

OFL REPORTER

UNITING THE COMMUNITY THROUGH SHARED INFORMATION

PRIME TIME

We encourage all OFL residents to visit the first two double garages, on the right side, as you enter Deer Run, for they have just been painted with Buckskin solid color stain. The white trim and garage doors have only received primer so far so be aware that the completed look will even be cleaner. The initial undercoating presently being applied to all Phase One townhome units is an off-color primer intended to seal the pores of our seasoned cedar siding. It is not the color of the final solid stain finish coat. The garages, however, do have the final finish coat on them. Here is how your Board arrived at the decision.

Sound reasoning led your Board of Directors to believe that Phase One, Two and Three should each be coated with the same exterior siding color in an effort to provide our entire Old Farm Lake community with symmetry, balance and harmony within our natural environment. Board members visited numerous condo complexes in Westchester County such as River Woods in Mt. Kisco, Lake Isle Country Club in Eastchester, new complexes and private homes in Armonk, Briarcliff Manor, Rye, Rye Town and Scarsdale. With good intentions in mind, your Board of Directors narrowed the vast

spectrum of available exterior siding colors to a few beautiful selections.

On June 14, 2001, each of our homeowners was mailed an individual advisory entitled YOUR INPUT REQUESTED. It is the community policy of this Board of Directors to have open communications, openly arrived at. This crystal-clear invitation was not buried in a newsletter. It explicitly invited all Old Farm Lake residents to visit the clubhouse on Saturday and Sunday, June 23 and 24, each day from 10:00 a.m. to 12 noon, to view the exterior siding color samples and to make their preference known. Your Board was well aware that it was practically impossible to please all residents with their preferred color but it sought community advice and guidance before making a decision.

Homeowners representing 23 Old Farm Lake condo units visited the Club- house, viewed the siding color samples and made their preference known by signing a card and indicating their choice. Residents representing twenty of the 23 units independently selected the color "Sandlewood" as their option. Sandlewood is a light beige-like color.

Your Board of Directors then decided to apply a coat of primer

and a coat of Sandlewood solid color stain to the larger side of Unit #1. Upon viewing the full expanse of the application, your Board sensed that Sandlewood was lighter than expected and not their preferred choice. Four more different solid color stain samples were applied to the siding at Unit #2.

Your Board assembled at the unit and after due deliberations, taking into account myriads of conversations each had seeking opinions of numerous homeowners, real estate agents, painting contractors, architects and the color preference of the voters, your Board - not any single individual - selected the Benjamin Moore exterior latex solid color stain "Buckskin" as its choice. Buckskin is a shade darker than Sandlewood and is in the taupe family of colors.

Work was begun by carpenters to repair Phase One units for the initial application of a primer. The completely white primer was tinted to allow for better integration with the solid finish coat and that primer color is what we see on most Phase One buildings today . The final finish coat has not yet been applied to most of the buildings. You can view an application of Buckskin on the two garages for units 6,7,8, 9 and the rear of units #1 & 2.

TREASURER'S Long Range Plan Update

The major projects for this year as noted in the May 28 memorandum and the June 20 community meeting are re-siding two of the five buildings in Phase III, staining Phase I and repairing and sealing our roads. The Board thought it prudent to split the re-siding and staining projects over two years to insure that all work meets expectations before proceeding to complete each project next year.

Repair and staining Phase I began two weeks ago. We received five bids for the re-siding project and will be interviewing the two low bidders within the next week. After allowing for resolving certain logistical issues, negotiating and preparing the contract and ordering Cemplank, we expect this project to begin in mid to late September. Road work bid specifications were just completed by Carnell Engineering and the Board plans to solicit bids in August.

The \$240,000 proceeds from the Masonite Settlement were received in July. The Board, however, intends to proceed with the \$37 per month common charge increase in September for several reasons: (a) siding and trim repair work on Phase I buildings being painted is far more extensive than anticipated and there are still many buildings to go, (b) the lowest re-siding bid is approximately \$85,000 higher than expected (largely due to square footage differences). We have a generous

contingency for subsurface repairs, which could be a source of savings, but the actual costs will not be known until the work is completed, (c) the Board will be evaluating re-roofing certain buildings within the next 12 to 18 months and certain other expenditures (e.g., replacing exterior lighting fixtures) not included in the original plan.

Accordingly, it seems inappropriate, if not misleading, to modify the financial plan until we have a much better handle on these projects and their ultimate costs.

Advisories

◇ Please be advised that a \$50 late fee will be levied against all homeowners who are tardy in remitting common charges and/or assessment funds to the Association.

◇ Please be advised that a \$50 fine will be levied against each homeowner who does not have or use a lid-locking trash can and/or allows garbage to be strewn onto surrounding areas. Please do not put garbage out in plastic bags containing food items, for they only serve to invite animals to tear them apart and scatter the contents.

◇ Please be advised that as the result of an affirmative vote of your Board, the New Castle Police Department has been granted the authority to arrest anyone utilizing Old Farm Lake unsupervised recreational facilities after 8:00 p.m. (pool, tennis court, platform tennis area, lake, pond and gazebo). We are trying to avert a catastrophe and sense that some people, not necessarily from Old Farm Lake, may be using our facilities "after hours." Please make members of your family aware of this decision.

WHICH PHASE AM I IN?

UNITS #1-57 PHASE I
UNITS #58-137 PHASE II
UNITS #138-177 PHASE III

YOUR OLD FARM LAKE BOARD OF DIRECTORS

- President Larry Pauline,
65 Pond View Lane,
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- Vice President Jean Sheff,
123 Stone Bridge Square, 238-
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- Treasurer Ronald Peters,
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- Director Mark Freyberg,
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- Director Steve Semolik,
166 Birchwood Close,
238-3425, Phase 3
- Director Howard Sklar, 145 Deer
Run, 238-4624,
Phase 3

Please be kind enough not to
phone Board members
after 8:00 p.m.

The OFL Reporter is published by The OFL Board of Directors. Residents who wish to report items should send them in writing, including name, unit number and phone number to Larry Pauline, 65 Pond View Lane.