

January 2018 Manager's Report

Repairs

Deck work at units 195-197 is almost complete. Work on units 183-185 is scheduled to start on February 5.

Snow

Several minor snow events in January, with one storm presenting a challenge due to sub-zero temperatures.

Frozen Pipes

We experienced the coldest temperatures in NY since the 1960's. Several reports of frozen pipes and waste lines were handled by TradeStar Plumbing. Burst pipes in garages under units 195-197 on January 7, were repaired by TradeStar.

Residents were notified to drip faucets and keep heat turned up during this cold snap.

Con Edison

Building 479-489 had permanent neutral line installed on January 3, 2018.

Energy Services inspected the new ground wire installed by DeCecchis Electric. I will be following up with Con-Edison regarding their decision to deny claims for damage caused by neutral feed failure at this location.

Reminders- Con-Edison will be back on site with sub-contractors to replace the gas meter reader with a smart reader. The gas service for your unit will not be interrupted during this process.

Con-Edison also plans to replace all electric meters on the property at some point. The electric service will be turned off briefly when this work is taking place. Con-Edison will be contacting unit owners individually prior to this work starting.

Grounds

Winter pruning list is being put together for Labriola. Most items will be fruit tree pruning and safety pruning where needed.

Pool

Outdoor pool permit application was applied for. Outdoor pool requires a pre-operational inspection to confirm all violations have been addressed.

Sales/ Rentals

Unit 429 sold for \$570,000. The unit is a 3 bedroom duplex with garage.

Unit 565 sold for \$465,000. The unit is a two bedroom upper simplex.

Unit 553 sold for \$530,000. The unit is a two bedroom upper simplex with den and garage.