

**To:** *All Residents  
Baldwin Estates Owners Corp.*

**Date:** *August 13, 2013*

**From:** *The Board of Directors*

**RE:** *News*

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**Total Community Management Emergency Service**

Our Property Management Company, TCM has an emergency service. The service is available 24 hours a day, seven days a week. If you should have an emergency please call 516-826-9700 and follow the directions. You will receive a call back within 20 minutes. Board members should not be contacted under any circumstances. Several residents have gone to Board members regarding a non emergency which is not proper protocol. All queries should go through TCM or the website, board@baldwin-estates.com

**House Rules**

Enclosed is a copy of the House Rules. Please read them and abide by them and if you should have any questions, please do not hesitate to contact TCM for further clarification. House rule #6, with reference to no trash can lids has been occurring on an ongoing basis. It might be easier for those shareholders with this issue to purchase a new garbage pail with the lid attached. They can be found at any local hardware store such as Ace, Home Depot or Lowes.

**Upcoming Improvements**

Replacement of all wood privacy walls is currently scheduled for spring of 2014.

Replacement of all unit numbers to match the new lighting fixtures in the front and rear of the unit will begin in due course.

(TURN OVER)

Additionally, hooks for the outside sheds of all one bedroom units have been ordered and will issued shortly.

### **Decks**

Upon a walkthrough of the property, numerous decks were found in disrepair. Letters will be mailed to those Shareholders. All decks must be kept cleaned, stained and in good condition each year. We ask that this is addressed by next spring 2014.

### **Annual Meeting**

We would like to thank all of you who attended our Annual Meeting. The Board of Directors is as follows:

Robert Alvarado-President  
Sheli Tucker-Vice President  
Steve Micoretti-Treasurer  
Judith Valenti-Secretary  
Joyce Morris-Director

An extra heartfelt thank you to our fellow Board member and friend Jim Carroll, thank you for the years you dedicated to serving on the Board of Directors. Your hard work and dedication to the community will always be remembered.