



# Reeves House

## COMMUNITY NEWSLETTER

VOLUME NINE ISSUE ONE

REEVES HOUSE CONDOMINIUM ASSOCIATION INC.

JANUARY 2009

### In this Issue

- Renovation Status Report Pg. 1
- Condo Insurance Changes Pg. 2
- Welcome New Residents Pg. 2
- Friendly Reminders Pg. 3

### YOUR BOARD OF DIRECTORS

Alexis Brannon  
 Turner Beggs  
 Bill Connery  
 Luis Diaz  
 Linda Doniero

Property Manager.....Beth Palmer

Property First Inc.  
 P.O. Box 4656  
 Winter Park, FL 32793

Phone: (407) 282 6795  
 Fax: (407) 282 6515

Email: [beth@propfirst.com](mailto:beth@propfirst.com)  
 Web: <http://www.propfirst.com>



### LET US HEAR FROM YOU!

We have a mailbox in the garage for your comments, suggestions and notes on any needed repairs.

### AN UPDATE FROM THE BOARD OF DIRECTORS

Dear Residents:

Happy New Year! The Reeves House Board of Directors would like to thank all of you for your patience and cooperation during the renovation process that has taken place over the last year. The following is a list of what has been accomplished to date, and what is scheduled for 2009.

- After three years of litigation with Nextel, the towers and equipment were finally removed from our rooftop.
- A new roof has been installed, including the required air conditioning stands and new wiring to all of the individual air conditioning units.
- The exterior of the building has been repainted, including the railings.
- We added a parapet screening wall to the roof to enhance the exterior of the building at roof level.
- New doors were added to the dumpster room entrance, and new overhead doors have been installed at the garage entrances.
- New doors and locks were installed at the front entrance and the locks on all condominium units have been replaced.
- New tile has been added to the front of the building.
- All the lights on the decks and balconies, including the exit lights, have been replaced.
- The clubhouse kitchen has been renovated and new carpet and tiles have been installed along with the repainting of the clubhouse itself.
- The exercise room has been renovated and all new equipment has been installed along with a TV and DVD.
- The third floor bathrooms have been renovated, and new tile has been added to the foyer and hall on the same floor.

Continued on Page 2

## NEW STATE REGULATIONS FOR CONDO INSURANCE

The Florida Legislature has re-written Title XL Section 718-111(11) which pertains to condo insurance coverage.

There are a number of changes, but the two that have the greatest impact on the association and individual unit owners are as follows:

The association now has to ensure that the common area coverage is adequate to cover replacement cost, including all air conditioning and heating units.

The unit owner has to obtain coverage for all items not covered by the common policy and provide written proof of coverage to the association.

The association is reviewing the impact of these changes and will be sharing more information with all unit owners in the near future. In the interim, a summary of the key changes and a link to the Florida Statutes has been added to the Reeves House website at:

[www/propfirst.com/ReevesHouse](http://www.propfirst.com/ReevesHouse)

## WELCOME HOME!



We have some new neighbors. Say hello and make them feel welcome!

Alexis Brannon  
Jane Fraser  
Glenna McKittrick  
David Novak  
Carolyn Palko  
Geoff Ringer  
Linda Stachowiak  
Helen Vella

## Board Update from Page 1:

- The billiard room has been renovated, with new felt added to the pool table along with additional accessories and a bistro table set.
- A new fire monitoring system has been installed, complete with strobe lights, speakers, sprinklers, and extinguishers.
- New tile has been installed on seven decks at the elevators and the decks have been leveled and recoated.

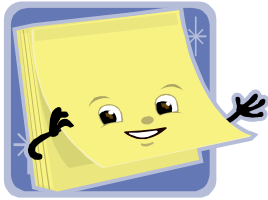
## UPCOMING PROJECTS FOR 2009

- A fountain will be installed at the front of the building on Robinson Street.
- The parking lots will be black-topped and restriped.
- The landscaping at the front entrance and on the Robinson and Broadway sides of the building will be replaced.
- New tile will be installed in the lobby.
- The lobby will be repainted, and (tentative) new mailbox banks will be installed.
- The garage walls will be cleaned and painted and the parking spaces restriped. New exterior lights will also be added on the garage doors.
- New Fencing will be added around the perimeter of the property.
- Windows and sliding doors will be replaced throughout building.
- The association office will be redecorated.

## IT PAYS TO KNOW WHAT'S IN YOUR GOVERNING DOCUMENTS



Whether a new arrival or a resident who has lived here long time, we can all benefit from reading our community's documents. New residents may not be used to living in a condominium community with an association and governing documents, and long time residents might have forgotten the protective covenants that made them want to live here in the first place. The rules may seem irritating at times, but they are in place to keep Reeves House aesthetically pleasing and ensure that our property values are maximized. The documents may be found on our community website at [www.propfirst.com/ReevesHouse](http://www.propfirst.com/ReevesHouse).



## FRIENDLY REMINDERS

We're all busy taking care of the things that make up our personal and business lives each day. In the rush of getting other things done, it's easy to forget the little things that each of us need to do to help keep Reeves House such a nice place to live. The list below is just a friendly reminder of what those little things are...

### *Please remember:*

- Return carts to the garage as soon as possible.
- Break down all boxes for disposal and place in the recycle area of the garage.
- Put all trash in tied bags before placing in the trash chutes.
- Dispose of personal items by removing them from the property, do not place in the garage.
- Park all trucks in the rear parking lot to allow for clear access by trash and construction vehicles.
- Park head-in only when using the outdoor spaces. Do not back into the space.
- Keep all front decks clear of furniture, plants and other personal items.
- Limit plants on balconies to several small plants.
- Do not wash vehicles inside the garage.
- Leave pool area doors locked and furniture in place.
- Obtain approval of the Board of Directors before starting any remodeling project or other improvement to your unit.
- When expecting large items for delivery, please remember to notify the management office in advance.

## GET A HEAD START ON YOUR TAX RETURN!

The holiday season is behind us and tax time is almost upon us. April 15th may seem a long way away, but it will be here before you know it. It's a good idea to get ready now, before the new activities of 2009 distract you.

### **Get your records together –**

Hopefully, you've been doing that all year, but if you haven't, now is the time to start looking for and sorting those charity receipts, tax receipts and other documents you need to claim those deductions. When the mail starts coming in, keep all those tax forms and income and interest statements in one place (with your records) until everything has arrived.

### **Check those changes –**

The IRS already has a link on changes at [www.irs.gov/individuals/](http://www.irs.gov/individuals/) (Click on 1040 Central). Even if you use a tax preparer, you should be aware of tax law changes. The IRS site also has downloadable tax forms. Other sites like TurboTax, Kiplinger and H&R Block also offer tips and other advice.

### **Estimate your taxes Online –**

Use the free online tax estimators to get a quick peek at your refund (or how much you owe). Intuit and H&R Block estimator sites are listed below.

#### INTUIT

<http://turbotax.intuit.com/tax-tools/>

#### H&R BLOCK

[http://hrblock.com/taxes/tax\\_calculators/index.html](http://hrblock.com/taxes/tax_calculators/index.html)

## CRIME PREVENTION TIP OF THE WEEK

To avoid delays and added stress if your purse or wallet is lost or stolen, take ten minutes to scan the contents of your wallet, being sure to copy both sides of all items.

This will give you an exact duplicate of every document or credit card in your wallet should they be lost or stolen.

Do not keep this information with you; place it in a secure location at home.

Keep your records updated by copying new items as soon as you acquire them.

## THINGS YOU NEED TO KNOW



### HAVING A PROBLEM?

In order to make sure problems, suggestions, announcements and/or complaints are handled promptly as well as correctly, please contact Beth Palmer at Property First Inc., the property management company.

Phone: (407) 282 6795

Fax: (407) 282 6515

Email: [beth@propfirst.com](mailto:beth@propfirst.com)

Web: <http://www.propfirst.com>

## SURGE PROTECTORS, A GOOD INVESTMENT

...If you get the right one. Make sure it has power, cable and phone outlets, and meets UL standards:

### Clamping voltage:

lower clamping voltage indicates better protection. A clamping voltage of more than 400 volts is too high to be effective.

Absorption/dissipation: joules ratings tell you how much energy the device can absorb before it fails. Look for a rating of 600 joules for adequate protection.

Response time: longer response time tells you your computer or other equipment will be exposed to surges for a longer period of time. Look for response to the surge in less than one nanosecond.