

Dear Condo 13 Neighbors:

Our last regular Board meeting was held on July 24. The official election of condo board officers was postponed until our August meeting when we expect to have a full board present. Our finances continue to remain on schedule with reserves nearing \$500,000. A variety of maintenance projects/issues were discussed; it was noted that the carport cluster paving was completed, which finishes our asphalt project throughout the condo. Drainage issues will continue to be addressed and considered in our 2020 budgeting process. Landscaping report focused on ongoing management of Salem and the spring planting project, in which several items died and will be replaced at no cost to the condo.

As always, I encourage you to attend regular Board meetings to ask questions and stay informed. The next meeting will be held **Thursday, August 29 at 7PM** in the Activities Center. Please attend so that you are fully informed about goings-on throughout Condo 13 and Heritage Hills. I am including several articles in this newsletter on various topics that, based on recent walks through the condo, do not seem to be well understood.

It's important to realize that living in a condominium is NOT the same as living in a house. Please take special note of the article below. We are doing a separate mailing on this topic to reinforce the message. If you have any questions about the variance process, please contact Karen Jahn, our property manager, at Heritage Management Services—276-2509.

Thanks for your support,
Leslie Douwes, Condo 13 Board President

The Basics of Condo Ownership

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. 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.

Lock Up!

Earlier this summer, several items were stolen from unlocked cars in Condo 13 and in other areas of Heritage Hills. Dave Jacobson, head of HH security, informed us that the perpetrators were caught and there was no damage to the cars involved. While we live in a safe area, it is always prudent to lock your vehicle if you're leaving it outside.

We've also noticed a number of garage doors being left open this summer, which is not a good idea either. Unwanted people (and critters!) can easily wander in. Security recommends that residents keep their garages shut.

Rodent Bait Stations

The black boxes positioned outside your unit are meant to control rodents—that is, keep mice out of your unit! In order to be effective, they must be located against the side of the building. **Please DO NOT move these away from the spots where the exterminator has placed them.**

Landscaping Corner

Regular weekly maintenance during September and October is the same as work done throughout the summer. Please also note the following:

- **Tree trimming** and removal is scheduled to begin in early September. Dead or diseased trees or limbs that threaten condo buildings will be removed. Ornamental trees and others will be trimmed as necessary.
- A **fall planting project** will take place in October. This will be smaller than the spring project, and will include additional common areas. Several trees planted in the spring that did not survive will be replaced at no cost to the condo.
- **Watering** Please understand that when we do planting projects for the benefit and beautification of the condo, those plants need to be watered. The contractor may knock on your door to ask permission to use your outdoor spigot for this purpose. He makes every effort to not use the same spigots repeatedly. Currently, our rate for water usage is under \$6 per 1,000 gallons (much more than is used for this purpose.) Hopefully, we can all see our way clear to supporting this effort.

Useful Contacts—Information and Maintenance/Repairs

To log on 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.

