

Dear Condo 13 Neighbors:

As things have begun re-open in our area, the Condo Board has been moving ahead with our 2020 plans and projects. The Board held a second outdoor socially distanced meeting on September 3 to discuss and vote on several projects. Below is a summary of that meeting:

- Finance Report—On track YTD; spending lagging because of some project delays, but now work is starting again. Basically, we are in solid financial shape. Accounts Receivable (eg. income from residents' common charges) is up-to-date. Thank you to everyone for remaining current on these payments during this difficult time.
- Maintenance Report— Drainage project behind building 369 is completed. Gutter guard installation for 2020 is completed; additional guards will be installed next year. Board agreed to use a different vendor for the continuation of this work in 2021 as we were not completely satisfied with the quality this year (areas needed to be re-done, etc.) Wood repair work has been completed. Electrical meter boxes near completion- hinges need replacing on just 2 more. This project came in significantly under budget.  
Additional maintenance project- Repair asphalt around perimeter of 8 columns in carport 2; repair steps at 383 walkway; drainage and backfill work behind 376 building. This project was approved and will be paid from asphalt and drainage budget lines.
- Landscaping Report- New landscaper (Fortunato Cambereri) began work August 1 and has so far received good feedback. Clean up after August 4 storm was completed quickly. Discussion about tree work as this year's estimated cost was significantly higher than expected. Agreement to go back to vendor and negotiate further. (This was done since the meeting and work is scheduled to begin mid-October).  
Additional landscaping project—Major lawn repair project was proposed and approved by the Board and will be paid from lawn & garden budget line.
- Variance Report-- Four requests for variances were received and approved.

**Please insure that Heritage Management Services has your correct, up-to-date phone number!**

Leslie Douwes  
President, Condo 13

## **Landscaping Corner**

See Landscaping Report above. Major lawn renovations will take place mid-September. If your lawn is re-seeded, please make every effort to water it regularly for at least the first few weeks—this is critical in establishing new grass. This fall's planting list of shrubs and trees is being finalized to send out to bid shortly. Please also note: If you mulch your planting beds, be sure the mulch doesn't touch your unit's siding. As the seasons change, please don't throw the dead/dying contents of your flower pots into the woods; dispose of this material in the trash.

## Avoiding Drain Trouble

A sewer back-up into your bathtub or sink is NOT something you want to experience. While these don't occur often, it's certainly wise to practice common sense prevention. **Don't** flush anything but toilet paper ( so-called flushable wipes can cause problems; even 3-ply tissue is not recommended). **Don't** let kitchen grease/fat go down the drain (pour grease into a can and put it in the trash; wipe pots/pans with a paper towel and throw that away). **Don't** put anything you couldn't chew down your garbage disposal (eg. no bones, citrus peels, corn cobs)

Finally, you may want to check with your insurance agent about a rider to your homeowner's policy that would cover you just in case.

## Fixing Foggy Windows

Insulated double pane windows are a great investment in your home's energy efficiency: that extra layer of protection keeps cool air in and hot air out and can make a major dent in your heating and cooling bills. If you've noticed fog and condensation forming on a window that you can't wipe away, there's an easy and economical fix.

Insulated glass, or thermal windows, can be as simple as two panes of glass that have been sealed together within a frame. More complicated styles have inert gas sealed between the panes or specialized thermal coatings. This minimizes thermal energy transfer so you don't experience hot August (or cold January) air radiating into your home.

Over time, the sealed edges of the glass can wear out or fail. Sunlight, water, water vapor, and even temperature and barometric pressure can cause these seals to break down. Once the seals fail, moisture leaches into the space between the glass and as temperature shifts, condensation will form. If left untreated, calcium in condensation can etch the glass and leave a permanent haze. It's also important to note that foggy windows are more than an inconvenience. Because there is a build-up of moisture between the panes, this can lead to mold and water damage, in addition to the loss of insulation.

For a long time, the only way to fix this was to replace the whole window including the frame. Today, glass installers can install new panels in your existing window frames. – a much less expensive process. The repair can be done in one visit. There are several glass companies around Somers.

Windows are instrumental to how your home looks inside and out. They can significantly impact curb appeal, creating the kind of first impression you want. And that can make a huge difference for those simply visiting your home and for those neighbors who look at your windows from outside every day. From inside, you'll experience comfort and energy efficiency.

## 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.

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.

