



Whitehall Farm Condominium Association
P.O. Box 4188 * Middletown, RI 02842
Newsletter – Winter/Spring 2002
Maintenance *HOTLINE*: (401) 845-9630

**** OFFICIAL NOTICE ****

**The Annual Meeting
Of The
Whitehall Farm Condominium
Association
Will Take Place
Saturday May 25, 2002 – 10:00 am**

**The T.B. Room Auditorium
(Room 160)
O'Hare Academic Center
Salve Regina University
100 Ochre Point Avenue
Newport, Rhode Island**

AGENDA

- **FY 2001 Financial Audit**
- **Financial Report through April 30, 2002**
- **Update on maintenance, repairs, other projects and landscape**
- **Election of Executive Board**

The Executive Board encourages you to make every effort to attend the Association's Annual Meeting at which time several agenda items will be addressed including election of the 2002-2003 Executive Board.

Interested owners should submit their names as candidates, to the WFCA Board, P.O. Box 4188, Middletown, RI 02842. Nominations (with brief bios) must be received by Wednesday, April 24, 2002 so that a slate of candidates, candidate bios, proxy forms as well as additional agenda items can be prepared and mailed to all owners by April's end.

WHITEHALL FARM: OUR HOME

A number of times recently, fellow Whitehall Farm residents have waved as we drove past each other on Corey Lane. It reminded me of times I have been in Vermont where waving at passers-by is commonplace, even to strangers. It is a nice custom. Waving at one another on our way in and out gives added meaning to the "Welcome Home" sign that greets you every time you drive into the community.

The unspeakable events of the past seven months have raised our consciousness of what it means to be a community, and have stirred unprecedented generosity, an outpouring of mutual support to those around us in need and spontaneous acts of heroism in the face of grave danger. There was an instance a few months back where flight passengers aided aircraft personnel in subduing an alleged suicide bomber. You may have read about the attempted robbery in Middletown at Tommy's Diner a few weeks ago, where patrons jumped up and pursued and caught the two would be thieves not far from the diner and held them for the police. Acts such as these give lie to the popular notions that "I am not my brother's keeper" and "it's not my problem." Maybe there is an emerging sense, hopefully not a temporary one, that we all need to feel a greater sense of mutual support in communities of which we are a part.

Here at Whitehall, we have witnessed a costly spate of vandalism to our lights along the main road in recent months, occasional late night vehicle shortcuts across the entrance lawn by some, cars straddling two spaces in the limited visitor parking areas, and the persistence of animal droppings along the roadways by pets of *a few* residents. It is possible that some of these acts are witnessed by members of our community. Maybe it is easy to rationalize doing or saying nothing and simply turning our backs to the problem, but how nice it would be if all of us Whitehall Farmers spoke up when we observe antisocial acts of this nature.

The upside is that some generous owners in various commons have invited their neighbors in for open

houses and other socials, one recently offered to chair a tag sale, and there is talk in the wind about a community wide picnic potluck sometime during the summer. With the long row of forsythia along Corey Lane bursting into bloom, spring at Whitehall Farm is clearly in the air. May this time of awakening also enable a new sense of community to bloom and grow among us.

Community Pride

Whitehall Farm continues to be “hot” in the real estate market. Take pride in the fact that according to local real estate professionals, Whitehall Farm remains a “top choice” for condominium living on Aquidneck Island and Newport County. Owner occupancy of the 120 units remains near 90%. Several unit resales have taken place in the last ten to twelve months, with the units averaging about 60 days on market, with the highest sale prices during this period near \$240, 000.

BUILDINGS, GROUNDS AND GENERAL MAINTENANCE

Landscape Update

The Board began landscaping activities with a sizeable project on March 24th.... the successful removal of 42 tree stumps from the grounds at Whitehall Farm. And no... we’re not stopping there!! The Board is gathering information relating to the selection of replacement trees and installation plans for the upcoming year.

The Board will continue to contract fertilization services through TruGreen-ChemLawn. Agreed upon services will include a pre-emergent for crabgrass control, fertilization, and broadleaf weed control in early spring, a second fertilization in late spring, and a final fertilization in early fall. And yes... the grass has already begun to grow which means that the Gill Landscaping crews will soon begin the weekly cutting and maintenance of the Whitehall Farm lawnscape.

The Board is planning a “Spring Freshen-Up” once again for the main entrance with fresh spring plantings, a cutting back and thinning out of the brush surrounding the main entrance, and a “freshen-up of the entrance area to each common where the idea will be to maintain a sense of harmony with the design and plantings used at the main entrance. The entire project will begin about May 1st, with a fresh coat of paint and re-lettering of the current Common markers.

Building and Structure Repairs

The approach of May 1st, the arrival of more moderate

weather conditions, and the full-time return of Kevin Coristine at Whitehall Farm, permits the completion of any of the more serious repair projects resulting from the wear and tear of the winter season. Necessary structural repairs, including those previously moved to the “back-burner” due to paint project demands, now move back to the frontline and we’re anxious to get underway!



Remember to submit general maintenance requests in writing, to the WFCA Executive Board, P.O. Box 4188, Middletown, RI 02842 or email: FredPMIDD@aol.com

EMERGENCY HOTLINE: In the event of a more immediate problem, you can contact Kevin Coristine at the Emergency Hotline: 845-9630.

Patio Upkeep

Should one of your patios be positioned so that the build-up of moss has become a problem, we recommend this quick and easy “seasonal fix”. First, apply undiluted bleach directly to the patio. Use a push broom or scrub brush to loosen the moss. Rinsing the patio with a hose is all that is needed for the clean-up and the problem should be eliminated.

Furnace and Chimney Cleaning

To prevent chimney fires and to meet insurance requirements, it is recommended that your furnace and chimney be cleaned at least every other year (and more if you use your chimney frequently). Be advised that the burning of green wood (unseasoned wood) in your fireplace results in a more rapid build-up of creosol. A typical inspection and cleaning is reasonably priced and provides a lot of peace of mind “free of charge”. Remember too that chimney fires have occurred previously at Whitehall.

Water heater Replacement

Most hot water heaters have an expected life span of approximately ten years. And, rumor has it, that most water heaters usually wait until the owner/occupant has left the house before “letting go” or “giving out”. Considering that most Whitehall Farm construction began in the mid to late 1980’s, we recommend that you check and/or replace your hot water heater where necessary. Planned maintenance is usually less of an aggravation and usually less of an expense!

Steamy Summer Temperatures

With temperatures soaring during the summer months, it is important to realize that for several reasons (which include noise and unsightliness), window fans & room air conditioners are not allowed at Whitehall. Central air conditioning, another alternative,

minimizes noise and successfully reduces inside humidity levels, while adding value to your home.

Renting Out and Short-term Rentals

Whitehall Farm Condominium rules and regulations require a minimum term of six months per rental agreement. Whitehall is *not* a summer community and *not* a community of transients. Short-term rentals (of less than six-months) negatively impact the very character of our community. If your unit is, or will be occupied by tenants, please be sure that they are provided with the rules and regulations that are included in your condominium documents. Remember, pets are welcome only with the prior approval of the Board.

BUSINESS AND FINANCE

Communicating with the Board

Most owner needs and concerns are communicated to the Board via notes, email and telephone calls. While email seems the most expedient route, information sent by mail to the P.O. Box is picked up weekly. Requests requiring Board review and approval are collected and handled at the next regularly scheduled monthly meeting - generally the second Tuesday or Saturday of the month with resolutions communicated shortly thereafter. In communicating with the Board, please be sure to include your most DIRECT TELEPHONE NUMBER FOR CONTACT.

Monthly Payment Booklets

Condominium fee payment booklets for the 2002 year were mailed directly to owners from the printer in mid-December 2001. Any owner not receiving a 2002 payment booklet should contact the Board so that a replacement booklet can be prepared.

Important Information regarding the Condominium Insurance Provider

As reported in the Fall issue of the *Newsletter*, please note that Whitehall Farm has changed insurance providers and is no longer a client of Dan Dwyer and Nationwide Insurance.

The Whitehall Farm Condominium Association now purchases insurance through Braman & White, a local insurance agency currently insuring over 45 condominium associations throughout Newport County. Braman & White is located at 272 Valley Road in Middletown (telephone 401-847-5200). New London County Insurance Company is the underwriting company, a company that currently works with Oakland Farms, Woodland Valley, Westridge and Moorland Farms.

Annual Budget – FY 2002

Condominium fees were increased in January 1999 from \$170 to \$180 per month, primarily to fund the repair, preparation and painting of approximately 25% of the units each year for four consecutive years. An increase in fees, although considered, was not implemented for fiscal year 2002.

For the month ended March 31, 2002, the checkbook balance stands at about \$14,300 and our reserve fund totals over \$92,370. The reserve fund balance after fiscal year (FY) 2001 stood at \$79,000; through the FY 2002 budget, the Board plans to transfer approximately \$52,400 from the operating budget to the reserve fund with an anticipated reserve fund totaling \$131,000 by 12/31/2002, an amount greater than 50% of the annual operating budget, certainly an indicator of strong financial health.

The budget proposed for FY 2002 reflects increased budget lines for landscaping, general maintenance, insurance, snow removal, utilities, legal, trash removal, and postage.

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| *** 2001-2002 EXECUTIVE BOARD *** | |
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Editor's Note:
*Individuals ready, willing and able to share anecdotes, articles or photographs that might be fun to include in this newsletter, should contact:
Fred Promades, Phone: 849-6967 or E-mail: FredPMidd@aol.com*
The WFC A Newsletter is published regularly in March, June, and October or at other times as deemed necessary by the Executive Board of Directors.
The WFC A Newsletter masthead appearing on the front page was scanned from the marketing materials used by the project developers during the original marketing and sales phase of Whitehall Farm Condominiums.

