

Dear Condo 13 Neighbors:

Thanks to all who attended our Annual Meeting on June 26 and who voted in the election of Board members. This year we reached a quorum of votes at the meeting, so the results could be certified as valid. I especially want to extend my thanks to those residents who volunteered to join the Board this year: we now have a full 9-member Board of Managers. The following were elected at June's meeting: Shelly Lieberman (incumbent), Jack O'Hanlon (new), Angelo Barlanti (new) and John Fava (new, write-in candidate). Each of our new Board members brings skills and expertise to the group and I look forward to working with them.

In addition to the election, the Annual Meeting is used to report out on the "state of the condo". Following is a brief summary of those reports:

Finance- Treasurer Connie Dugan reported that Condo 13 finances are in good shape and on track for this year. In addition, she reported our good results for 2018 and copies of the 2018 audited financial statements were distributed. (Those unable to attend the meeting subsequently had copies of the statements mailed to them.

Maintenance- VP and Maintenance Chair Artie Desio reported that repaving of the large carport cluster was completed in spite of numerous weather-related delays (aka rain!) and that many smaller maintenance issues were and continue to be handled on a regular basis.

Landscaping- Leslie Douwes reported on the Board's efforts to find the best landscaping contractor. We asked for and received quotes from two landscapers in addition to our current vendor- Salem. After much deliberation and discussion, the Board decided to award Salem another year for a number of reasons. Both new vendors were significantly more expensive than Salem with no real guarantee of better service. References for both new vendors were not good enough to warrant the change and increased cost. In addition, snow and ice removal, an important safety issue, were done well this last year. We will be putting in place to processes to better manage Salem go forward and hopefully improve their performance. In addition, we are adding a new landscaping section to each newsletter to better inform you about what work you can expect to be done each month. (See below).

I'm also happy to let you know that the Heritage Hills Condo 13 webpage has finally been updated with this year's meeting minutes and newsletters. Check out the online photo of your Board of Managers! Have a safe and enjoyable summer.

Leslie Douwes, Condo 13 Board President

Condo 13 Monthly Landscaping Corner

With the help of volunteer landscaping experts John and Karolyn Fava, early in June, we completed the first phase of this year's landscaping beautification project. This work included hard pruning of many overgrown shrubs, removal of other dead or dying bushes and ornamental trees, and planting of over 40 new trees and shrubs mostly along West Hill Drive and in common areas. We are now planning for some additional removals and plantings to take place in September/October.

During the months of July and August, the following work is routinely performed: weekly mowing of lawns to 2.5-3" to avoid burning and trimming edges with string trimmer on Thursdays (weather permitting, otherwise this can happen on Fridays or whenever possible); planting beds weeded once a month (generally 2 or 3 clusters are done each week, then landscaper starts at the beginning again); most shrubs are hand pruned at least once during July/August; debris from mowing, weeding, and pruning is removed from condo 13 premises the same day; if necessary, ad hoc individual gutter clean outs will be done.

Any questions or issues regarding landscaping can be emailed to Leslie Douwes at lesliedouwes@gmail.com or called in to Karen Jahn at Heritage Management Services (914) 276-2509.

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.

Garbage Rules Reminder

- Garbage collection and recycling pick up is on Tuesdays and Fridays.
- All garbage should be in securely fastened plastic bags; please don't throw loose, single items (eg. pizza boxes, drink cups) in the garbage cans.
- No garbage should EVER be left outside the bins—not only does this look awful, it attracts vermin.
- If the recycling cans are full, you can leave clean paper/plastic outside the bin on Monday or Thursday night ONLY if no rain/snow is forecast. (Wet paper cannot be recycled)
- If there's no room for your recycling, try keeping it until the next week or check another bin in your cluster to see if there's room there.

