer at x1656. The Budget & Finance Committee meets on the 4th Wednesday of every month at 2 PM in Unit 105A. The Legal & Covenants Committee meets (business warranting) on the first Monday of each month at 7:30 PM in the Clubhouse Board Room. Meeting notices are posted for the meetings.

REMINDER: KEEP DOORS CLOSED & LATCHED

In the interests of security and fire safety, building doors must be kept closed and latched. Recently, we have had reports that the south 1st floor hallway door in the A Building has been repeatedly found ajar and unlatched. All residents are asked to try to be sure that hallway doors close and latch after they pass through them. Your cooperation is appreciated.

A WORD OF CAUTION ABOUT EXPENSIVE A/C REPAIRS

The A/C units originally installed in our condos use a refrigerant called Freon R-22. The EPA has issued rules phasing out the use of R-22. Beginning next year, manufacturers will no longer be allowed to make A/C units that use R-22 and the manufacturer or importation of R-22 will phase out between 2010 and 2020. This does not mean that you will not be able to service your existing A/C.

Based on what happened with automobile A/Cs when Freon R12 was phased out in the early '90s, there will be a lot of hype and misinformation. What happened with cars is that Freon became more expensive with time but is still available today, if you are prepared to pay the price. It is likely that, with time, the industry will come up with a variety of solutions for repairing home A/Cs.

One resident recently had her A/C fail and was told she needed a new unit. She was offered a whole new system that would use one of the replacement refrigerants – at great expense. The conversion supposedly required replacing the pipes that run from the furnace out to the outside unit, a major project that would have required cutting into walls. She decided to have the repairs done using R-22 equipment.

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So, if you are faced with an A/C repair and are given a big price, get additional opinions.

There is an additional issue affecting A/C repair that you should be aware of. A/C units are rated in terms of Seasonal Energy Efficiency Ratio, or SEER. This rating may be thought of as comparable to the mile per gallon rating for cars.

The Department of Energy (DoE) presently mandates a minimum SEER of 13; although equipment with ratings as high as 20 is currently available. Where this affects us is **in the event that the DoE raises the mandate for minimum SEER**, any replacement A/C would need to meet that new minimum. This could mean that should your outside unit fail, both the inside evaporator as well as the outside unit might have to be replaced at the same time to meet the then higher SEER requirement.

RECYCLING – WHY DO WE DO IT? WHAT’S IN IT FOR THE CONDO ASSN

We offer recycling because it is the right thing to do and many condo residents are committed to it. Beyond that, at some point, government will likely penalize those who don't, and a reasonable way to be prepared for that day is to have a working recycle plan, even if in a minimal way.

The condo association receives no financial benefit for recycling; in fact, we have to pay extra for the bins and the service. Our present trash and recycling contract runs through February, 2011, and that contract dictates what may be put in the Recycle Bins. Late next year we will solicit bids for a new contract and that new contract may change what and how we recycle.

REMINDER: CHECK YOUR HOT WATER HEATER AND YOUR SMOKE DETECTORS

As cold weather approaches, it is time again to check your hot water heater and the electric heater in the heater closet.

Look for any signs of water leakage or rust streaks on you hot water heater. If you find any, call a plumber; several hot water heaters have failed during the past year in Building B.

The electric baseboard heater in the hot water heater closet is there to prevent water lines from freezing in cold weather. Be sure the heater is turned ON and set to about 1/3 up from the OFF or LOW position. Be sure the circuit breaker is ON for the heater and that the closet door is kept closed.

When we change back to standard time, it is also a good time to check that your smoke detectors are working and have good backup batteries. And, residents of Building B, remember to check the battery in your furnace/A/C thermostat and gas fireplace – both the remote and the receiver in the fireplace.

And, it is a good idea also periodically to check your faucets for drips and toilets for leaking from the tank into the bowl between flushes. If you find leaks, be sure to get them fixed promptly.

THERE WILL BE AN HHCI PICNIC ON OCTOBER 18TH

Details are posted on the bulletin boards in the garage elevator lobbies of both buildings. It will have an Italian theme.

PEST CONTROL IMPLEMENTED

Following a resident's sighting of a rat one morning near the garage trash room in Building B, the Board contracted with Triple 'S' Pest Control to install and maintain bait stations for the next year. The bait stations, many of which look like a large rock, were placed around both buildings and in the garage last month. In addition to the large rock stations, there is a small, black triangular station inside each garage trash room and a large, black station just outside of each garage trash room. Bait will be changed monthly.

An important part of pest control is that residents diligently use 13-gallon white trash bags for trash placed in the trash chutes and secure and tie all trash bags tightly.