

Normandy Village I Condominium JANUARY 2018 NEWSLETTER

Normandy
Village I
Condominium
23 Normandy Village
Nanuet, NY

Happy New Year!

We begin the New Year in fine fiscal shape. We have a very healthy reserve and emergency fund even after many emergency capital repairs to plumbing, additional winter costs, replacement of old water heaters and a number of capital improvements. Will Silver, Property manager from Hellman Property Management has been with us one year and is doing an excellent job and we look forward to working with him and Hellman management again this year. We are happy to announce we elected a new member to the board Mr. Kevin Gall who will be a real asset to the board.

The Board and the Property Management are working on solutions to deter dumping of garbage in our dumpsters by non residents of our condo. This is not an easy problem to solve. We will be installing flood lights in the large dumpster areas as well as warning signs this year hoping this will solve this abuse of our property facilities. This spring we will be paving Parking Lot B (the middle lot). This will be by far our largest expense for 2018, which we successfully budgeted.

Karen Lappe
Board President



Have a Happy and Healthy 2018!

Going Green

We are joining the 'Going Green' movement ! We have created a website!
[www.normandyvillage1.com!](http://www.normandyvillage1.com)
Here you will find renovation, parking permit and vehicle update forms, new owner info sheets, our rules, regulations, and bylaws. We will now be publishing the newsletter on the website quarterly. We will also be expanding the use of email to our unit owners. This will also save us dollars in postage, paper and board member time and labor.

If you wish to receive correspondence via e-mail please be sure to provide the following to Hellman Management: Name, Unit Number, Email Address.

New! We can now make direct online payments of our common charges. Ask Hellman Management how at 845-353-2400.

Reminders

- Be sure to first obtain prior approval from Hellman Management before making any electrical or plumbing alterations that can affect other units. Please use the renovation form found on our website.
- Don't get slapped with a parking violation this winter! Do not park in snow removal areas. Vehicles parked in these designated areas during a snow fall will be towed at the owner's expense. Park within marked lines, and please obtain a new parking vehicle sticker if you have not already done so by filling out the parking form found on our website.
- Do not use your toilet as a wastebasket. Do not flush facial tissue, cotton balls, make-up pads, sanitary products or diapers, or

"flushable" wipes, as they do not dissolve and can clog the lines. Also, dental floss is notorious for clogging a toilet. Because the floss is so light weight, it doesn't always completely flush and accumulates in our lines and gets tangled over time. Always put used dental floss in the trash can. Keep a trash container in the bathroom and toss these items away.

Welcome to our New Owners!

We've had quite a few new owners this past year, so we would like to welcome all of you to Normandy Village 1 Condominium. Here at Normandy Village 1 we have new owner and renter introduction meetings. New residents meet with two board members to say hello and go over helpful condo information and answer any questions you may have. Please call our attorney's office and let them know when you are ready to move in and we will set up a meeting. Looking forward to meeting you!



Make Sure Your Kitchen Drains Run Smoothly!

Grease solidifies in the drain lines. Please do not put grease, oil, or coffee grounds down your kitchen drains. Please use a strainer to prevent any items from going down the drain. Pour your cooking oil into an empty container and dispose of in the garbage.



*Your cooperation will keep
Normandy's plumbing operating
smoothly.*

Completed Projects in 2017

Replaced boiler in building 9
Cleaned carpets in all buildings
Installed new mailboxes and outgoing mail racks
Refurbished benches and painted
Parking sticker system in place
Replaced sewer lines
Cut down dead trees and others trimmed
Repaired front door railings
Cleaned gutters
Painted all common areas in each building
Replaced some basement bulkhead doors
Removed & replaced old or dead shrubs with new
Repaired cement steps and landings in some buildings
Instituted online common charge payment system
Created Condo website

Upcoming Projects in 2018

Pave Parking Lot B
Replace two more boilers
Install new carpeting for buildings 6 and 23
Renovation of front door entry ways with a fresh clean look
Power wash window shutters
Update landscaping design and removal of rotting railroad ties in courtyard areas
Replace aging front doors in some buildings
Install flood lights and signage in dumpster areas
Replace old smoke and fire alarms in common areas
Refurbish worn or rotting deck door saddles & frames

People to Know

Board Members

President –Karen Lappe

First Vice President –
Victoria Chen

Second Vice President –
Joe Dorangrichia

Secretary and Treasurer -
Geri Greges

Mike Alonso

Anthony Bologna

Josephine Mosella

Gloria Brown

Kevin Gall

Property Manager –
Will Silver

Hellman Management
Office : 845-353-2400

Attorney –
Braunfotel and Frendel
Office : 845-634-7701

WHAT'S HAPPENING IN ROCKLAND COUNTY

Indoor Winter Farmers markets:

Nyack Market - Thursdays 8 am – 2pm Dec 7-March 2018

Palisades Market – now till March 31, 2018 www.palisadesfm.org



Candlelight Tours of Jacob Blaauvelt House - January 7 & 14- www.rocklandhistory.org

Dr. Jekyll and Mr. Hyde at the Elmwood Playhouse in Nyack -January 20-February 11 -For more info www.elmwoodplayhouse.com

Whiskey Foxtrot – Alice Leon and Phil Dollard at the Nanuet Library , a Boarder Line Folk Music Event- January 22 at 1 PM contact Greta at intrend@yahoo.com