

Your TCGC board and I are proud to share this year-end report of progress and accomplishment completed in 2014. Following is a list of positive accomplishments. Very shortly, we will distribute another list with the planned projects for 2015.

Firstly, 2014 saw many expensive programs successfully completed with our financial position is still being strong. We chose to approach these projects the old fashion way – pay as you go – no credit or borrowed moneys. **Our Treasurer reports that our operational cash on hand remained stable and our reserves are up 22% over what they were a year ago.** Much of this has been the result of competitive contracting, solid negotiations with our vendors, and the board focused on holding down expenses.

**Below is a list of major expenditures (accounts for about 40% of total expenditures)**

- New dual domestic hot water system - \$80,000 (will reduce our utility expense in the summer months)
- Rebuilt one boiler (these are used for heat) - \$30,000
- Lots of different pumps and valves – \$18,000
- Snow removal \$56,000 (over budget by around \$34,000)
- Repair of broken pipes - \$50,000
- Write off of bad debt - \$60,000 (last year's)
- Pool to met current codes – \$9,000
- Tree removal and pruning – \$33,000
- Court yard Landscaping - \$11,000
- Hydro Jetting Waste lines – \$3,000

**Other items of note include:**

- Upgraded landscaping in the three Brassie court yards
- Expanded the annual maintenance program to include energy and water saving techniques
- Implemented an automated tracking system with Source Link for maintenance, violations, and information retrieval

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- Improved communication through the use of the bulletin boards, door hangers and the web site
- Made common keys for, cleaned, and repainted the trash rooms
- Added ash trays to seating areas
- Parking and pool pass work was brought in house
- Updated pool rules to safety and create a more pleasant atmosphere
- Obtained FHA approved financing standards
- Revised our parking regulations
- Installed FIOS cable throughout the community
- Upgraded our PEPCO input
- Improved surveillance and security procedures
- Oversaw the rebuilding of our fire (19315) building

We thank everyone for their support and encouragement during 2014. There are still many things to do in the upcoming months to make our community better. Improving the quality of life and increasing the value of our properties isn't an easy task, but it is simple if we focus our efforts, combine our energy, and maintain our positive thoughts. Together, we can and will work to make Thomas Choice Gardens Condominiums a premier community in our area.

Sincerely,



Ralph Colling

TCGC Board President

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