



POINTES

of Interest

Issue 1 - June 11, 2008

MESSAGE FROM THE BOARD

Hello neighbor,

This is the first issue of a newsletter for all residents of Sailboat Pointe. We will eventually convert most of this over to a web site but in the meantime the Board felt it was worth the small extra expense each month to mail this to everyone. Please feel free to contact any Board member if you have any suggestions as to what you would like to see in the way of content.

For the Board,

*Dick Schauerte
President*



BOARD NEWS-MAY 08

Board Members and responsibilities:

Dick Schauerte – President, day-to-day operations of the Pool
Bob Badura – Vice President, Design Review
Andy Bardos – Treasurer, landscaping
Joy Chard – Communications
Bill Coffee – Maintenance

Financial Report...

Year-to-date through April, the Association is over budget a total of \$16,500. This net unfavorable variance is due to the following major items:

- ▶ more snow plowing = \$9,600 over
- ▶ landscape expense carried over from 2007 = \$20,000 over
- ▶ pre-paid pool expenses (advances made to pool company) = \$4,800 over
- ▶ exterior home repairs = \$3,300 over

Streetlights...

Duke has started work on the new lights. This will replace our current 20 lightpoles/fixtures—no additional fixtures are planned at this time. The replacement is necessary because replacement parts are no longer available. Under the plan we will have with Duke, they will be responsible for all the maintenance—whereas we currently are.

Painting...

We had 14 units to paint to complete this latest cycle. We had intended to paint half this year and half next year. We received three bids and decided that due to ever-increasing fuel charges, we would save money next year by painting all 14 units this year.

Asphalting...

Waiting on a revised bid because we need cracks in the tennis courts repaired. The contractor is holding the price he quoted us last year.

Roofing...

Waiting on the roofing inspector to inspect the remaining roof to be repaired.

Committee reports...

KUDOS to the **Social Committee** for the great pool party on the 17th. The committee includes Paul Witty (Chair), Joan Benard, Greg Pelligrini, Jean Ruff and Cindi Wilson. Stay tuned for more...they have a great social schedule coming up.

The **Landscape Committee**, Kimberly Kruse (Chair), Dee Kastan, and Pat Pelligrini submitted a Design Review Application to paint the inside of the guard shack a more attractive color. This was unanimously approved by the Board....they are doing the painting!!!

No other committee reports were received for the month.



OTHER NEWS

We have been having problems with the HOT TUB. Several repairs have been made but it has a leak that we are having difficulty finding.

For 2008, we were able to negotiate a reduction in the Association's insurance premium from \$42,012 down to \$33,042 while at the same time increasing the property valuation from \$21,605,237 up to \$22,185,700. The savings were the result of a negotiated rate made possible by establishing a program through E. Kinker and Company with the A+ rated Philadelphia Insurance Companies. The low rate was made possible by Towne Properties agreeing to commit all of their owned properties to the program and an opportunity for Philadelphia to bid all of their managed properties. In addition we have negotiated a rate level agreement through 2011. If we can hold the loss ratio below 35% there will be no premium increase! Sailboat Pointe's policy is a stand-alone policy but at a favorable rate.

Please note that the insurance deductible has increased from \$1,000 to \$2,500 per occurrence. Since the homeowner is responsible for the deductible, we recommend checking your homeowner's policy to insure that you have loss assessment coverage adequate to protect you from the deductible.

Don't forget that with summer coming, a DESIGN REVIEW APPLICATION is necessary if you change the color of your exterior doors, put in an irrigation system, cut down a tree, add new perennial bushes or enlarge or add new plant/flower beds.



Mark your calendars:

UPCOMING SOCIAL EVENTS

- ▶ Happy Hour Fridays...beginning Friday, June 29th. Starts at 6 until ? Bring your own drinks and munchies to share.
- ▶ Fourth of July event...decorate your boat for the parade. Followed by a grill out...bring your own food and drinks. (More details to come.)
- ▶ Pool closing party on September 6.
- ▶ Wine and Beer tasting on October 4.
- ▶ Holiday Party in November/December
- ▶ LADIES: watch for the Girls Night Out...coming soon!

**Watch this
monthly
newsletter for
information on
the NEW
Sailboat
Pointe
website...
COMING SOON!**