

Dear Condo 13 Neighbors:

As you know, we held our Annual Election by mail this year because of ongoing COVID concerns. You should have received a proxy ballot to vote for up to three candidates (Leslie Douwes, Connie Dugan, and David Weiner were the incumbent candidates running for the three open spots.) Unfortunately, as of this writing, we have received only 37 valid proxies. Condo by-laws require that we receive at least 51% of proxies/ballots in order to have a valid election.

If you have not yet returned your proxy, please do so as soon as possible. If you did not receive your proxy or need another one, please contact our property manager, Karen Jahn at Heritage Management Services at (914) 276-2509. You may also contact her if you have any questions at all about the voting process. Note that you may choose to abstain; just indicate that on the proxy form and your vote will still count toward the necessary 51%.

Once we have a valid election, we will send the official results, along with 2020 Audited Financial Statements to all residents. Included in that mailing (in lieu of the in-person Annual Meeting) will be written Finance, Landscaping, Maintenance, and Variance reports.

We plan to hold our first in-person Board meeting in well over a year on July 15 at 7:00 pm in Lake Lodge, Room 3. Residents are invited to attend this meeting. PLEASE NOTE THAT MASKS ARE OTIONAL FOR FULLY VACCINATED PEOPLE, BUT ARE MANDATORY FOR UNVACCINATED PEOPLE.

Assuming we have a valid election by that time, we will announce results at the meeting and choose officers for the upcoming year. In addition, we will have reports from Finance, Maintenance, and Landscaping and discuss ongoing and any new condo business.

The Board met via Zoom on May 25; highlights of this meeting were:

Connie Dugan, Treasurer, reported finances are on track, recognizing that some larger projects/ expenditures will come in later this year.

Artie Desio reported on Maintenance. In addition to ongoing repairs and maintenance, the Board is considering replacing and upgrading our existing condo outdoor lighting (both pole lights and unit outdoor fixtures.) The new lights would be eco-friendly, energy efficient LED lights (the same type that is used in Heritage's street lamps). This lighting is dark sky compliant, which means it is directed down at the ground where needed and reduces glare and unnecessary light pollution. In addition, light poles would be replaced and set in concrete footings. Right now, the 367 cluster lighting (at the top of West Hill Drive) has been upgraded as a test case. Residents are welcome to view the new lights and offer feedback to the Board.

Dryer vent cleaning through LintX is just about completed with X units taking advantage of the program. The Board will discuss plans for offering this service again in the future.

John Fava and Leslie Douwes reported for Landscaping. Pruning of shrubs was completed in June (after the May meeting.) We will be renewing our contract with Nato Cambereri for another year starting August 1. New flower boxes have been placed by each mailbox station and we are asking for resident volunteer gardeners to fill them with annuals and see that they are watered. Most of the boxes have been done already, but if there is an empty one near you, we're sure that your neighbors would appreciate it if you could help out by adding a bit of color to your mailbox area.

Thank you as always for your support, and keep cool this summer!

Leslie Douwes
President, Condo 13

Garbage Can and Bin Cleaning All garbage cans and bins were thoroughly cleaned and sanitized on April 28 using a specialized process designed specifically for this purpose. We will be doing this again in the fall. **Reminder:** please place recycling in the blue recycling cans and bag all garbage before placing it in one of the gray cans. Do NOT leave any items outside the garbage bins.

Parking Rules We have a number of new residents, so this seems like a good time to remind folks of our parking rules. Your first vehicle should always be parked in your garage or carport. A second vehicle can be parked in your driveway. Residents with more than 2 vehicles may then use guest parking if needed. All vehicles must be currently registered to your Heritage Hills address.

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.

Questions about common charges or payments, contact HMS Accounting Dept. at 914-276-2619.

Questions about maintenance/repairs (including requests for variances), call our HMS Property Manager, Karen Jahn at 914-276-2509.