

This newsletter is being mailed to residents' homes to insure that those without internet capability receive election results.

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

Dear Condo 13 Neighbors:

I want to begin this newsletter with a note of remembrance for Shelly Lieberman, a valued member of our Board who passed away last month. Shelly was an active participant in all areas of condo business and contributed his long experience and practical viewpoint to all of our decisions. He will be sorely missed as a friend and a colleague. We have made a contribution in his name to the charity designated by his family: the Wounded Warrior Project.

As things have started to gradually re-open in our area, your Condo Board has been moving ahead with our 2020 plans and projects. While we were unable to hold our normal Annual Meeting and elections in person, we accomplished that task with mail-in proxies and written reports distributed to residents' homes.

I am pleased to report that we received sufficient proxies by mail to achieve valid election results easily. All four candidates on the ballot were elected: incumbents Artie Desio, Angelo Barlanti, and Jack O'Hanlon along with Ann DeStefano, who will be a new Board member. In addition, the Board has appointed Gary Parker to fill Shelly Lieberman's spot. Gary knows Heritage Hills very well, and will serve out the remaining one year of Shelly's term, then decide in 2021 whether to be on the ballot next year. This means we now have a fully staffed, 9-person Board.

The Board held its first (outdoor, socially-distanced) in-person meeting on June 25. For obvious reasons, this was not an open meeting; we all look forward to the day we will be able to have open meetings with unlimited attendance! Minutes of the June 25 meeting are posted on the Condo's web page. Highlights include:

- Appointment of officers for upcoming year: Leslie Douwes, President; Artie Desio, VP and Maintenance; Connie Dugan, Treasurer.
- Appointment of Gary Parker to vacancy (see above).
- Finance Report—On track YTD; spending lagging because of some project delays, but now work is starting again. Accounts Receivable (eg. income from residents' common charges) is up-to-date. *Thank you to everyone for remaining current on these payments during this difficult time.*
- Maintenance Report—Mailbox replacement completed. Siding and trim replacement set to begin shortly. Electrical meter box maintenance/repair resumed. Discussion of proposed drainage project behind 369/370 units. Board voted to go ahead and investigate the feasibility of this project. Since that time, a revised plan for the work has been sent to the contractor (Manor Paving) for a bid.

- Variance Report-- Several requests for variances were received and approved.
- Landscaping Report—Board reviewed 5 bids (4 new and one from current vendor) for contract effective August 1. The field was narrowed to 3 vendors. Since that time, the Board has selected a new landscaper. (See Landscaping article below).

We will continue to do our best to keep you informed during these times. Please follow all recommended precautions and stay safe and healthy!

Leslie Douwes
President, Condo 13

Landscaping Corner

The Board has decided to hire a new landscaper. Effective August 1, Fortunato Cambereri will take over all landscaping responsibilities for Condo 13. He currently provides landscaping services in Condos 8, 12, and 23 and received excellent reviews. Until August 1, Salem will continue mowing, pruning and weeding. Grub control for lawns will be put down in July. Remember to water – our landscaping contract does not include watering (and never has). During the long hot summer, lawns and shrubs need regular watering to survive.

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. 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.

