

On the Prom

Winter Edition

Promenade Towers Quarterly

January 2017

Holiday Season at Promenade Towers



John Rastl and Sheila Mathieu Hanging the Wreaths

Did you notice all those packages in the Mail Room last month? That was one of the first signs of the holiday season at Promenade Towers. Then came Christmas lights around the pool and holiday wreaths in the Front Lobby. John and Judith Rastl, Sheila and Dave Mathieu and Nan Dewing (all shown in the photo below) get together right after Thanksgiving each year for the annual “hanging of the wreaths.”



Then, on December 6 residents celebrated the season at our Holiday Party in the Front Lobby.



Bill and Loretta Stride at the Party

Longtime resident Belinda Ney said, “Our neighbors contributed so graciously to one fine

evening. The great turnout, fabulous foods and treasured friends made this year’s get-together one of the best!” We thank the Social Committee for the gift of this popular event. Here are some of the residents and guests who joined us for the party:



Our Property Manager David deBree and Kerry deBree



Diane Gervais and our Maintenance Custodian Joe Coyne

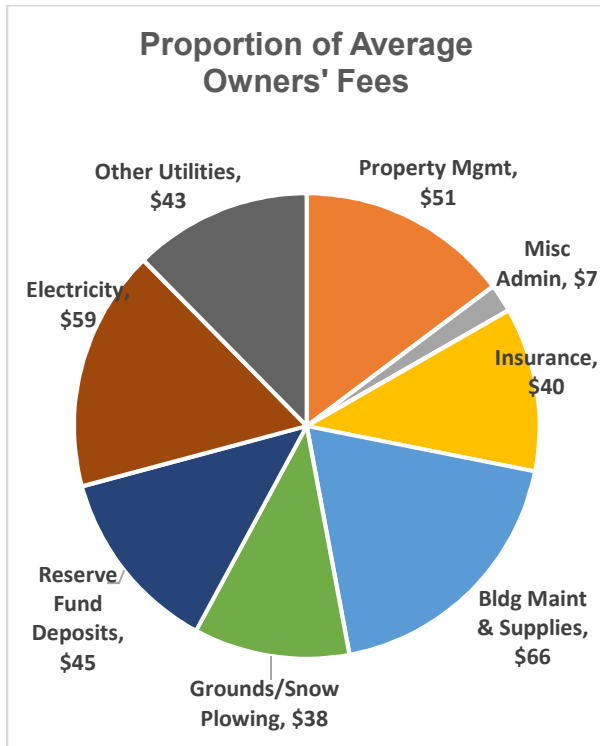


Mark Rockwood and Neila Smith

Social Committee member Neila Smith said the party is a chance to catch up with friends and welcome new neighbors. “I love, love, love the Holiday Party,” said Neila. “It creates community.”

Here's How Your Monthly Fees are Spent

Do you ever wonder what your monthly fees pay for? I asked our Treasurer to give us a summary based on owners' average fees (\$349, not including the TWC service charge). Take a look at this pie chart:



“Electricity” obviously includes lights and heat for the common areas, but other items included are the elevators and water boost pumps.

“Other Utilities” includes water, sewer, trash and recycle pick-up, propane, and communications (phones, TV for Fitness Room, internet access for Office, and website).

“Property Management” all goes to R&E Associates, but approximately half of that pays for our maintenance custodian.

“Miscellaneous Admin” covers legal fees, tax preparation, personal property taxes, entertainment, office supplies and miscellaneous.

“Insurance” includes coverage for each unit, all common areas, liability, Directors and Officers, and a fidelity bond for three months' sum of monthly fees plus the total in our Reserve fund.

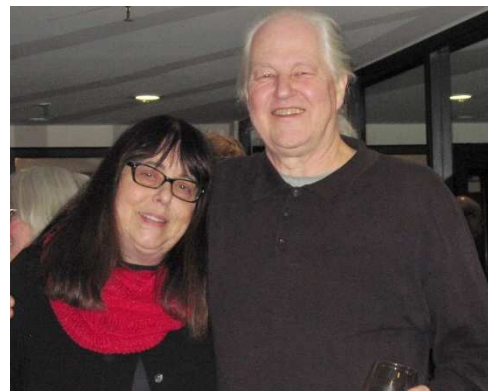
“Bldg Maint & Supplies” includes housekeeping, elevator/fire-pump/generator maintenance, pool

maintenance, decorating, security systems and the Fitness Room maintenance.

“Grounds/Snow Plowing” is our annual contract with our landscaping company and includes mowing/trimming in the summer and a spring sand clean-up and fall leaf clean-up.

“Reserve Fund Deposits” go into our Reserves to pay for large projects like the roof replacement, elevator upgrade and similar big ticket items. Our goal is to have the money saved in the Reserve Fund by the time we need it for a big expense.

Arrangements Change with the Season



Lesa and Jeff von Munkwitz-Smith

We hear so many comments about the beautiful arrangements at our front entrance. Lesa von Munkwitz-Smith is the artistic volunteer who changes them with each season. These photos show the latest fall and winter arrangements Lesa created:



Hello to New Neighbors

Welcome to new residents: Robert Schleicher; Sam Nash and Kyle O'Connor