

Dear Condo 13 Neighbors:

I hope this first newsletter of the new year finds you well and that you enjoyed the holiday season. Condo 13 wrapped up another successful year in 2018, on budget, while adding to our reserves and accomplishing significant asphalt and drainage projects while performing all necessary routine maintenance. Note that our contractor is continuing to work on the long list of small maintenance jobs that were begun in November; this work should be completely finished shortly.

The condo board holds monthly meetings which are open to all unit owners and at which we welcome your feedback and questions. The first two meetings for 2019 will be held on Wednesdays-- Jan 23 and Feb 27 at 7PM in the Activities Center.

The Condo 13 webpage normally includes the complete list of meetings for the year as well as copies of all board meeting minutes and newsletters. However, the Heritage Hills Society and Activities offices—which currently own and update the website—are in the process of enhancing the site to provide better privacy for users and to allow individual condo boards to update their own content. While that is in the works, we are experiencing delays in updating our information. We expect that situation to be resolved in January.

Our last board meeting was held on November 29; below are highlights:

- 2018 set to close out on budget; notice of 1% common charge increase was set to be mailed to unit owners in December.
- Major asphalt project was completed and smaller drainage project slated for completion in December.
- Insurance renewal decisions passed unanimously: hold off on building limits increase until required and change Directors and Officers coverage from Chubb to Travelers. Both of these decisions will keep current coverages in place while saving money on premiums.
- Audience Q & A – Discussion about landscaping, generators and other miscellaneous topics.

The Board also met separately with Salem Landscaping to discuss the fall clean up and improvements to be made go forward (eg. no heavy machinery on wet ground, etc.). It was agreed that the response to the first snowfall was good.

Happy New Year!  
Leslie Douwes  
Condo 13 Board President

## **Please Be Considerate About Garbage and Recycling**

We're sure that most everybody knows this and complies with the condo's rules, but based on the number of complaints we receive, it's time once again for our periodic reminder—please exercise common courtesy and common sense when it comes to your garbage and recycling .

**Please do NOT leave any items outside the bins.** Not only does this look awful, it attracts animals. If it rains or snows, cardboard and paper become impossible for the carters to pick up. If the bins are full, keep your items in your garage until the next pick-up. Both garbage and recycling are picked up on Tuesdays and Fridays each week.

The new bins provide significantly more room and should be adequate to hold several days' worth of garbage and recycling. To help insure this, please take a minute to flatten any boxes before placing them in the recycling bins. Note that recycling goes in the blue bins; regular garbage in the gray. If you have any questions, please ask your cluster captain or any board member.

## **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 or her assistant, Laura J. at 914-276-2509.
- For after-hours emergencies call HMS and follow the prompts to reach on-call personnel.