

October 2017 Manager's Report

Repairs

Miller Roofing repaired fascia board on units 195-197.

Water main valve replacement at units 455-465 resulted in a power surge caused by a failed Con-Edison neutral wire. Unit owners in this building had damage to major and minor appliances. DeCecchis Electric inspected all affected units and will be working with Con-Edison to restore proper grounding to water line.

Evermist Sprinkler winterized the sprinkler system on October 6.

Fire hydrant next to unit 303 was damaged by furniture truck. Repair will be mad as soon as possible.

Salt buckets were distributed throughout the property in preparation for winter season.

Con Edison

Con-Edison and PPS gas meter replacements are almost completed. Work in the final phase started on October 25.

Gas leaks were found in units 407 and 513. The 513 gas leak resulted in opening sheetrock and exposing pipe connections in units 503, 507 and 511. Tradestar Plumbing corrected all leaks and filed all necessary paperwork with Con-Edison and the village. Frank's Home Improvements will be restoring the sheetrock in affected units.

Grounds

Labriola planted mums in the entranceways and began leaf removal on the property.

Sales/ Rentals

No sales or rentals for the month