

July 2018 Manager's Report

Repairs

Frank's Home Improvements completed siding repairs at units 259/261 and 351/353. Step replacements at units 273 and 513 were completed. The new look of the steps will match the new decks, using a trex railing system. Unit 455 steps are scheduled for the week of August 27.

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

Miller Roofing continues roof work in the 500 section. Weather delays have been a big factor with this year's project. There are 3 more buildings scheduled for this year.

Labriola Landscaping has been approximately a month behind with scheduling masonry repairs, tree work and pruning, due to weather delays.

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

Unit 501 suffered damage due to leak from exterior siding, where deck is attached for unit 499. Sunrise Building was hired to make emergency repairs that included removing the deck for unit 499. Work is still in progress at this time.

Office

We are leasing a new copier from Atlantic Business Systems after lease has expired for the old copier. Delivery of new machine is scheduled for early August.

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

Our crew began clearing shrubs off railings and walkways. This work will be done in addition to Labriola's crew performing routine shrub trimming.

Labriola will be removing several dead trees on the property in early August.

Due to the water restrictions, summer plantings have been put on hold until the fall. Residents are allowed to water gardens and flower pots during this time.

Residents should be aware that hoses must be coiled and kept near the hose spigot when not in use. Hoses left out on the grounds and over walkways create a safety hazard. Please be courteous and put hoses away after use.

Pool

Outdoor pool flow meter was replaced on July 26.

Indoor pool will need a pre-operational inspection. Costs for correcting code violations are still approximately \$10,000. Special meeting will be held in September.

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 223 sold for \$485,000. The unit is a two bedroom upper simplex.