

WESTCHESTER PLACE HOMEOWNER'S ASSOCIATION

ANNUAL MEETING, JUNE 18, 2014

REPORT OF THE PRESIDENT

Dear Homeowner.

Another year has gone by and my eighth as your President. I have enjoyed the opportunity of serving you, and I especially appreciate the increasing spirit of good will that generally prevails. Sure, there are still a handful of discontents as there always has been and probably always will be; but there is almost unanimous feeling that our grounds and townhomes are well kept and "never looked better". Westchester Place is a friendly, beautiful and comfortable place to live. We have real estate agents who call seeking homes in Westchester Place for eager buyers. Prices are gradually going up. This is a tribute to you, the Homeowners, and the Board. Thank you all.

PAINTING AND WOOD REPLACEMENT:

The painting and wood and siding replacement for Phase III is about complete. The cost will be about \$120,000, and all deteriorated material was replaced with more permanent material with a lifetime guarantee. In the past, painting was deferred which resulted in excessive damage. We are now on a three year cycle; and eventually with a "lifetime" guarantee, which should reduce costs. No longer are homeowners going months with holes in their siding.

STREETS:

The Village did a marvelous job redoing Westminster. We have had our streets seal coated with some minor repairs. They should now be good for another three years.

LANDSCAPING:

We plan to replace our fifty one (51) ash trees on a planned basis. All ten (10) oaks have been treated for iron deficiency in order to save them. We continue to opt for an open simplicity for our common area and will continue to diversify our plantings of trees. We strive for a park like appearance.

FRONT LAMP POSTS:

We are gradually replacing the florescent light bulbs with 60 watt LED bulbs that are more energy efficient, no mercury and have a 10 year warranty. They are currently expensive, but considering replacement costs they are a bargain.

Thank you for all of your support.

We all owe a note of thanks to Marcia Caruso who manages our property. She and her staff provide indispensable service for the smooth operations of the Association.

Barry Rigoni

As President for the Westchester Homeowner's Association.