

MOUNTAINVIEW MOMENTS

**Mountainview East II Condominium
Winter 2016 Community Newsletter**

Board of Managers:

- Betty Abajian-Seaman, President
- Sherry Peaks, Vice President
- Kimberly Cummings, Treasurer
- Deanna Nichols, Secretary
- Peter Roma, Nettie Thomas, Brendan Monteith, Eric Rosario, Patrick Silva

Greetings:

As you know we have been very lucky with the mild weather we have had so far this winter. We also know it will not last forever. We will undoubtedly have a storm or two before the season is over.

Bob, Kevin and Keith have placed buckets of salt in each hallway, right next to the doorway. Barrels of sand are stationed all around Phase II. If you are able and you see a slippery condition; please sprinkle some salt or sand around. A little goes a long way so you don't have to pile it on. Bob, Kevin and Keith do their best to make sure slippery areas are salted or sanded but they cannot be everywhere at once and they eventually go home to their families for the evening. Any help is appreciated. If you are not able to sprinkle the salt or sand please call Caroline in the board office or Bob in the shop and let one of them know where the slippery condition exists.

We cannot emphasize enough how important it is for you to follow the winter parking rules that have been posted inside of each doorway. In the event of snow it is imperative that you get out in a timely fashion to clean off and move your car to a spot that has been cleared. Even though the rules state that you don't have to do this until six hours after the snow stops we ask that as soon as you feel it is safe please get out there and do it. The more people that follow these rules the cleaner and safer our parking lots will be. The plow company can only spend so much time in our community before they have to move on; we are not their only customers. Keep this in mind as you look out your windows at the snow that surrounds your car.

Are you in the mood for some energy conservation and cost savings? Great so are we! You can help by keeping the front entryway door shut in your building during the winter season. If you see it propped open please close it. The heat is on and the screen doors are not insulated so the heaters will continuously run if the door is always open.

If you have a neighbor who is elderly and you are healthy enough to help please give them a hand. Keeping an eye out for your neighbors, especially the elderly ones, is what being a good neighbor and living in a community like ours is all about.

We hope you find the rest of this newsletter helpful. As always, if you see something, say something, you are the eyes and ears of our community. Last but not least, please be kind and courteous to your neighbors!

Common Charges:

Common charges are no laughing matter. We cannot emphasize enough how important it is to pay your common charges on time and in full each month. Your common charges, to mention a few, pay for trash collection and recycling, water, electricity to common elements, landscaping, plowing, pool access, insurance, and the salaries of our employees. It is your monthly common charges that allow us to pay these bills.

Common charges are due in full on the 1st of each month. If your common charges are not received by the 15th of the month a fine of \$15 is charged. If a check bounces the bank fee charged for each bounced check is \$15.

Our policy for collecting unpaid common charges is as follows: 1st month a statement is sent letting you know that you are late and how much is due. If payment isn't made or a payment plan isn't negotiated by the second month then we refer it to our attorney who will send a 30-day notice. If payment isn't made by the 3rd month our attorney will send you a letter stating you can no longer use the common elements, which includes parking. You will be notified in this 3rd letter that we will begin towing your car(s) if you do not pay. We ask that you communicate with our office any difficulties you may have paying your common charges and we will do our best to work out a payment plan with you. Not paying your common charges is unfair to the unit owners who pay their common charges on time and in full each month. Communication on your part is key, ignoring the situation only leads to legal proceedings, including a lien on your condo or worse a lawsuit for overdue common charges and you will be held responsible for our legal fees if a lawsuit is filed. Unpaid common charges also affect the budget each year and can affect the amount common charges are raised.

Things to Keep in Mind:

- As mentioned above, we keep a stash of salt in every hallway. Please use it whenever you notice an icy condition. Remember less is more – don't just throw the salt in piles on the walkways and stairs. A light sprinkling is all you need to de-ice the area.

Community Updates Corner

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- Please place baby or adult wipes in your garbage and do not flush them in the toilet. Even though the packaging says they are flushable they are not. The same goes for feminine hygiene products. We recently had an emergency repair on one of the holding tank pumps for building 7 that was clogged with baby or adult wipes. It would have cost \$15,000 if the pump needed to be replaced.
- The steel handrail near building 12 was repaired and painted.
- The board is in the process of completing the budget for the 2016-2017 budget year. It will include more roof replacements. Stay tuned for the Annual Budget Meeting for MVEII to be held in March. Look out for our letter notifying of the date and time.

- If you see piles of snow assume that the area is slippery. The only way for us to completely plow and salt an area is for everyone in our community to follow the rules surrounding a snow/icing event. Bob, Kevin, Keith and the plow company do their best to clean up after a storm; it is your job to do your part.
- If your kitchen sink is located on an outside wall, on extremely cold nights, we ask that you open the cabinet doors under your sink to allow heat to enter. If you have small children put toxic items up and away in a safe place so that you can open your cabinet doors safely. This helps keep pipes from freezing. If the temperatures fall below freezing for more than one day we ask that you trickle both the cold and hot water in your kitchen sink. This keeps the water moving and doesn't allow it to freeze. You only need a fast drip or a small trickle. You can also keep a pitcher in the sink to catch most of the water so it can be used for something else.
- Please do not throw illegal items in the garbage sheds and dumpsters. There are certain items that the garbage company cannot and will not take, i.e. TVs, air conditioners, computers etc. There was a fat back TV in one of the garbage sheds for over a month. The person who put it there never removed it and the garbage company wouldn't take it. All you have to do is bring the item(s) up to the Rockland County Fire Training Center where they will recycle these items properly. Their hours are Monday-Friday 8am -1pm. They have weekend hours but it varies so all you have to do is call them at (845) 364-2444. You don't even have to get out of your car, you just drive up and they will take it out for you. There is a whole list of items that should be recycled at the Fire Training Center so check out their website at www.rocklandrecycles.com. If you see someone illegally dumping items in our garbage sheds please notify the board office or Bob in the shop.
- Have you had the hoses in your washing machine and dishwasher inspected lately? It is a good idea to do this annually as it will cut down on the number of water leaks that can occur because of faulty or dry rotted hoses. It costs less to be proactive than to be reactive. You don't want to find out you have a leaky hose the hard way.
- Have you had your dryer vents and fireplaces cleaned? Fireplaces are required to be cleaned on an annual basis and we highly recommend you clean out your dryer vents on an annual basis. These cleanings are the best way to prevent a fire.
- VOLO Alerts – we cannot emphasize enough how important it is for you to sign up for these alerts. If you are signed up make sure the information we have on file is up-to-date. If you are not signed up please do so. You can obtain a copy of the VOLO alert form for updates and sign up from our website or by calling Caroline in the board office. We try to use the alert system conservatively so as not to annoy you. It is used to notify you of emergencies, important information as well as for friendly reminders. It is the fastest way for getting information out quickly to our community.
- Please be mindful of and follow the posted 20mph speed limit when driving in and out of our community. Following this speed limit allows those who exercise and/or walk their pets to do so safely. It also helps those who are backing out of their parking spot.
- Please ensure you have homeowner's or renters insurance. These policies are generally very cheap and will protect your belongings and any upgrades you have done to your condo. The association insurance policy does not cover these costs.
- If your lights go out please be careful if using candles for light. Using a battery-operated lantern is not only safer it is portable so you can bring it from room to room. Accidents happen all the time and this is a good way to avoid one.
- Check your fire alarms on a regular basis to make sure the batteries are working. It is also a good idea to keep a fire extinguisher handy; preferably one that is labeled ABC: A = Solid (trash, wood, paper); B = liquids; C = electrical.
- Nyack's Winter Farmer's Market is open on Thursday's 8 am – 2 pm for the months of December through March. It is located at the Nyack Center 58 Depew Avenue, Nyack. To see the winter market vendor list go to the Nyack Chamber of Commerce website at <http://nyackchamber.org>.

Interesting items you might like:

- Did you know that indoor houseplants purify the air you breathe? They remove benzene, formaldehyde and trichloroethylene from the air. Some examples are: Aloe Vera, English Ivy, Golden Pothos, Peace Lily, Philodendron and Spider Plant just to name a few. For more information check out these two websites: <https://www.pinterest.com/pin/232498399488271311/> and <http://www.sustainablebabysteps.com/types-of-houseplants.html>.

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