

## November 2017 Manager's Report

### Repairs

Permit was issued for the church drain repair. Yonkers Paving will be starting the work in early December.

Deck project will start as soon as permit is issued by the Building Department.

Miller Roofing repaired chimney leaks at units 351 and 175. Minor roof repair at unit 331 and gutter leak at unit 381.

Frank's Home Improvements will be cleaning gutters on the property in early December.

The crew will be cleaning drains and storm drains before winter. Hose spigots that have shutoff valves have been winterized.

Fire hydrant next to unit 303 was repaired by Greenfield Plumbing and Bucci Excavating. The village and Tarrytown Fire Department were notified about the broken hydrant, in case of emergency.

The main door on the clubhouse was replaced by Frank's Home Improvements. The new access lock is a keyless system. Individual codes were sent out to those owners who have a key to the original door. Owners wishing to receive a code for entrance will be charged \$15 and have to sign a waiver.

### Con Edison

Two buildings in Phase I have temporary neutral feeder cables running to the building's meter banks, due to failed underground lines. Con-Edison is currently in the process of correcting both of these issues.

Gas meter replacement project is completed with the exception of 5 units. These units will be contacted by Con-Edison at a later date to switch out the meter.

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

Labriola is in the process of leaf removal. The three year contract with Labriola will be up for renewal in November of 2018.

Sales/ Rentals

Unit 535 sold for \$540,000. The unit is a three bedroom duplex with garage.