AROUND THE CHASE…

- Remember: as winter approaches
  - shut off your outside water valves to prevent damage
  - disconnect hoses from the water source
  - remove cars from driveway—snow plows need to get in.

- Before you leave town for an extended period of time, please
  - Turn off the water in your unit; if you do not know where to do so, please call PASCO.
  - On your return, please turn the water back on slowly and open up a few faucets before turning it back on (to safely release any possible surges).

- Our oldest units are now just over 20 years old. Some of us have been replacing hot water heaters, furnaces, air conditioners. Other items that seem less obvious, but may be even more important, are those items that use water. Does your toilet “run”…if so, it may have a leak. Do your faucets drip? PASCO does “bill-back” work (that is, the homeowner pays). Does the valve next to your toilet drip? You might consider replacing the “multi-twist” valves that apparently give out after use, with the newer quarter turn valves that can be safely used many times. Water is paid for by the “Association”…but, who is that? It is all of us! So, a dripping faucet in a single unit adds to the costs for us all even though we don’t see the bill coming to our individual mailboxes. Think about making your place secure in terms of water…it could give you peace of mind, could help to conserve precious resources, and also help us all in terms of costs!

- Budget matters. At the November 10 meeting PASCO submitted three 2010 budget proposals to the Board. We are in good shape this year, and we appear to be for next year as well (and in the projected long-range planning that Andy has done). Most line items were similar from this year to next year. Painting costs keep rising. Last year’s increase was 13%. The Board voted to approve the budget this year that called for an 8.5% increase with the vast majority of that going to the reserve fund and to painting. There were a number of years in the recent past where there were no increases. As the property ages, and expensive items need to be replaced, there have been increases. There seem to be cycles depending on clustering of expensive items through time. We have never had a “special assessment”—thanks to the good management from our management company and financial people. Anyone wishing details beyond these is encouraged to contact Bill or Andy or Jeff Dobbs at PASCO. There is only so much fiscal material that we can put in an open newsletter. You will receive, via US Postal Service mail, information specific to your unit, from PASCO.
• If you are considering having work done by a contractor, please share your plans directly, in advance, with one or more of the three Board members. Things work most efficiently and pleasantly when plans are clear in advance of action. The Board has many years of experience in leadership in a number of different directions (within and outside Huron Chase) and is there to be helpful with action…please feel free to take advantage of Bill’s, Andy’s, and Ricky’s administrative and other expertise.

PRESS BOX
Newsletter: Please feel free to contact Board members for full access to archives of the Board including full minutes, attachments, and other documents that may come to the attention of the Board. This newsletter is to be treated as private correspondence, for residents of Huron Chase only. There is a Huron Chase e-mail database; please send an e-mail note to sarhaus@umich.edu if you wish to be added to that database.
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