

***This special newsletter is being mailed to residents' homes.***

***All newsletters are posted on the Condo 13 webpage every other month.***

Dear Condo 13 Neighbors:

Like the rest of you, I have been sheltering in place and trying to adjust to the “new normal” that we find ourselves in. When I sat down to write this, I had completely forgotten that I already wrote and posted a March-April newsletter! A symptom of how slowly time seems to be moving these days.

When I went back and looked at that last newsletter- written on March 11—it seemed like a different world. We were still planning on holding our March condo meeting, plans were in place for new projects (drainage, planting, new mailboxes). Now, in the COVID 19 world, in-person meetings are not happening and discretionary, non-essential projects have been put on hold. However, ongoing maintenance continues and the Board communicates as necessary via email and phone to keep things on track.

Finance update: The 2020 audit and tax returns have been completed. While new projects have been temporarily suspended, our expectation is that this work will resume later in the year and will of course need to be paid for. Ongoing expenses (eg. garbage collection, landscaping maintenance, insurance, management fees) all still need to be paid, so the Board appreciates your continued timely payment of normal common charges.

Most important, please stay safe and healthy. Practice social distancing, wash your hands like never before, wear a mask when you go out. Older people and those at higher risk should consider avoiding stores. There are grocery delivery services available, or consider the following resource.

There is a local organization called Somers Moms that will grocery shop, pick up prescriptions and deliver masks, gloves and sanitizer—all for free. The only thing they cannot do is drive anyone anywhere as there is too much risk right now. Email is the preferred way to contact them- [hopemazzola@gmail.com](mailto:hopemazzola@gmail.com). But they will also take phone calls from 10-4 at 914-714-0900. If you order before 12 you will get groceries same day. There is no limit to how much or how little or how often you can order, there is no charge and no tips accepted, though donations are accepted towards the purchase of new PPE equipment and supplies being donated to the medical community. Totally voluntary though... the service is free.

We will get through this as a community—together! Stay well!

Leslie Douwes  
Condo 13 President

## **Annual Meeting Plans**

Given the current circumstances, we obviously will not be holding our normal in-person Annual Meeting in June. We are now working on a solution for this which will include mailing ballots and committee reports to residents. Check your mail later in May for further details.

## **Landscaping Corner**

Lawn repair and seeding has begun and will be completed by May 1<sup>st</sup> or as soon thereafter as weather permits (meaning no more overnight freezes). This work includes seeding along road shoulders, driveways and walkways to repair damage done by snow plows as well as bare areas on lawns.

Because of restrictions on non-essential work, no spring planting will be done this year. However, we had already planned to do most planting work in the fall this year (to avoid the kind of drought damage we experienced last year). Hopefully by the fall we'll be able to proceed with those plans. Gutters, leaders, and extension pipes are scheduled to be cleaned of all debris by mid-May.

## **Leaving a Key with Security**

It may be a good idea- especially now- to leave a copy of your key with the Heritage Hills Security Office (in the lobby of the Fitness Center) so that EMS/First Responders will be able to enter your unit in an emergency. If you do that, you will need to give Security a note giving permission for a designated friend or neighbor (or Karen Jahn, our HMS Property Manager) to enter.

## **Useful Contacts—Information and Maintenance/Repairs**

To logon to our webpage, go to [www.hhsociety.org](http://www.hhsociety.org). Select Condo Boards > Condo 13. First time users will need to set up a password. You can submit maintenance or repair requests online on the webpage: find the name of your Board Representative (aka Cluster Captain), click next to that name, then fill out the form and submit it.

- Questions about common charges or payments, contact HMS Accounting Dept. at 914-276-2619.
- Questions about maintenance/repairs, call our HMS Property Manager, Karen Jahn at 914-276-2509.
- For after-hours emergencies call HMS and follow the prompts to reach on-call personnel.