

Condo 13 Newsletter

March-April 2020

Newsletters are posted on the Condo 13 webpage every other month.

Dear Condo 13 Neighbors:

Our last regular Board meeting was held on February 19. As with all Condo 13 Board meetings, minutes are posted on the condo's webpage.

Maintenance--At February's meeting, the Board approved funding for the replacement of all resident mailboxes and the order for those has since been placed.

Finance—2020 budget is in place, but very few expenses have yet been incurred. Condo 13 has changed auditors because the small firm we had been using was unable to comply with new regulations. The new auditor's cost will be comparable.

Landscaping—Discussed need to dig out around some units where soil meets the siding and will cause rot. Landscape committee will identify locations (there are not many) and get a cost estimate from landscaper. Spring planting this year will be limited. To avoid last year's problems with summer drought, we will wait until the fall to do the bulk of this year's planting.

As of this writing, our next Board meeting will take place on Wednesday, March 18 at 7PM in Lake Lodge. These gatherings are usually small, so I still plan to hold this meeting in person. However, while I normally encourage attendance, given the current circumstances, you may want to choose to stay informed via our newsletter and meeting minutes online.

Thank you for your support

Leslie Douwes
Condo 13 Board President

We continue to see some residents misunderstanding some of the basics of condo ownership, so we are reprinting the following from our September newsletter.

The difference between owning a condominium as vs. a house is that you own ONLY the inside of your unit: "paint to paint." The outside, including the grounds, is common property, owned by the condo association. Your condo monthly fee pays for the maintenance and ongoing upkeep of the common property, so you do not need to do any of this work yourself. If there is any item outside your unit that requires attention, you simply need to call Heritage Management Services (HMS) at 276-2509 and speak to our property manager, Karen Jahn.

This means that homeowners MAY NOT have any work done to the outside of their units without first obtaining permission from the Condo Board. **Never hire your own contractor and assume the condo will pay for the work.** Again, the process is simple: call HMS and request a variance form. Based on the circumstances, the Board will either approve or deny the request. If you proceed with work without obtaining this approval, the Board reserves the right to require you to restore the property to its original condition at your expense.

Landscaping Corner

Because of the mild winter this year, spring clean-up will begin sooner than last year. General clean-up will include the removal of all debris (leaves, branches, etc.) from lawns, walkways, driveways, patio and deck areas. The landscaper will also edge around planting beds and tree wells.

Lawn repair and seeding will be completed by May 1st, including along road shoulders, driveways and walkways to repair damage done by snow plows as well as bare areas on lawns. Gutters, leaders, and extension pipes are scheduled to be cleaned of all debris by May 15.

Leaving a Key with Security

It may be a good idea 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.

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. The date for this spring's pick-up has not yet been announced- please check your email for this information.

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.