

**HOMESTEAD VILLAGE ASSOCIATION NEWSLETTER**  
**Warwick, New York**  
**SEPTEMBER 2020**

It has been a challenging summer for all of us. However, we are diligent and have found safe ways to gather with family and friends during this time.

Fall has arrived and we can certainly continue to meet the challenges placed before us and enjoy the wonderful cool weather after a hot summer by hiking or taking a walk with friends and family; sitting outside in the sunshine or relaxing outside in the evening; taking a nice ride in the country with a picnic basket; or starting a garden planting some of the lovely fall plants that can be so rewarding.

Halloween is a fine time for the children. Although it may be a bit different this year there are many ways of celebrating. Start off by pumpkin picking, carving your pumpkin and making a pie. On Halloween night each family member can wear their costume while sitting down to dinner, and afterwards telling stories or watching a family movie together with a big bowl of popcorn and Halloween candy!

Thanksgiving and the upcoming Holidays can also be fun with families gathering and enjoying a great meal together, playing games and enjoying a great dessert.

We will get through this together!!

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**PROPERTY MANAGER:**

As many of you may already be aware, Kelly DiCarlantonio, our Property Manager, has retired from Homestead Village after 21 years of service. It has certainly been a pleasure to have known and worked with Kelly. Kelly's hard work, dedication, and knowledge has been a great asset to our community. While Kelly will be missed by all, we certainly wish both Kelly and her family the best in their new endeavors.

Loretta Hogan has replaced Kelly as Property Manager. Loretta has worked with Kelly for almost three years as our part-time office assistant and working full time when Kelly was out of the office. Kelly has been training Loretta for the past three months for the Property Manager position and will be available to answer any questions the office may have after she moves. We all congratulate and wish Loretta well in her new position and are confident that she will do a great job. Colleen Werner has been hired as Loretta's office assistant. She is highly qualified and will be a nice fit for Homestead Village.

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**BULK TRASH PICK-UP:**

The Village of Warwick will conduct a bulk pick-up of household items beginning the week of September 21, 2020. There will be 2 dumpsters placed along Homestead Village Drive. Items acceptable for pickup include such things as: furniture, mattresses, rugs, etc. The Village is asking residents to place metal items separately for recycling purposes. Please DO NOT place the following items in the dumpsters: garbage, leaves, brush, tires, barrels, paint, drain oil, construction debris, computer equipment, appliances such as refrigerators, air conditioners, televisions, washers, dryers, stoves, etc.

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**POOL II UPDATE:**

You may have noticed that only ½ of the concrete pool deck was poured in July and the remainder was poured in August. This was due to the unavailability of concrete. It has been difficult to get construction materials due to factories shutting down during the pandemic. The pool has been completely renovated, the mechanical building has new siding, a new roof, updated pool equipment has been installed, and a new fence will be installed around the entire pool area. It has been a long process getting these renovations completed. The Board started this project almost 2 years ago. Thanks to Bill Schultz for coordinating the many moving parts to bring this to completion! We are planning on renovating Pools 1 and 4 within the next 4 years.

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### **WORK ORDERS/ISSUES:**

Please remember to submit Work Orders either by email, calling the office, or you can put it in the dropbox outside of the Property Manager Office. The Work Order forms can be found on our website. Please don't stop any of our maintenance department personnel, or Board Members, if you have a work order or any type of issue. In order to properly document work orders and issues we need a paper trail.

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### **PARKING:**

The number of cars per household has increased over the years as our children are growing up and needing cars of their own. This has caused a limited amount of open parking places throughout Homestead Village. It would be beneficial with units that have a garage/garages to either park inside their garage or directly outside their garage door, thereby, opening up much needed spaces. Please be courteous to your neighbors and if you have guests visiting please ask them to park on the street instead of in the parking lots. Your cooperation regarding this matter is greatly appreciated.

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### **LIGHTS:**

Please contact the office by phone or email if you notice any street lights or carriage lights being out. As our maintenance department is not in the complex during evening hours, they are unaware of lights being out.

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### **FALL PROJECTS:**

Concrete work of certain sidewalks and garbage corrals that are in disrepair will begin this fall (contingent on our contractor being able to get concrete). Concrete work is always done on a worst-case-first basis. In addition, we are planning the sealcoating of certain driveways to be done this fall (sealcoating of all driveways and our private streets is done on a 3-year cycle to extend the life of the asphalt). You will receive a notice a few days prior to the date that your driveway will be done. Please make sure to move your car promptly, otherwise your driveway may not be done and will have to be rescheduled for the following year

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### **ANNUAL MEETING/NEW BOARD MEMBERS NEEDED!!**

Our next open annual meeting of homeowners is tentatively scheduled for the spring of 2021 (contingent on New York State guidelines for open meetings). Please consider running for the Board as there will be 4 openings available. Being on the Board can be a rewarding experience. It is a volunteer position and you will learn how the complex runs, the rules and by-laws to abide by, budgeting, etc. The Board meets once a month, usually on the last Monday of the month. A strong community always needs new volunteers with fresh ideas and a desire to continue to make sure that the community is a great place to live!

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### **A FEW REMINDERS**

- ✓ There are some trash cans are left out at the curb for days after the garbage has been picked up. Please be respectful to your neighbors by removing your trash can from the curb. If you are not able to bring in your trash can, please reach out to a friend or neighbor to assist you until you are able to do so.
- ✓ Bulk trash is not to be put out on regular garbage pickup days. Arrangements for bulk pickup can be made by calling the office. Items such as electronics, refrigerators, tires, and construction materials should be taken directly to the Orange County Transfer Station located at 21 Training Center Ln, New Hampton, NY 10958.
- ✓ An ongoing problem is that a few dog owners are not picking up after their pets. There is a fine imposed for each occurrence. A big thank you for those that are considerate and pick after their pets!!
- ✓ Please use only brass fittings (not aluminum) for your hose hookups. Remember to remove all hoses at the end of the season when the outside water is turned off.

Our next newsletter will be available in January 2021!

**Office: (845) 986-5240**

**Hours: 8am-4pm Monday through Friday**

**email: HVHOA@optonline.net**

**Website Address: [www.homesteadvillagewarwickny.com](http://www.homesteadvillagewarwickny.com)**