

HOMESTEAD VILLAGE ASSOCIATION NEWSLETTER
Warwick, New York
September 2021

Fall is on its way bringing the wonderful colored leaves throughout Warwick and the surrounding area. It's such a great time to be outdoors with such perfect weather and enjoy the many outdoor activities that are available to us. We can also look forward to Halloween, Thanksgiving and the upcoming winter season.

POOL UPDATES:

The Board of Directors has managed the many obstacles regarding the opening of the pools.

Pool II was a great success. Homeowners had a great time enjoying our newly renovated pool while basking in the sun with friends, family, and neighbors after such a long winter.

Pool 1 had major cracks and tiles that had fallen from the sides of the pool therefore, we were not able to open the pool this year. The Board of Directors is actively discussing HVHOA's finances regarding the renovations of Pool I. This will be discussed in detail at our open meeting on November 6th.

Pool IV had problems opening up in time. It was unfortunate that a new part was needed. Due to the COVID pandemic it took almost six weeks for the part to be delivered. In addition, a few unexpected problems had to be resolved. The Health Department and Town were called in to approve the opening of the pool. The pool finally opened the first week of August. Pool IV had to close about two weeks after opening due to vandalism.

UPDATES:

Unfortunately our 2020 yearly Annual Meeting was postponed due to the COVID restrictions. It was a hard time for everyone but we are strong and managed to come out ahead. Our 2021 Annual Meeting will be held on November 6th, which is when our financial report will be available. We look forward to seeing everyone to address any problems or questions you may have. We also welcome any suggestions to better improve communication between board members and homeowners.

The Board of Directors still managed through this crisis to have our monthly meetings via telephone conference and business carried on as usual.

PLEASE NOTE:

- ✓ The driveways that were scheduled for seal coating have been completed.
- ✓ The Community Room was re-opened to rent in June for homeowners. There are no evening rentals permitted due to noise in the surrounding units. There is a \$75 rental fee, and a \$200 refundable deposit. Card games for homeowners is also been permitted once again.
- ✓ Mulch has been added in the common grounds.
- ✓ Concrete work is still an ongoing project. The Maintenance Department is busy filling in the cracks and leveling sidewalk areas that present a trip hazard.
- ✓ Striping for pickle ball and tennis lines at the Condo IV tennis court has been completed. Cracks have also been filled in at Condo II and Condo IV tennis courts.
- ✓ Raey Webster, an active board member, is requesting the planting of new trees with the Village to replace dying/dead trees especially the ash trees on Village Green Court.
- ✓ Tree stumps have been grounded down from the dead trees that have been cut down.
- ✓ Landworx has given us notice that they are not renewing their contract with us. We are now in the process of looking for and interviewing other landscaping/snow removal companies.

Changes in the office/Spinnaker Management:

Spinnaker Management, our management company, has been doing a wonderful job handling all of our bookkeeping and accounting services. This includes but is not limited to:

- Accounts Receivable,
- Accounts Payable,
- Bank Account Management,
- Prepare Financial Statements and our Annual Budget.

The Board of Directors has given careful consideration and has recently added property management in addition to the financial services as noted above. This service will include but not limited to the following items:

- Oversee operations of common area facilities,
- Attend board meetings,
- Advise and respond to inquiries from the board, owners, and attorneys,
- Inspect property, support the board, and assist with repairs and maintenance.

Spinnaker has been in the business for twenty years and has the experience to assist us in keeping our property values at its highest level, offering advice from their many years of experience, and will be a great asset to Homestead Village. There is not a significant difference in hiring Spinnaker vs managing on our own by having both an Office Manager and Office Assistant in the office.

We encourage all Homestead Village residents to sign up for the Spinnaker portal at SpinnakerUSA.com, where you can find important community updates, HOA meeting minutes, and other relevant information.

As a reminder, monthly dues are no longer mailed to or dropped off at the office. Please make your monthly payments online at SpinnakerUSA.com or remit (with a coupon) to:

- Homestead Village Homeowners Association
- P.O. Box 64953
- Phoenix, AZ 85082

Spinnaker will have a representative at our open meeting on November 6th at 10:00 am. We sincerely hope to see all of you in attendance.

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. Do not just throw the used doggy bag at or near a bin or dumpster.

Drive Safely:

Please remember to come to a complete stop at all stop signs throughout Homestead Village, and do not speed as there are children playing, dogs being walked, and on occasion a deer or small animal may be crossing the street. There are still a number of drivers going the wrong way on Candlestick Court and Weathervane Way as they are posted as One Way. This can cause a head on accident or child being hit while riding a bike not expecting a car coming from the wrong direction.

Office: (845) 986-5240

Hours: 10am-3pm Monday through Friday

email: hvhoa@homesteadvillagewarwickny.com

Website Address: www.homesteadvillagewarwickny.com