

Dear Condo 13 Neighbors:

Although I'm looking out on mounds of snow as I write this, the calendar tells me that spring is not far away—fingers crossed! We have weathered this winter pretty well: no significant power outages and our landscaper has done a good job with snow and ice removal thus far. We have had a couple of necessary major repairs to individual units, but nothing that we have been unable to handle within our budget. In the last newsletter I mentioned a long list of minor repairs that we were working on: those have been completed.

As you know, the condo board holds monthly meetings which are open to all unit owners and at which we welcome your feedback and questions. The next two meetings for 2019 will be held on Wednesdays, March 27 and April 24 at 7PM in the Activities Center.

The Condo 13 webpage is located on the Heritage Hills Society website. That site has been recently updated and a guide to it was distributed along with updated phone books last month. We are unfortunately still dependent on the Activities Office to update our content, but I'm hopeful that we will soon be given the tools necessary to do that ourselves. Currently, the webpage is up to date.

We held meetings in January and February so far this year. Below are highlights:

- We closed out 2018 with approximately \$430,000 cash on hand and budget on schedule as reported in the January meeting.
- Two unit sales took place in January.
- The annual audit of the condo's finances will be completed by Peter Rossi, who has been our auditor for years. Because of 2018 tax law changes, there will be a slight delay this year, but we will distribute audit reports to you for the Annual Meeting as usual.
- Our two largest project expenditures in 2019 will be the completion of the asphalt/drainage project and landscaping renovation. Artie Desio, our VP and Maintenance Chair, will manage the asphalt/drainage project. We are fortunate to have two residents who are professional landscape architects, John and Karolyn Fava, who have graciously volunteered to lead our efforts in this area in 2019. They presented their preliminary findings in our February meeting. Unfortunately, our first walk through had to be postponed because of weather, but we are looking forward to getting started!

Lastly, I want to remind you that the Board currently has three vacant seats. If you are interested in serving, please contact any Board member. Hope to see you at our next meeting.

Leslie Douwes
Condo 13 Board President

Spring Bulk Pick Up for Condo 13 is scheduled for April 13.

Bulk pick up is for large items that do not fit or are not appropriate for normal weekly trash or recycling pick up. Unfortunately, we continue to get complaints regarding trash that is left outside the garbage bins. Please make sure you place all trash/recyclables in the bins.

Everyone gets lots of packages from online shopping these days; all that cardboard can be recycled, but please flatten boxes before placing them in the recycling bin, Otherwise your large Amazon box will fill up the entire bin!

Both regular garbage and recycling are picked up on Tuesdays and Fridays. Check with any Board member or HMS if you have questions.

Informing Condo 13 About Renovations

Condo 13 by-laws require that you obtain permission from the Board if you are planning any changes to the exterior of your unit as well as any interior structural changes. To do this, request a variance form from HMS and submit it. The Board reviews the request and if all is in order, grants the variance promptly. We also ask that, purely for recordkeeping purposes, you complete a form any time you make renovations or alterations to your unit. As units age and change hands, it would be very helpful for future owners and Boards to have a complete record by unit number of all work done over the years. Please contact Karen Jahn, our Property Manager at HMS, if you have any questions.

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.