

August 2018 Manager's Report

Repairs

Frank's Home Improvements is finishing up work on unit 455 steps. The new step design with open railing system has received numerous compliments.

Frank's Home Improvements will be replacing deck footings at units 397 and 471, once permits are approved.

Miller Roofing is currently working on units 175-185. The last building for this year's project is 415-425. Work on this building will start in early September.

Labriola Landscaping completed wall work at units 369 and 553. Common area steps between 400's and 300's are being replaced with blacktop and Belgium blocks. This step design could be used in other areas on the property where the railroad tie steps are failing.

Yonkers Paving will be scheduling sewer/water pit repairs in September.

Permit has been approved for deck work at unit 499.

Unit 555 had water damage from leak in exterior siding. Deck for unit 553 may have to be removed to repair siding. Prices for repair work are being obtained

Office

Workorders@edgemontcondo has been set up to respond to work orders submitted from the condo website. **Unit owners are reminded that all work orders must be submitted through the website. The new email address is only being used to correspond to a website generated work order.**

Grounds

Landscaping bids are being reviewed for 2019-2021.

Tree care bids are being obtained.

Crew has cleared a walking path between the service road and Phase 3 (175-281) lower parking lot. The area will be marked with trail blazes and signage. Residents who walk dogs on the path must leash and clean up after their pet.

Perimeter of the property has been cleared of overgrowth.

Water restriction for the village has been lifted. Residents are urged to water plantings and nearby shrubs.

Pool

Outdoor pool was closed by the Westchester County Health Department due to high chlorine level. At time of inspection, the health inspector informed me that one of the guards did not have county approved certification and could not work until he was recertified. Pool has since reopened and lifeguard was recertified.

Reminders

Residents are required to break down cardboard boxes. Plastic and glass recycling must not be placed in plastic bags. This creates more work for the crew and takes up too much space in the dumpsters. Bulk items can be brought to the sheds on Wednesday evenings for Thursday pick up. Mattresses must be placed in plastic bag for village to pick up. Mattress bags can be purchased at the Village DPW office. 914-631-0356.

Sales/ Rentals

Unit 393 was rented for \$3,200 per month. The unit is a two bedroom upper simplex with garage.