

RADBURN IN REVIEW – 2018

The past twelve months have been a transformational period for Radburn. After a new state law brought democracy and transparency to our community, a newly elected Board of Trustees took steps to solicit ideas, improve our shared spaces, open up meetings, and institute stricter financial controls. The Board has prepared this document to highlight Radburn's accomplishments in 2018 and identify ongoing issues that the Association faces.

SOCIAL AND RECREATIONAL EVENTS

Numerous social events were held including Family Day weekend, Halloween parties, egg hunt, movie nights, talent show, welcome tea for new residents, and the holiday boutique. The Radburn Players performed two shows: "Auditions: The Musical Revue" and "Chapter Two." The Association would like to offer more programs at the Grange and our pools, in addition to the book club, aquacise, aerobics and zumba classes.

In the summer, over 200 Radburn children participated in Playgroup and another 31 children in Tot Lot. For the first time, a survey was sent to all of the parents whose children participated in these programs. The survey results, which were generally positive, identified numerous potential suggestions for improvements.

Radburn's swim team had more than a hundred swimmers and the team went to the league championship. In addition, residents organized numerous sports programs including those for T-ball, soccer, and kids' basketball.

POOLS AND PARKS

The company that was hired to fix R-pool in 2018 will be returning in the spring to repair the issues with paint chipping. Also, in order to address concerns raised by swimmers, the B-pool will be drained and inspected for sharp edges.

The electrical outlets have not been working at the B-park stage since April; upgrades should be completed in the Spring of 2019. A new swing set was installed in B Park following damage by a fallen tree limb.

The Board is reviewing estimates to replace the R Pool fence, since it is rusted and has numerous holes.

The Board plans on conducting a study of the Grange building and then exploring the possibility of obtaining grants to enhance it. In 2018, for the first time in many years, the windows were washed, the whole building thoroughly cleaned, and entrance lights upgraded.

PRE-SCHOOL

Radburn has a pre-school at the Grange as an amenity for families with children, and also as a way to foster stronger ties between our residents. The Board is reviewing options to attract more pre-schoolers including new marketing initiatives, extending hours, and creating an outdoor play space.

NEW FINANCIAL CONTROLS

After going through years of financial records, the Board created a budget for the Radburn Association with more information. The 2019 budget consists of two different components: one contains the operating expenses and revenues, and the other identifies the capital improvements that are planned for the year.

The Association has funds invested in three different UBS accounts, totaling approximately \$3.8 million. The board instituted new financial controls and procedures to ensure that our dues are spent in a more prudent manner.

The Board of Trustees hired a new legal firm, Becker & Poliakoff. The legal bills which had been as high as \$36,000 per month, are now down to about \$2,000 per month. The attorneys helped us update our bylaws so that they now conform with the new state law governing homeowner associations. These bylaws still need to be modernized to reflect best practices for homeowner associations.

NEW MANAGER AND NEW BOARD SECRETARY

In August, the Association's manager resigned his position and the Board of Trustees hired a professional property management firm (Taylor Management) to take over his duties. Janet Sedaka, a former Radburn resident with extensive property management experience, is now serving as the manager.

Janet currently supervises Grange staff as well as contractors who maintain Radburn's common property (including the parks, the Grange, and the pools), oversees the summer programs, and ensures assessments are collected in a timely manner.

The Board appointed Sara Suehr as the new Board Secretary (a position previously held by the manager).

ARCHITECTURE AND CONSTRUCTION

The Board's Architectural Committee reviewed 80 applications and started printing up blue architectural approval display cards for residents undertaking construction work.

The first homes sold at the "Crossings at Radburn" the new residential section of Radburn located on the former Daly Field.

COMMUNICATIONS

The Board of Trustees made improving communications a priority. Residents can now attend board meetings, and the board members do not vote on any item until residents have an opportunity to share their opinion. In 2019, the Association wants to significantly expand the information available on www.Radburn.org and social media.