

## Message from the Board of Directors

As West Farms One turns the page on 2016, we can look back on a year filled with action and accomplishment. The Association has been engaged in a number of projects that will benefit the community for years to come. After two years of hard work, Project Restoration is complete. Additionally, we organized a project to put new siding on the Clubhouse, and now it looks better than ever. The Electric Remediation and Comcast Wiring projects are scheduled to be completed before the end of the winter, and additional landscaping improvements will be completed in April. We have been through an exceptionally busy period at West Farms One, and look forward to a 2017 where our community can return to normalcy. We will still work on smaller projects and continue to make improvements to the property. Another exciting development is our change in property manager, and we are excited to welcome SOMAK Property Management to our community. Finally, we have been working on a new website that we are expecting to complete over the next few weeks. The new website will be easier to use, more functional, and provide additional resources to our Unit Owners. All in all, we are thrilled to see so much progress happening in our community. The Board has worked diligently to plan and execute a strategy that will put West Farms One in a strong position for the future. We look forward to delivering on our goals, and providing a safe and secure community for us all.

### New Property Management - SOMAK:



#### Contact Info

Karina Smith, Account Mgr.  
Phone: (860) 259-1046

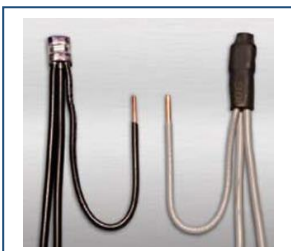
Effective December 1, 2016 West Farms One engaged SOMAK Inc. as its new property management firm. SOMAK is a local property management company based in Plainville, CT, and Karina Smith is our new account manager. SOMAK, a division of custom home-builder By Carrier, has substantial expertise in preventative maintenance, project management, and servicing the needs of homeowners. Please join us in welcoming SOMAK to the West Farms One community. We are excited to begin this new relationship and believe SOMAK is the right partner to work with as we move on to achieve our future goals.

### Comcast Wiring Maintenance Project

The Comcast Wiring Maintenance Project will begin on January 23<sup>rd</sup>, and should be completed in February. Communications Construction Group (CCG) will be the contractor performing the work. The goal of this project is to eliminate all of the cable wires hanging on the outside of the buildings by running all Comcast wires methodically through the attics of our buildings, and down into the units. Additionally, many old cable wires will be upgraded during this project, providing better signal quality for our Unit Owners. If you are a Comcast customer, please contact SOMAK at (860) 259-1046 to schedule an appointment to have CCG tie the new wires into your unit. These **appointments will only take about 30-60 minutes**. We also want to remind everyone that **this project is at no additional cost to the Unit Owners**. We are excited that Comcast sponsored this project and is working cooperatively with us to ensure no cable wires are hanging from the buildings.

The Board may be reached through the following email account: [westfarmsone@gmail.com](mailto:westfarmsone@gmail.com).

### Electric Remediation:



The Electric Remediation Project kicked off in the fall and has been running smoothly. We are pleased to report that over 90 units have been finished, meaning we are more than 70% complete. We are expecting to wrap up the project in mid-February. Subsequently, we are currently targeting March 1<sup>st</sup> as the date of the project's special assessment. An official communication will be sent out well in advance when we have confirmed the assessment date. This project will make our homes safer **and** help us save substantially on our insurance costs. We have worked closely with our insurance broker, the Reardon Agency, throughout this process and look forward to completing this important improvement to our homes.



## Project Restoration - Complete

*After two years, it's time to put a nail in Project Restoration*

Breathe a sigh of relief. Project Restoration is over. It has been a long journey, but we are excited to close this chapter in the West Farms One history book as we step into 2017. Project Restoration was the largest project in our Association's 46-year history, and our buildings now have new siding, windows, front doors, sliding glass doors, patios, sheds, precast steps, railings around balconies and precast steps, and more. Throughout the project, we also uncovered significant amounts of rotting wood on several buildings that was removed and replaced. Areas susceptible to leaks and rotting have been wrapped in a protective membrane that will support the buildings' longevity. Many retaining walls were built throughout the community, and dozens of old tree stumps were removed. We were even able to repair many pot holes in the parking lots. The scope of Project Restoration was vast and addressed many needs around the community. We are aware that Project Restoration did not address every issue, but the renovations have substantially repaired and modernized our property, putting us in a healthy position to successfully maintain our homes while continuing to make smaller but important improvements. We are identifying and planning for the current and future needs of our community, and look forward to working with the community in those efforts.

### Clubhouse Siding:

In July, the Joint Recreation Committee (JRC) approved a project to put siding on the Clubhouse, and in October the project was completed. Previously, the Clubhouse was painted on two sides, and unfinished on the other two. We were able to leverage our relationships from Project Restoration to accomplish this project at a low cost. Additionally, the siding will cut future maintenance costs for decades to come, and will help the JRC focus its resources on other improvements. This project was funded from the general reserves of the JRC.

### Landscaping Project:

This year we kicked off the Landscape Improvement Project to continue the beautification on West Farms One. So far, we have completed the plant beds in Normandy Village, Lorraine Village, Kent, Village, and Wellington Village. Once the snow melts in the spring, we will wrap up Brittany Village. The plant beds look beautiful and the community response has been overwhelming! We will also be installing beautiful new entrance signs for each village as well. The new signs will match the new siding. Many thanks to our dedicated Landscaping Committee for being proactive and spearheading these projects.

### New Website - Coming Soon:

The new website for West Farms One is well underway. When completed, it will serve as a valuable resource for our Unit Owners. The website will be easy to navigate, filled with useful information and look professional. There will be links to SOMAK's portal where Unit Owners can pay their condo fees and submit any maintenance requests online! The website will also provide resources like the condo documents, rules and regulations, and a community calendar. We are excited to be able to offer a functional website that can help serve your needs at your convenience.

### Parking:

In the spring, we will redo the line striping of the parking lots. Please be mindful and respectful of your neighbors parking spots. Remember to inform your guests or tenants of the Association's parking rules. The parking areas shall not be used for any purpose other than to park automobiles, specifically excluding trucks, commercial vehicles, trailers and boats which may be parked in specially designated areas only. No vehicle shall be parked in such a manner as to impede or prevent ready access to another space. No vehicles may double-park spaces in carports.

### Important Information:

#### SOMAK contact information:

(860) 259-1046 or email at:  
[ksmith@somakmanagement.com](mailto:ksmith@somakmanagement.com)  
[joes@somakmanagement.com](mailto:joes@somakmanagement.com)

#### WF1 Board email:

[westfarmsone@gmail.com](mailto:westfarmsone@gmail.com)

Monthly Board Meetings will now be held on the third **Tuesday** every month (with the exception of January and August 2017) at the Clubhouse, beginning at 6:30 p.m.

#### Community Website:

The website for West Farms One contains a great deal of information about the community. If you are not registered, PLEASE take a few minutes to do so. If you experience any issues during registration, please send an email to [westfarmsone@gmail.com](mailto:westfarmsone@gmail.com).

Communications: You may opt to receive electronic correspondence instead of postal service by filling out the release form and returning it to SOMAK.

**Please visit our Website: [www.wfv1condos.com](http://www.wfv1condos.com)**