Dear fellow East Horizon Owners,

Please find herein our August update for our community. It’s hard to believe it’s already eight months into the year. While there has been a great deal accomplished we are still working hard to improve our community and enhance our living environment.

First and foremost, our financial health is constantly improving, we are operating on and in some cases under budget. We are building our reserves and planning for future issues that are upcoming which are inherent with our aging buildings.

Let me welcome again Cathy Laurenzi to the board of directors and again invite all owners to visit the awesome website she constructed for our association: [www.easthorizon.org](http://www.easthorizon.org/) .

Here is a list of projects underway or recently completed:

1)      Correction of domestic water pipes and pump in building 1

2)      Re locking/rekeying of entire complex and bringing exit doors up to fire code.

3)      Preparing a reserve study/assessment

4)      Pool drain replaced and updated to safety code as required.

5)      Website developed and on line

6)      Voluntary parking policy created and being distributed

7)      Garage doors painting and evaluating one replacement

Here are some of the target items for future:

1)      Securing bids for engineers to start evaluation of concrete restoration of balconies/buildings

2)      Research pool area repairs, upgrades

3)      Planning for opt out option (if necessary) for complete sprinkler retrofit for complex

4)      Reserve study for long range planning

5)      Docs and rules and regulations review

**KEY REFUND**

Please be aware that any owner who has OLD keys in excess of four and wants to seek a refund needs to contact  board member. Dave Vandine -- Tami O’Grady < is assisting Dave as a volunteer,  > together they are handling the process. There are approximately 30 owners on record of having more than the four keys. In order to receive the refund, we need all keys confirmed, including the first four, refunds will again be for all keys above the base four. We also need to be able to verify the purchase of the excess keys via our key log, or proof of purchase by receipt or canceled check. This refund policy must be initiated on or before October 31, 2016.

**HELPFUL HINTS AND INFORMATION :**

**1)**When scheduling a utility company (most common-phone, internet, cable) please give Williams Management  advance notice so we may schedule access to the maintenance rooms.

**2)**When requiring bug service for your unit please sign up on the sheets provided on the bulletin boards in the lobby and plan to be available on Monday mornings for service.

**3)**When needing access to roofs for A C service please  contact Williams Management so they can make arrangements. Please try and give a minimum of a days’ notice.

**4)**Please understand that any marked red zones in the garages or common areas cannot be blocked or obstructed as in accordance with fire marshal guidelines, violations can result in major fines and penalties.

**5)**Please check your dryer vents (located on your exterior walls) on a regular basis for any obstructions or blockages.

**6)**Keep any and all storage items in the garages at least 18 inches from any fire sprinkler pipes, sprinklers or apparatus.

**7)**Please DO NOT scale, or climb over the railings on the crossover to the beach.

**8)**Please when using the rinse shower and hose at the crossover, be sure it is turned off.

**9)**Please do not use electric outlets in the garages for any permanent items including but not limited to freezers, refrigerators, vehicle charging stations and anything other than temporary application

**10)**Please contact Williams Management for any common area concerns requiring maintenance attention, you may also place request on our new website. [www.easthorizon.org](http://www.easthorizon.org/)

Thank you again for your attention to these items and all the items we highlight each month in order to protect the quality and integrity of our association and complex.

Sincerely,

Terry O’Grady - President

On behalf of the Board of Directors.