

Van Loon Commons Community Newsletter

July, 2015

Van Loon on the Move!

It's hard to believe half a year has slipped by and our community is in summer mode with seasonal owners back home and their Florida paradise is just a fond memory.

2015 has seen much activity with a changing of ownership for many units. The board would like to welcome our new owners. This activity shows Van Loon has made great progress in improving our facility, validating our dues and property values are in line with the Cape market.

In the upcoming months will see many improvements.

The board's goal is to make Van Loon a premiere property in the Cape.

Associa Update

Lisa Mason our cam has been working daily with Pam to keep on track with payments and projects.

This is an extremely slow process due to the unexpected daily challenges of Van Loon.

The board appreciates the attention to detail and professionalism Lisa brings to Van Loon.

Lisa and your board want to remind all owners who experience any issues with our property to call Associa at [877]322-1560 toll free to report your concerns.

Improvement Projects

[1] The camera monitoring installation was scheduled and unfortunately delayed due to the lack of adequate Wi-Fi in the club house.

This project should resume soon once issues have been identified and rectified.

[2] Roof cleaning is rescheduled for an August 10th start and an informational letter was sent to all owners. This project will include the power washing of car ports, sidewalks and trash rooms.

[3] The common AC line rejuvenation – clean out project has begun hopefully putting an end to unit backups and damage.

[4] The new gate soft ware is now ready to function. The board will put a program in place to have all owners update their code and enable the call feature so the gate will open for visitors and deliveries. In conjunction with this the board will be instituting a parking pass and tow program for enhanced security,

[5] Greenscapes has begun the clearing of our swales. This project will help Van Loon beautify our property and make sure the swales are functioning and draining properly. The grasses that were planted were in violation of Cape Coral's Code for Swales.

[6] 8 Hose Bibs are being installed so the community can have access to unmetered water for power washing without interfering with sub meters.

[7] More improvements are on the way after these projects are completed; please refer to the enclosed proposed project list. Please keep in mind this is our wish list and funds, priority is important and list is subject to change. Note all costs are estimated and subject to change.

Sub Meter Update

Your board is very aware that some owners are feeling this project is moving too slow. The board has communicated all the issues to owners that have delayed this start up. To some owners this just seems not to be good enough.

UUS our new metering company has resolved most issues and replaces meter heads that went defective since their replacement last year. UUS will charge Van Loon for monthly drive by meter readings which is not the preferred way to manage this system. The system is designed to transmit daily reports from all 150 units that enable management to identify leaks and usage daily not monthly. Unfortunately research proved the repeaters have never worked properly. UUS will begin running test billings to insure all the meters are working.

The board will have this system fully functioning by the last quarter and all owners will have advanced notice to billing procedures. Once again the board thanks and appreciates your patience and understanding of this complex situation.

Attention Dog Owners

Please respect our property and pick up after your dog and remember to keep your dog on a leash at all times to avoid any unfortunate encounters.

Landscaping Update

Lisa Mason has worked very closely with Greenscapes putting them on notice of our dissatisfaction with their service. Our landscaping can get very unsightly when poorly managed due to summer rain.

Janet Shaffer has recently commented "our property has not looked this good in quite some time"! Great Job Lisa!!!!

Elevator Update

Your board has voted to switch to Taylor elevator for a 3 year service contract; our present service provider has been officially notified.

Parking & Speeding

All units are assigned one parking spot under the car port and the use of a seasonal owner's spots is unacceptable. Parking spaces are to be available for an owner when they return without any inconvenience. Please obey a 15MPH speed limit while driving within our property to provide a safe environment.

Summary

The board encourages your feedback on this news letter and is available to answer any and all questions about our community. Please direct all comments to richardvanlooncmns@hotmail.com

Respectfully: Rick, Pam, Brenda, Jack and Bob your 2015 board.

2015/2016 Project/Estimates	Actual	Completed Projects		Proposed Expense	Start Date
		Actual	Projected		
Gate Access software	500	500	500		Complete
Repair 1101 101	1591	1591	2,000		Complete
Pool Deck Cleaning	500	500	500		Complete
Write off A/R	820	820	820		Complete
Cameras	2500	2500	5,000 Pd 1/2	2500	
Sewer Poppers	880	880	1,120		Complete
Air Conditioning Condensation Lines Reserve Study				14,000	7/29/2015
Power wash sidewalks 2Xper year				2450	7/28/2015
Greenscapes - Swales	0 Pd-Credit	0	0	3064	8/10/2015
Power washing trash rooms and bins				1140	Complete
Car Stickers				300	7/28/2015
Landscaping				500	
Stone				8174	
Downspouts				17,000	
Fix Sidewalks	300	300	300	13,000	
Fountains Painted					Complete
Refinish Pool Deck				3,500	
Hose Bibs				2,000 Reserves	
Tow Sign				4,400	
Paint Pergala					*TBD
Fire Extinguishers	600	600	600		*TBD
Proposed Maintance I Issues (Qtrly)					*TBD
Roof Cleaning				30000 Reserves	8/10/2015
Totals:	7691	7691	10840	102,028	

Not all projects are approved. Completion of projects depend on priorities and available working capital.

Proposed numbers are based in some cases on one proposal. More proposals in some cases must be obtained.

The actual numbers are projects that have been completed and paid for. In some cases the amounts have

been rounded off. This report is designed to give us a ruff estimate regarding 2015/2016 projects. (*TBD To Be Determined)