

HOMESTEAD VILLAGE ASSOCIATION NEWSLETTER

Warwick, New York

May 2018

AN ANNOUNCEMENT: Maureen Kane has retired from her office position after 15 years of working for Homestead Village. She will be greatly missed!! Loretta Hogan is replacing Maureen in this position. Please stop by to welcome Loretta!

PLEASE NOTE: Due to a recent main sewerage line backup, please do not flush baby wipes, personal wipes, or paper towels down the toilets. These items are not biodegradable. They clog the main sewage lines which causes toilets to overflow sewage into surrounding units in your building.

POOL OPENINGS/POOL PASSES: The pools will be open on Friday, May 25 for the summer season. New pool passes will be distributed beginning on Monday, May 14th between the hours of 8am-4pm at the Clubhouse. In order to receive your pool passes, your common fees, including any unpaid fines, late fees and attorney fees, must be current AND you must fill out an emergency contact form. (*We will not accept any personal checks when you pick up the passes - only cash or a bank check will be accepted.*) You will need to bring proof of residency in order to pick up the passes.

Village of Warwick Bulk Trash Pick-Up: The Village of Warwick will begin bulk pick-up of household items (furniture, mattress, rugs, etc.) during the week of June 18th. There will be 2 large dumpsters on Homestead Village Drive to place items. The Village will not pick up the following: garbage, brush, tires, barrels, paint, drain oil, construction debris, appliances such as refrigerators, washers, dryers, stoves. *Please do not leave items outside of Homestead Village dumpsters on Olde Wagon Road or The Rise.*

PETS

A BIG thank you goes out to all homeowners that are picking up after their pets. There are some pet owners, even with all the reminders in our newsletters, who still do not pick up after their pets. There are doggy bins around the complex and free doggy bags for your convenience. Dogs must be kept on a leash at all times when they are outdoors. And don't forget a fine can be issued for each occurrence if we are notified that you do not pick up after your dog or if your dog is off a leash!

Please DO NOT walk dogs on the lawns or by your neighbors' units. It's costly to maintain the lawns so let's keep our lawns looking green and manicured and not with dead grass from dogs urinating on the grass. Dogs are to be curbed.

PROCEDURES FOR BOARD OF DIRECTORS

The entire Board of Directors work extremely hard and volunteers their time and services, and not just during the week but on weekends as well - it is a 24/7 volunteer position. They are all always willing to take on any tasks that need to be done.

Below is a brief outline of how the board works.

- Many emails are submitted by our President, an officer of the board, a board member or the property manager requesting that board members check the location/address where any work has to be performed. The board members must check this out before the next meeting so it can be discussed in detail on exactly what needs to be done and the best means to accomplish the job.

- The board will then have the office manager research companies and request three bids. A vote will then be taken by the board at the next monthly meeting in selecting the most qualified company for the job while paying special attention to their credibility along with the cost factor. We always hire companies/contractors that have full insurance coverage. This insures that the work is done properly and guaranteed. There are also many projects that our maintenance staff is able to do to keep costs down.
 - Emails are also shared between our office manager and board members for updates on projects that are being worked on, upcoming items to be discussed or any other issues or problems.
 - Our maintenance staff sends an updated progress report on a weekly basis for the board to review.
 - The President oversees that everything is running smoothly and takes charge of all of our meetings.
 - The Vice President is the assistant to the President and will take over the meeting if the President cannot be present.
 - The Treasurer creates many spreadsheets that outline our budget and the cost of the many projects that are being worked on as well as future projects.
 - The Secretary is responsible for creating our newsletters, taking notes and typing the minutes from each monthly meeting in addition to the minutes from our open meetings.
 - There are times when a committee is formed to do research for a certain project and will share and discuss their findings with the board at the next meeting. On occasion a special meeting is needed.
- Be assured that the Board of Directors is very dedicated in keeping Homestead Village looking its best, and working just as hard to keep our costs down while maintaining our property value.

Members of the Board of Directors

Kathy Bigliano, Jeff Cohen, Nikki Delille, Lori Inserra, Elyse Hanna, Joe Kocsis, Nancy Kutney, Lynn Miller, Marge Politoski, Pat Sullivan, Raey Webster

Officers:

Jeff Cohen	President	Kathy Bigliano,	Treasurer
Lori Inserra	Vice President	Pat Sullivan,	Secretary

Office Staff and Maintenance Staff is doing an amazing job:

Kelly DiCarlantonio, Office Manager	Bill Schultz,	Maintenance Supervisor
Loretta Hogan, Part time Office Assistant	Austin Courtney,	Assistant Maintenance

Work Orders:

All work orders must be submitted to the office either by calling the office, sending an email, or sending an email through our website (www.homesteadvillagewarwickny.com). Please note, even if you have spoken to our maintenance staff regarding your request, you must still put in a work order through the office. This gives the office the ability to keep track of completed work orders and anything that is outstanding.

Drive Safely

Please remember to come to a complete stop at the stop signs and obey the posted speed limit. With the nice weather there are children playing and riding their bikes, people walking, and wildlife crossing the street so be cautious and drive carefully!

Have a safe and wonderful summer. Enjoy swimming and sunbathing in one of our three pools.

You can find our newsletters on our website (www.homesteadvillagewarwickny.com) or stop in the office for a copy. Our next newsletter will be available September 2018.

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