



March 2019

Dear Setauket Meadows Residents,

As mentioned at the last HOA community meeting, the February HOA Meeting has been eliminated this year, primarily because there is not much to report at this time of year, and a major part of our community is either traveling or at their winter residences. In an effort to keep you informed, at this time of the year, we are providing you with updates from our HOA Board. We wish you a warm and safe winter and hope this **Setauket Meadow's Resident Update** finds you in good health.

Joe Cerullo, President

On behalf of the HOA Board of Directors. I want to wish all residents a very happy and healthy 2019 in Setauket Meadows. A special welcome to new residents that have joined our beautiful community. We hope you enjoy Setauket Meadows as much as we do. It is truly a great place to live; beautiful surroundings, great amenities and a strong sense of comradery among neighbors and residents in general.

The Board of Directors continue to meet routinely to maintain good coordination with HPM, our vendors and react quickly to address issues as they arise. As a reminder, the May, 16, 2019 HOA Meeting at 10 am will include the Auditor's Report and Presentation. As always, a full agenda will be published prior to the meeting.

Eileen Duffy, Assistant Vice President

Clubhouse & Landscaping Updates:

Clubhouse: As most residents are aware, the clubhouse is the center for many activities which occur from early morning thru late evening. The Great room hosts a variety of activities, some of which may only involve a few people, such as early morning swimmers, chair yoga participants and poker players, while still others include a much larger number; Mah Jong players, card players, and Happy Hour participants. There are also much larger gatherings hosted by the Social Committee; Holiday Cocktail party, Children's magic show, Comedy Shows, Book Authors etc. Even during the 'winter' season, a number of activities take place. The HOA has a contract with H2O Cleaning and the Clubhouse is cleaned every Monday and Friday. That does not preclude the fact that we, as residents, do our part when using any part of the Clubhouse to keep it clean and orderly. If you have a thought or concern regarding the

clubhouse please contact Eileen Duffy, Board clubhouse liaison (loveduff2000@yahoo.com) and HPM by filling out a maintenance request thru the HPM website (hpmli.com).

Landscaping: The Landscaping contract with 4D continues to keep our community looking its best. As spring approaches, the clean-up begins; dead bushes will be replaced, grass areas will be aerated, thatched, fertilized and cut, bushes will be trimmed, etc. As always, when we are notified, you will be notified when various events are to take place. If you have an individual landscaping issue, i.e. dead bushes or need for additional planting, contact Eileen Duffy, Board landscape liaison (loveduff2000@yahoo.com) and HPM by filling out a maintenance request thru the HPM website (hpmli.com).

George Rice, Assistant Vice President

Beautification Update:

The application for relief from the covenant is being reviewed by the Town of Brookhaven. The Board has been in communication with the Crest Group, the developers for Setauket in the Woods, and they continue to work with the Town to obtain building permits. Their latest estimate for approval is May of 2019. Once this approval is obtained, the Estate Fence project should commence.

Tom Purcell, Treasurer

Treasurer's Report

Now that the year 2018 has closed out, and all of the expenses for last year's services have been tallied, we find Setauket Meadows HOA in a stable financial position moving into 2019. Including the assessment that was needed to be levied, we were less than 1% over the final estimate for the year. (View the website for further details.) When you consider that Setauket Meadows' operating expenses for last year were over \$1,100,000, we find this to be a very good outcome.

Our reserve continues to grow and by the end of 2019 we anticipate the reserve will exceed \$400,000. As you know, a healthy reserve amount is one of the factors that effects the salability of the units. The Board continues to be committed to bringing the reserve to a substantial level.

So far this year Mother Nature has been co-operating with us in regard to our snow removal efforts. If the snow continues to be moderate, we will have saved some money for the year. However, we still have until the end of March for a full evaluation of the snow season.

The Board has also taken advantage of a service that analyzes the utilities costs in order to determine if there have been any errors or overcharges in the past years. We are hopeful that this may lead to possible past and future savings.

The Board has made some upgrades to our security system. These upgrades were necessary to replace some ageing technology to our existing system. This is part of a continuing effort to use the available tools to provide a more secure environment for our residents.

Deborah Schade, Secretary

As Secretary, I continue to be the communication liaison between Setauket Meadows HOA Board and the Community. As soon as I am informed of community landscaping, clubhouse, pool issues, etc. that affect the community I relay that via email at the earliest. I take the notes from our HOA Community Meetings and they are posted on the Setauket Meadows website, courtesy of Ray Dawson.

If there is a death in our Setauket Meadows family, please let me know and include all relevant information and I will relay that to the community so that we, as a community, can show our support and love.

As mentioned earlier, our next Community HOA meeting will be May 16, 2019. Hope to see you there!

Wishing you all a safe and healthy winter.

Respectfully,

Setauket Meadows HOA Board of Directors