

August 2017 Manager's Report

Repairs

Frank's Home Improvements completed step replacements at units 531, 533 and 551.

Sewer pipe repair on service road was re-lined by Brady Environmental.

Brady Environmental provided a price for re-lining the church drain. Proposal is for \$42,800. Yonkers Paving and Labriola will be providing prices for replacing the damaged section of pipe. Decision will be made after all pricing comes in.

Tradestar Plumbing repaired toilet in women's room in clubhouse.

Yonkers Paving completed patio work at unit 349. Walkway repairs were completed on August 22. Wall behind unit 243 is currently being worked on.

Labriola replaced garage drains under units 531-533. An additional drain pipe was installed at the side of unit 533 to pick up gutter and ground drains.

Derosa Sports Construction will be providing a price for resurfacing the tennis court.

Drain-It/Drain-Co cleared roots from underground gutter drain for units 371-373. Unit 533 drain was cleared and it was found that Verizon had damaged the pipe when they installed FiOS several years ago. Verizon will be repairing the drain pipe at no cost to condo.

Con Edison

Feeder cable failure to clubhouse on August 1, resulted in pool being closed for 3 days.

Con-Edison has been notified to complete permanent repairs to roadways in lower phase 3 and clubhouse driveway.

Con-Edison will be scheduling gas meter replacements for early September. Work is scheduled to start in Phase 4 (303-413). Notice will be provided prior to the start date.

Grounds

Labriola cleared Benedict and Prospect borders to provide clearance of roadway, per village request.

Sales/ Rentals

Unit 489 is being rented for \$2,500 per month. The unit is a two bedroom lower simplex.

