

The Hanover Square News

Hanover Square Condominium Association

Editor's Message

Putting Association fees and Service Levels in perspective:

Merry Christmas, oh and by the way your Association fees are going up. I know a few people in the Association are disappointed that the Association fees are being raised. Hey, I'm one.

After considering the issue I decided it might be a good idea to put the Association fee rates in perspective.

When I first became a HSCA member in 1985 a 2-bedroom unit sold for around \$40,000 and Association fees for this unit were around \$65 per month. Today a 2-bedroom unit is valued at around \$95,000. Starting next year the fees for this unit will be \$135 per month. When we do the math, the 1985 yearly fees were 1.95% of property value and the 2002 yearly fees will be 1.71% of property value. Relatively speaking the 2002 fees will be lower than the fees were 17 years ago.

When we hire services our objective is to get the best value, this does not necessarily mean the lowest price or the most service. Our objective is to get the most bang for our buck, the best value.

Lets look at an example we are all familiar with, auto insurance. Why do you buy auto insurance with a deductible? Because it is cheaper, if you get insurance on your \$10,000 car with a \$100 deductible and pay \$600 a year that is \$600 for \$9,900 of coverage. Full coverage (a deductible of \$0) might cost \$625. The last \$100 of coverage would cost you \$25. So the rate on the first \$9,900 is 6% and the rate on the last \$100 is 25%.

The same thing applies to the services we get. We could have people out here when the first snow flake falls or hire someone to follow people around and immediately pick up after them but that extra bit of service would be very expensive. We try to find a good median so we have acceptable service without breaking the bank.

lma

President's Message

Association fees:

As much as we hate it, Association fees are necessary to maintain the neighborhood. After all without them wouldn't have the means to replace siding, repair roofs, maintain the landscaping and everything else involved with keeping a 144 unit complex functioning?

With this in mind it is also necessary to raise the Association fees. I KNOW, I KNOW, I don't like it either. After all the board members, Denise, Larry and myself also have to pay them. But if we don't raise them then we have to cut back on other things like snow removal, painting or roof repairs, none of which is an option. It's a fact of life, things cost money and cost go up. Trash collection goes up, repair cost goes up, security cost goes up, etc.

Violation fines:

I have been living here for over 11 years and in that time the violation fee has always been \$25. Today, it seems that \$25 is not the deterrent it use to be. Several residents after being warned and fined several times for various rules violations have just paid the fine and continued breaking the rules and causing problems.

Starting in January 2002, the violation fine will be raised to \$50 for each infraction. This is being done in hopes that it will make the residents in our community take the rules more seriously and in turn make our neighborhood a safer, neater and more pleasant place to live. Remember the rules are here for all of us. We all live very close to each other and with that comes the responsibility of respecting others rights and well being. This change will be of no effect on residents who follow the rules, i.e. if you follow the rules you will not be fined. It is my hope that raising the fines it will greatly reduce rules violations.

A few tips for the winter to avoid fines, headaches and problems ...

Parking in HSCA is a problem year-round and it becomes an even bigger problem when the snow flies. If we pay attention to the following rules, we can make winter a little easier to handle.

- **No backing up to your garage's door.** Backing up to the garage door is not allowed. This is because running cars with the exhaust hitting the garage door causes the garage doors to be stained by the exhaust which in turn makes the garages and neighborhood look bad not only to us, but to any visitors.
- **No Backing up into, or running cars in garages.** Exhaust can be deadly. With the garages' back walls being shared with the C and D units you can see why this is a problem. So for the safety of all, PLEASE do not do this.
- **After 2" of snow move your car.** When cars are in the way after it snows it makes it hard for the snow removal crew to do their job right. If you see them out in the lots just move your car out of the way long enough for them to get the parking spaces done. This way your drive will be cleaned properly. After all, they can't plow under your car. Remember, moving your car does not mean parking it in someone else's parking space.

Other winter related rules to make a note of

- **No throwing snow balls.** I know it is fun and seems innocent enough. But when windows get broken it isn't fun for that unit owner. We are not saying that anyone would intentionally break a window, but accidents happen.
- **No grilling in the garage.** Believe it or not we have had some residents who in the winter thought it would be a good idea to grill in their garage. Needless to say this is not only not allowed but is a HUGE safety hazard. If your garage catches on fire you could be putting six families in danger because the fire could spread to the entire building.

We appreciate your efforts:

- Our new neighbor Mr. Wieiska of 1308 did a FANTASTIC job on the flowerbed in front of his unit. It really makes the entire area look better.

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Our Mission: to provide a good place to live