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Excellence In Property Management And Sales

Homestead Village Association, 3104 State Route 208, Walkill, New York 12589

**HOMESTEAD VILLAGE ASSOCIATION NEWSLETTER
Warwick, NY
MAY 2022**

Winter has come to an end and we all look forward to the beautiful spring and summer season.

Flowers will soon be in bloom and we can start planting new ones. Visiting the many garden shops in the area can give us information and garden ideas on various plants and what grows best in our gardens.

We hired a new maintenance assistant, Brian Wichowski, to replace Austin. Please say hello when you see him!

For those of us that like to swim and relax in the sun the pools 2 and 4 will open on Friday, May 27th. American Pool Company will be managing our pools this year.

Pool hours for Pool II and IV for this season are as follows:

Open on weekends only during public school season (May 28th to June 26th) from 10am to 6pm.

The pools will be open on Monday, May 30th (Memorial Day).

Full-Time Operating Hours (June 27, 2022 through September 5, 2022)

Monday – Friday: 12:00 pm – 6:00 pm

Saturday and Sunday: 10:00 am – 8:00 pm

Pool wrist bands will be distributed at the Community Room on Saturday and Sunday, May 21 & 22 from 8:30 am to 11:30 am, and also on Thursday and Friday, May 26 & 27 from 2:00 pm to 4:00 pm. Wrist bands will not be given to any homeowner who is delinquent in common fees, fines or late fees.

Pool I will remain closed for this season due to extensive damage to the pool and pool deck. The board will address this again once our reserve study has been completed.

Below is a listing of projects for this year.

1. Sidewalk concrete work in worse case areas on Homestead Village Drive, The Rise, Olde Wagon Road, and the Knolls.
2. Resurfacing on Candlestick Court and Weathervane Way.
3. Nineteen parking lots will be sealcoated. Sealcoating is done every 3 years to extend the life of the parking lots and roads.

4. The Knolls parking lot will be cleaned, cracks will be filled where needed and sealcoating will be applied.
5. Mail boxes are still being replaced and a worse case basis.
6. Water pits that supply water to each building are being replaced.
7. Wildlife signs have been replaced on Homestead Village Drive between Olde Wagon Road and The Knolls by the Village of Warwick.
8. We are obtaining quotes to finish the renovation of Pool 4 deck and resurfacing of the large and kiddie pools.
9. A reserve study of the common areas of the complex is being completed. This will help us to properly budget for capital improvements. Once the reserve study is finalized it will be available on the Spinnaker Portal.

Please note:

- ✓ Our insurance rates have increased by 10% this year.
- ✓ Please make sure you have filled out your tenant/vehicle forms.
- ✓ Bears are out of hibernation and going through our garbage looking for food after a long winter. Please secure your garbage or put it out in the morning of garbage pickup.

OUR USUAL REMINDERS:

Responsibility for your pets:

Please have your dog on a leash at all times when outside. Remember to pick up after your dog and place the used doggy bags inside of the dog bins or in a trash bin or dumpster. This is still an ongoing problem. In addition, pets are not allowed in tennis courts. If you are noticed in the tennis courts with a pet you will be fined \$50 per occurrence.

Stop Signs and Speeding:

Complaints are still coming into Spinnaker that some drivers are going through stop signs and speeding through Homestead Village. Be careful, please don't speed and come to a complete stop at the stop signs as it is a safety issue.

One-Way Streets:

There is an ongoing problem on Candlestick Court and Weathervane Way with cars and delivery trucks going the wrong way. If you receive a delivery and notice your delivery man has gone the wrong way, politely remind him that it's a one-way street.

UPDATED RULES REGARDING GRILLS:

Outdoor cooking apparatus/grills will be limited to electric or gas fueled models. Charcoal grills are strictly prohibited. Grills are strictly prohibited to be used or ignited on any balcony, under any overhanging portion of the building or within 6 feet of any structure. Grills cannot be stored on balconies or second floor decks or in a garage, as this is a fire hazard. When in use, grills must not be left unattended. Violation of any part of this rule will result in an immediate fine of \$500.00 plus any additional fees and legal fees that are levied if a violation is received from the Fire Inspector or other Official of the Town. Open fires (fire pits, bonfires, and tiki torches) are strictly prohibited.