

September 2017 Manager's Report

Repairs

Frank's Home Improvements is in the process of replacing doors on the clubhouse. Doors will be full glass with metal frames. The main door on the clubhouse will have a new digital access lock. Residents will receive a personal digital code, key fob or card, once the system is set up.

Allstate Sprinkler Corp. performed an additional hydrant test on the property on Friday, September 22 to confirm results from earlier tests before sending results to the Village.

Yonkers Paving was awarded the bid for the church drain repair. Work will take place in October. The church will also be using Yonkers Paving to repair their own drainage pipes.

Tradestar Plumbing will be replacing main valves for units 455-465 and 439-449 on October 3. Water will be shut off to Phases 1 & 2 for the day. Notice will be provided prior to start date.

Yonkers Paving completed wall work behind unit 243.

Con Edison

Con-Edison and PPS began gas meter replacements on Wednesday, September 27. PPS is hoping to complete 12 meters per day. Unit owners will receive notification prior to the start date for their unit.

Pools

Outdoor pool was closed and winterized on September 12.

Indoor pool opened for the season on September 13.

Both pools were inspected by the U.S. Consumer Product Safety Commission to confirm our pools are in compliance with the Virginia Graham Baker Act for safety release systems and anti- entrapment equipment.

Sales/ Rentals

Unit 337 is being rented for \$3,200 per month. The unit is a two bedroom duplex with garage.

Unit 393 was sold for \$470,000. The unit is a two bedroom upper simplex with den and garage.