

S U M M E R 2 0 1 9

Condo 19 News

Heritage Hills of Westchester

Somers, New York 10589

Double Yikes!

May of 2018 caused our condo to deal with a horrendous storm. We are still cleaning up the damage. You may have seen stump grinding taking place throughout our property. This May NYSEG descended on our property and tore the place up, just as the newly refurbished lawns were coming in nicely. Many shrubs were popped out and then back into the landscape at a dizzying rate. Our landscape company had to redo the inadequate job the subcontractor did “restoring” our lawns. We will pursue reimbursement. Please remember to water our common property during the hot, dry summer months especially any new plantings or reseeded lawn areas.



President's Report

We are proud of the way Condo 19 looks and I thank Somers Hills Management, ANJ Masonry and especially your Board of Managers who interact and oversee our vendors. We also want to acknowledge our Cluster Captains who do a great job of keeping residents informed of important issues and events. Hope to see you at the Condo 19 BBQ at Lake Lodge on Sunday, September 8 from 4 to 7pm.

Our flat roof project will be completed within the next month. Wood replacement and painting of the second third of our units will be completed before the end of the summer. The 957 through 950 units will undergo wood replacement and painting in the spring/summer of 2020. This will complete of 6-year painting program. Paving for the 954 Cluster is scheduled for this year. Window washing was completed except for units being painted and gutters will be cleaned after the leaves have fallen.

Please refrain from parking a car in your driveway during the day for more than one hour. Paving is one of the most expensive items in our budget and cars that remain in the driveway for long periods of time cause indentations in the pavement. These indentations become problematic to the surface of the driveway and need repair after prolonged periods. Your cooperation in this matter is very much appreciated. All pets must be leashed when on Condo 19 grounds. This is a Somer's Town ordinance. We may contact Somer's Town Animal Control if your pet is seen without a leash on our grounds.

If you have any concerns, please contact Somers Hills Management at 914 669-5368



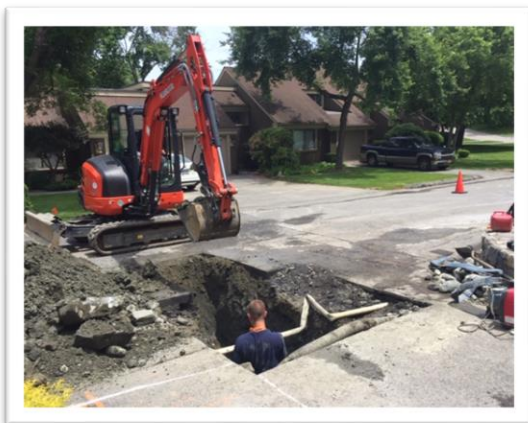
Ice is Nice

Especially during the dog days of summer. Yet our property manager cautions residents who have automatic icemakers to periodically inspect the small plastic hose or thin copper tubing that feeds water to the refrigerator. These can develop a leak.

The White Stakes



Many of us in Condo 19 live adjacent to the golf course however we may not be golfers ourselves. Therefore, we may be under the false impression that the white stakes along the edge of the fairway indicate the golf course's property line. This is not true. White stakes are used to indicate out-of-bounds and often the beginning of a rough, unkempt area. The actual property line of the golf course is unexpectedly close to many a patio and deck! Our condo often maintains such areas to create the desired seamless vista. However, we do not, cannot and will not maintain trees which belong to the golf course such as the out of control white pines in deplorable condition. Golf course workers who tell residents they belong to our condo are misinformed. They are on golf course property and have been sadly neglected. We have met with golf course management who agreed to remediate the areas bordering our property. We will remind them of this promise until it is completed.



Finally!

Yes, finally the HDG Water Company repaired the leak on our "B" road that bisects our condo. The icing was hazardous over the winter months. Bravo to our condo President, who working in conjunction with our property manager, continued to contact the HDG Water Company until they remediated the problem.



The Right Fit

Condo living isn't for everybody. Unlike Cinderella, it's no fairy tale having to give up much of one's autonomy over the exterior of the property where one resides. Chemicals are used to combat insects and plant diseases, in accordance with NYS regulations. Rules exist regarding just about every aspect of living from free-range pets to parking. And there is an aesthetics to these Hills that began with the developer's vision and continues today. Judging by the relatively stable real estate values, it appears to have been working for approximately 50+ years. The subdued earthen color palette of the units and the Wright/craftsman's architecture are meant to have this enormous complex blend into the

hillsides. Most plantings are native and stonewalls are of indigenous rock. Please obey the rules and regulations and be considerate of your neighbors.

While your condo Board, recognizes the need unit owners have to personalize their entryways we request real flowers in our gardens and only one or two high-end garden ornaments and a moderate amount of seasonal décor. Technically anything mounted outside a unit or placed on common property requires a variance. However, we do not require it for reasonable décor.

BTW if you lose your shoe at midnight, you're probably drunk.



A warm welcome to new residents!

Stephanie and Fred Lyons 956B

Barbara Ann Lewis 954D

Barbara and Richard Stanton 953C

Peggy and Joe DeGasperis 963C

Colleen, Pamela and Kaitlin Kelly 951A

Vickie and Anthony Bisignano 955C

BUTCHERED, DESTROYED, SCALPED, DECIMATED

These were just a few of the words used to describe the recent “pruning” of our rhododendrons. Our burning bushes were trimmed several years ago and came back beautifully. Whenever possible we try to prepare residents when a “drastic reduction in size” will take place on certain plant material so that they may brace themselves. It isn’t always feasible. Cutting back the rhodos is the right thing to do for safety and security purposes. It also assists with the maintenance and painting of our units. Plant material often does not age gracefully. We cannot allow our shrubbery to become overgrown. The “sticks” will recover and a more manageable shrub will arise. Unfortunately, the shrub may not fully flower next spring but will in the future



The Name Game

We all know it helps to have a name or contact person when things go wrong. Our President has supplied unit owners with such when it comes to personal Comcast issues. Word has it that this person provides positive results. Comcast will hold an “Open House” in the Heritage Room on Wednesday, October 30 between 3pm and 7pm. Have your questiones answered and find out about new offerings. Last year they had great giveaways. Hope to see you there.

Kristian Parker
 Comcast Community Account Representative
 860-406-2916



With Sympathy

Sincere condolences to the families and friends of

Mary Beck 951A

Betty Garrick 954A

Vincent Colletti 965C