

Dear Condo 13 Neighbors:

Our Condo 13 Annual Meeting is scheduled to take place on June 26 at 7PM in the Activities Center. As always, we invite all residents to participate. We will hold Board elections and announce the results at the meeting. We will also report out on the “state of the condo” and allow time for resident comments and questions.

In preparation for the board elections, we’re mailing a letter this week (May 1st) looking for candidates for the Condo 13 Board of Managers. We currently have three vacant seats. I am asking especially (aka begging!) this year that you consider volunteering. There is always lots of work to be done and without volunteer board members, there is no one to do it. **Condo 13 is a community that can thrive only to the extent that people are willing to devote some time and energy to it. It does not run itself.**

As individual unit owners, we are responsible to maintain the inside of our homes—“paint to paint” But as members of a community, we need to realize that simply paying our monthly condo fees is not enough to insure the health of that community. Those fees enable us to hire contractors, but contractors need to be managed or they will not perform to high standards. The fees provide us with an annual operating budget, but that budget also needs to be closely managed and decisions impacting it have to be carefully thought through. We all have a big investment in this community; serving on its Board of Managers is a good way to safeguard that investment and help it continue to grow. I sincerely hope that you’ll consider serving.

The Board held our normal monthly meetings in March and April. To recap briefly, our financial status continues to be on track. Large project expenditures will begin shortly which will lower our cash on hand, but this is all according to plan. Asphalt paving is set to begin shortly. A detailed list of landscaping items is being finalized and will be the basis for an RFP that will go out in May.

While we have been providing meeting minutes to the HH Society office for posting on our web page, there continues to be a problem in their getting this accomplished. As a result, since the website update, we have lost all the data from the end of 2018 and ytd 2019. As you can appreciate, I have made numerous requests to get this situation remedied, but as of this writing, the information is still missing.

The next monthly meeting is May 22 at 7PM in the Activities Center. Hope to see you there and at the Annual Meeting in June.

Leslie Douwes
Condo 13 Board President

2019 Pool Stickers are now available! Check with your Cluster Captain.

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

Note that the hhsociety.org website is undergoing a re-do and is currently missing Condo 13 recent meeting minutes and newsletters.

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.

CALLING ALL UNIT OWNERS! PLEASE CONSIDER VOLUNTEERING YOUR TIME AND TALENTS TO KEEP CONDO 13 RUNNING SMOOTHLY. CONTACT ANY BOARD MEMBER OR KAREN JAHN AT HMS WITH ANY QUESTIONS. THANKS!!