

CONDO 16 NEWS

August 2019

Hoping all is going well for you as this Summer is going by all too quickly.

WELCOME

We are glad to welcome new unit owners to Condo 16.

470B Rose Marie Jordan, 464D Regina Tripodi, 465A Bruce, Stephanie Brewer, 477B Charles, Patricia Dizenzo, 470C Dr. Joseph Moreno, Maura Haggarty

BOARD OF MANAGERS

New Board member- Yogi Santa-Donato (472C) was appointed by the Board to fill a vacant position. This seat will be one of three positions to be up for election this Fall at the annual Condo meeting on Tuesday, October 15, 2019.

Information will be sent to all unit owners next month regarding the **election** of new Board members. If you are interested in joining the Board please be prepared to write a biography, due by August 23rd.

Board member Howard Green, with the assistance of Yogi Santa-Donato, has assumed the responsibility of Maintenance Chair.

WHO TO CONTACT

If you have any maintenance/landscaping concerns, or any other questions call our managing agent at Heritage Management Services:
Karen Jahn, 914-276-2509, or kjahn@heritagemanage.com

NEW CONTRACT

J P McHale Pest Control has been employed for the prevention of termites and crawling insects. Please do not touch the newly installed termite traps.

ON-GOING WORK

Wood repair and painting of cluster 467-468, drainage work, landscaping, roofs, etc., will be on-going this Summer, weather permitting.

WHERE TO FIND CONDO INFORMATION

On the Heritage Hills website (www.hhsociety.org), Condo 16 has its own page with the following information posted:

Current Board members, Cluster captains, Board of Managers meeting Minutes, monthly Treasurer's Reports, Newsletters, Board meeting dates, Condo By-Laws, Rules and Regulations, Condo 16 Planning for 2019 and beyond outline, Annual Budget 2019, Property Manager information, HMS.

Condo Living

Condo 16 is composed of the owners of 101 units. Many owners moved here thinking that condo living is a responsible-free lifestyle. They may have thought, no more mowing the lawn, cutting bushes, fixing the roof, painting, snow plowing, etc. In reality, all of these chores still need to be done but now for 101 units not just for their own unit.

Whose responsibility is it to make sure all of these chores are done?

Answer: All owners of the 101 units through their elected Board of Managers.

By-laws and ***Rules and Regulations*** exist to assure that we all live in such close proximity with respect for our neighbors. Vehicle parking, garbage disposal/care of garbage bins, pets, financial records, maintenance, landscaping, etc., are all outlined in these documents.

The Condo Board, consists of elected *volunteers* who assume the responsibility for doing all of the tasks necessary for the functioning of the Condo's 101 units. When unit owners do not follow the *By-laws or Rules and Regulations* the Board is put in the unpleasant role of enforcing them. Please, have consideration for all who live here so that the Board does not have the onerous task of imposing fines. Thank you to the majority of the unit owners who think of their neighbors by following the *By-Laws and Rules and Regulations*.

If you would like to volunteer to help the Board and the entire Condo, please attend Board meetings.