

Dear Northbrook Residents,

As you know, Northbrook is one of very few associations that is "self-managed". The management situation in 1974, when our community was first built, although not exactly easy, was very different from today. In the present, we are faced with aging properties, and all the maintenance that is required for 21 buildings (84 units). This Board of Managers is dedicated to keeping our community self-managed. The most important reason for this is the costs that would be imposed upon all of our unit owners, if we had a management company to oversee Northbrook.

Much research has been done by our Board President, Don Silva, in regards to this. His years of experience as a former real estate broker, and presently appraiser, has enabled him to gather knowledge about management companies from numerous condominiums that he has appraised.

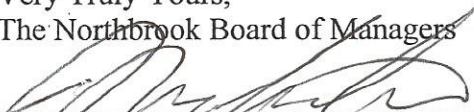
As you may already know, most management companies impose costly assessments on the unit owners for upgrades and projects needing to be done right away. There is also a yearly review for the opportunity to increase condominium fees for future upgrades and projects, as well as increases to the costs of the management company itself. Northbrook has not had any increase or assessment for at least seven years, and there are none perceived in the future, barring any catastrophic event.

Since the Board of Managers are also unit owners, they have a "vested interest" in keeping the costs down, and at the same time, making sure that whatever needs to be done, gets done. The seven members are unit owners and have jobs, families and responsibilities, just like every other unit owner at Northbrook. They are "unpaid volunteers" who give of their time and experience, because they care about the community and want to see it prosper. There are no "perks" when you are a member of the Board.

With that being said, it is very important to understand that the Board deserves the same respect and right to privacy as any other resident of this community. Their homes, and private telephones, should never be used for complaints or maintenance requests. There is a standard procedure for this, which will be mailed out to each and every unit owner, with the October 1, 2018 condominium bills. It is very important that this upcoming notice be kept on hand, as it will state the proper manner in which maintenance requests and concerns will be communicated.

The Board of Managers wants Northbrook to continue as it always has been, to be self-managed, and if we all cooperate, it will continue.


Very Truly Yours,  
The Northbrook Board of Managers

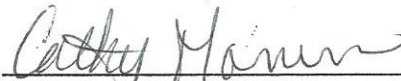
  
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Don Silva, President


  
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Doreen Silva, Treasurer

  
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Wilma Bybee, At Large

  
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Mike Marshall, At Large

  
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Chris Lambkins, Vice President

  
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Cathy Morrison, Clerk

  
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Chris Guarino, At Large