

October 2018 Manager's Report

Repairs

Engineer John Turnquist has been awarded the deck condition report. The report will have a condition report that we will use for future deck replacements. Turnquist will also be providing designs that we will file with the Village Building Department.

Frank's Home Improvements completed painting work on unit 557.

Miller Roofing has completed repairs on several units due to leaks. Unit 509 skylights completed, 191, 273, 327, 409 chimney repairs completed.

Labriola was awarded stone wall repair bids for units 471 and 485.

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

Sunrise Building completed deck and siding work at units 499/501. Waiting for final inspection from Tarrytown Building Department.

Deck replacement and leak repair work at unit 553/555 was awarded to Frank's Home Improvements. Permit was applied for. Contractor to schedule start date.

Gutters will be cleaned in late November.

Drain-Co cleared blockage in underground gutter drains for units 537/539. Our crew removed crushed section of pipe and replaces with new drain.

531 waste line connection was replaced by TradeStar Plumbing.

All State Sprinklers flushed and tested all fire hydrants on the property on Tuesday, October 16.

The crew are collecting garden hoses to prepare for winter. Salt buckets are being distributed throughout the property.

Steps

Labriola replaced a section of common area steps on the path from Phase I to Phase IV. The steps are Belgium block and blacktop, with iron railing. This may be the new look of common steps going forward.

Grounds

Labriola was awarded the landscape maintenance bid for 2019-2021.

Almstead was awarded the lawn fertilization and tree spraying contract for 2019. Almstead will be handling all tree pruning and removals on the property as well.

Pool

Indoor pool vote will take place on November 13 at a special meeting following the open budget meeting at 7:30pm

Sales/ Rentals

No sales or rentals reported for the month.