



Greetings from Grenelefe!

NEWSLETTER 1st. Qtr. 2018

Merry Christmas and Happy Holidays to you and your families. This truly is the most wonderful time of the year! Try to relax and enjoy the season. Focus on what is important and you will find that the details will take care of themselves.

“Until one feels the spirit of Christmas, there is no Christmas. All else is outward display—so much tinsel and decorations. For it isn’t the holly, it isn’t the snow. It isn’t the tree, not the firelight’s glow. It’s the warmth that comes to the hearts of men when the Christmas spirit returns again.” ~ Unknown

The Association’s annual meeting for 2017 was held on November 4th. Randy Kuhl, Earl Monari, Richard Moore and Joyce Morris were appointed to two-year terms. The board members held an organizational meeting immediately following the annual meeting and decided the following slate of officers would serve in 2018: John Rasmussen, president; Glenn Norton, vice president; Randy Kuhl, treasurer; and Bryon Smith, secretary. All the board members are serving two-year staggered terms.

The board meetings for 2018 have been preset in an effort to let owners who want to attend be able to mark their calendars in advance. The 2018 board meetings will be February 1, June 7, September 6 and November 1. The annual meeting is scheduled for November 3.

This newsletter is accompanied by our AC service contracts. I wanted to point out why signing up for these service agreements is a good idea. Unless you have replaced your AC system within the past few years and have a warranty on your units, this could save you a bundle if you experience problems with your AC system. The high heat and humidity of Central Florida keeps the ACs running almost constantly due to the workloads that are required to keep our homes cool about 8 months out of the year. The service agreement costs \$150.00 per air conditioner and covers repairs to the system. (Refer to Schedule A of the enclosed agreement for parts that are excluded.) This annual service agreement is transferable if you sell your unit. I found the following information on Homeadvisor.com:

How Much Do Common Air Conditioner Repairs Cost?

Refrigeration leak detection and repairs - \$225-\$1,600

AC Refrigerant recharge - \$160-\$400

Circuit board replacement - \$120-\$600

Replace fuses, circuit breakers or relays - \$15-\$300

Thermostat Replacement - \$60-\$250

A/C compressor repair hard start kit - \$100-\$250

Capacitor or contactor replacement - \$90-\$400

Evaporator coil replacement - \$650-\$1,200

Condensing Unit fan motor replacement - \$100-\$300

Condensate pump replacement - \$90-\$250

A troubleshooting service call can vary from \$75-\$180 depending on your geographical area.

As you can see, these costs can add up. Having a service agreement can save you money if you have any problems with your AC. By keeping your units running efficiently, we can head off problems with the condenser lines getting clogged and creating more work for the Association due to costly leaks. The income from this program also helps to offset maintenance fees, so it does help to keep them lower and offers you a type of insurance for your AC. It is also a good thing to have if you are renting your unit. AC issues are not confined to Monday through Friday during working hours and tenants are not usually content to wait when the AC is not working. They want it fixed immediately and having an AC agreement will help you avoid the expensive after hours and weekend fees that you would be charged if you did not have an agreement.

Condominium owners are welcome to join the Grenelefe Homeowner's Association to get involved in the surrounding community. The Homeowner's Association is comprised of Arrowhead Lakes, Aspenwood, Club Estates, Country Homes and Grenelefe Estates. It has a directory and also sponsors four or five social events throughout the year. As a member, you will receive newsletters as well as a homeowner's directory. The fee is \$30 per year. If you are interested in joining, mail a check to Grenelefe Homeowners Association, P.O. Box 5192, Haines City, FL 33845. This is a great way to get connected with others in the community.

The entire Grenelefe Condominium Association staff sends you warm holiday wishes, and as always, it is a pleasure for us to serve you. We look forward to seeing you soon.

Sincerely,

Chris Gourdie
General Manager