

May 2009

# BALDWIN ESTATES OWNERS CORP. NEWSLETTER

## Spring Planning Projects

Spring has arrived and with it comes the start of this year's ongoing effort at improving the appearance of Baldwin Estates. Among the projects being initiated within the next few months as part of this effort are the following:

1. Removing dead / dying bushes throughout the common areas and planting new evergreens in their place.
2. Pruning and shaping of most of the pear trees bordering our property on Haig Street & Pershing Blvd.
3. Repairing the many cracks in our roadway caused by the cold winter as well as replacing the "speed bump" by the main mailboxes.
4. Installing a new light pole on the southern end portion of the fourth building to improve safety by brightening the area.
5. Replacing the main drain grates of our swimming pool to ensure we are in compliance with Nassau County Health Departments regulations.

## Reminder

At the end of last summer, as the result of a number of inquiries about whether Tiki Torches and Patio Heaters should be permitted on any portion of Baldwin Estates property, the Board

are NOT permitted on the premises.

## Planting Reminder

Please remember that any planting in front of your unit MUST be approved by the Board in writing. NO planting of vegetables of any kind is permitted in the front of your unit. In addition, no bird feeders are permitted as they attract rodents.

## Pool Update:

Our pool will be open for the season on weekends of June 13/14 and June 20/21. Beginning June 27<sup>th</sup>, the pool will be open daily, weather permitting through Labor Day, September 7, 2009. The hours of operation will remain 10AM to 6PM on weekends and holidays, on weekdays from 12 noon to 7PM. Pool rules will be strictly enforced and no one will be permitted in the pool unless a lifeguard is in attendance. Also, please remember our 4 guest limit and that all snacking/eating should be done in the picnic area only.

## Upcoming Shareholders Meeting:

The open shareholders meeting is scheduled to be held at the Baldwin Public Library on Wednesday, June 10<sup>th</sup> at 7PM. Should any shareholder be interested in volunteering some of his or her time and talents to be on the Board and help run Baldwin Estates, please contact and submit your resume to our Property Manager

Stacey Kandel @ TCM and indicate your desire to be a candidate so your name can be added to the ballot listing.

### **Deck Maintenance:**

Now that Spring has arrived, all decks should be cleared of all items not normally found on an outdoor deck. The Board has completed its annual inspection of all lower decks and owners will receive a notice if their deck is in need of repair, staining and /or cleaning. As always, owners will have a choice of completing the job themselves or having the Co-op do it and then billed upon completion. In addition, kindly remove any extra propane tanks from your decks as they present a potential fire hazard to us all. We thank you for your anticipated cooperation.

### **St. Christopher's Feast:**

The Feast this year will be held from Thursday, July 30<sup>th</sup> through Sunday, August 2, 2009 in the parking lot in back of the 700 building. During this time, as a security measure, we will be closing the two entrances / exits on Haig Street to vehicle traffic leaving only the Pershing Blvd., entrance open to resident's vehicles. If you are planning to invite guests during the Feast, please let them know about the closures.

### **House Rules**

In order for residents of Baldwin Estates to live in harmony it is important that we all follow guidelines to show consideration for one another. Unfortunately, during the past year some residents have forgotten some of the rules. Specifically, any changes either temporarily or permanently to

property owned by Baldwin Estates Owners Corp (common areas) that is outside the front of the units, including flowers, bushes and figurines without the written approval of the Board or TCM is prohibited.

### **Guest Parking:**

Residents are reminded that it is their responsibility to see that their guests NOT park in the roadway and risk being towed away and/or fined. Guests should park in the unnumbered parking spots only. If none are available, they should be directed to park outside the complex on either Haig Street or Pershing Blvd.

### **Garbage Issues**

All trash cans MUST have lids and should be placed at curbside no earlier than sundown the evening before pick-up. After pick-up, all two bedroom units should store their cans in the garage and one bedroom units in their sheds. With regards to the blue recycle boxes, loose papers should be tied or bound to avoid the scattering of paper on our grounds making a mess. Failure to adhere to these ordinances will result in a fine.

### **Noise Abatement**

Please be considerate of your neighbors during the spring and summer months to keep the noise level down when outdoors and refrain from playing loud music past 11:00 p.m. in the evening.

### **LIPA**

If any resident has a question regarding Lipa and a high electric bill, please contact Lipa directly and they will visit the property to check your individual meter.

### **Smoke Detectors**

As mandated by the Town of Hempstead Department of Buildings, battery operated smoke detectors must be installed in every unit in each bedroom and hallway leading to the bedroom(s). The Board of Directors is in the process of reviewing several contracts. A notice will be mailed to all residents shortly advising you of the specific dates we will need access to your unit. Again, this is not optional and if not completed in its entirety, shareholders may incur a fine directly from the Town of Hempstead.

### **Contact Information:**

If you have any issues, concerns or suggestions and would like to reach us, please contact our Property Manager Stacey at 516-826-9700, ext 273. You can also reach us via e mail at our website [www.baldwin-estates.com](http://www.baldwin-estates.com). All queries and suggestions will be reviewed and responded to after our monthly Board meetings. Individual members cannot solve your issues (the entire Board does that).

### **Welcome New Neighbors:**

Karen Werfelman- Unit # 611  
Laura Maciag Unit # 703  
Josephine Beekman Unit # 608

**Have a healthy, happy spring!! We look forward to seeing everyone at this year's Annual meeting!!**

