

Dear Condo 13 Neighbors:

Happy New Year and welcome to 2020- a brand new decade! As we previously announced in our last newsletter, starting in this year, we will discontinue paper copies of our newsletter mailed to residents' homes. Instead, the newsletter will be posted on the Condo 13 webpage (along with meeting minutes, our monthly board meeting schedule, and other useful information). Newsletters appear 6 times a year. If you have not already used the Heritage Hills website, please take a few minutes now to get a login and familiarize yourself with the site. See the reverse for more details. This will be our ongoing means of communicating important information to everyone.

Our last regular Board meeting of the year took place on November 20. There was no December meeting because of the holidays. The 2020 budget, which includes no increase to common charges, was previously approved. Prior to the start of the meeting, the Board met with the electrical contractor chosen for inspections and any necessary work on meter boxes. Preliminary inspections have been done and now any work will probably need to wait until warmer weather. However, as previously noted, if you experience any problems or issues with your electrical service, please contact Karen Jahn at HMS. New business included the approval of the condo's insurance package for the new year with our current broker, Levitt Furst, and the renewal of our management contract with HMS.

Our next regular Board Meeting will take place on January 15 at 7PM in Lake Lodge. Please note that all of our 2020 meetings are scheduled in Lake Lodge, NOT the Activities Center. As always, all residents are encouraged to attend.

We're taking this opportunity to remind residents of several important issues that you may want to check off your list of New Year's resolutions. See below for details.

Wishing you and yours a healthy and prosperous 2020.

Leslie Douwes  
President, Condo 13

### **2020 Insurance Review**

A new year is a great time to review your current insurance coverage. Important areas to review include "contents", "improvements/betterments" and "temporary living expense". These three areas are not included in the condominium's coverage. It's important to take the time now and review your current policy coverages.

You may receive a letter from the holder of your mortgage requesting a copy of the condominium's master insurance certificate. You may obtain this certificate by contacting Condo 13's insurance broker, Levitt-Furst Associates, Ltd, directly at (914) 457-4200. Have a copy of the request handy as there is pertinent information in that letter which you will need to have added to the certificate.

## **Miscellaneous Stuff**

Disposal of Large Bulky-Items:

As you may know, bulk pick-up is twice a year (Spring and Fall). This is the only time that large items such as furniture, windows, mattresses, etc. can be disposed of. Please do not leave anything other than regular household garbage in the bins and recycle areas.

Water Leaks:

Most all accidental discharges of water can be prevented by knowing the age of your water heater and replacing it prior to the end of its useful limit, and inspecting/ replacing washing machine and dishwasher hoses and ice maker lines.

Garden Hoses:

Take this opportunity to make sure your garden hose has been removed from the outside spigot.

## **Landscaping Update**

In the winter, our focus naturally shifts to snow and ice removal. We all know that no two snow events are the same. Note that in the event of a snow and ice mix, there can be times when Condo 13's landscaper will leave a thin layer of snow on the roadways and walkways so that when the snow changes to ice/freezing rain, you will have traction to drive and walk a bit more safely. Buckets of ice melt have been placed throughout the condominium in the event you spot an iced over area and are able to safely spread the ice melt.

Damage to curbs and lawns caused by snowplowing will be fixed in the spring (or if an unseasonable break in the weather allows). Understand that more damage to lawns is likely to occur when the ground is not frozen. Again, weather permitting, the landscapers may be able to pick up miscellaneous branches/debris during the winter,

## **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. Once you receive a password, you can logon to the site. The Condo 13 page includes newsletters, meeting minutes, and contact information for Board Members and our Property Manager.

-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.

