

**OCTOBER 2018**

**BALDWIN ESTATES OWNERS CORP.  
NEWSLETTER**

**BOARD MEMBERS**

At the 2018 Annual Meeting the following Shareholders were elected to the Board of Directors by acclamation:

Robert Alvarado, Sheli Tucker, Steve Micoretti, Joyce Morris and Paul Jaeger. We would like to thank Barbara Coccoaro for her years on the Board.

**Decks & Front Walkways**

Now that winter is coming please remove all dead plants and flowers that you may have planted in pots on your decks and front walkways.

**Outdoor Holiday Decorations**

Please keep in mind when doing any outdoor decorating during the upcoming Holiday season that it is okay to hang decorations from the eaves but no nails or screws are to be driven into the siding. In addition, wreaths may be hung on wreath hangers on the front doors but nothing should not be nailed or screwed into our metal doors.

**Vegetable Garden**

If you have reserved a spot in the vegetable garden, you must clean it out by December 15, 2018. If it is not cleaned out, you will lose the spot. We will be happy to add more boxes for those who would like to plant in the spring. Please email or call Stacey of TCM to reserve your spot at [skandel@totalmgmt.com](mailto:skandel@totalmgmt.com) or reached at 516-826-9700, ext-273. All vegetable boxes must be cleaned out prior to the winter as well by each Shareholder that has one!

**Cold Weather Tips**

Kindly remember that residents are responsible for the cost of a plumber if your water line freezes or your pipe bursts. If you have any questions, please do not hesitate to call TCM.

Wrapping the pipes leading to your water meter with a heating coil is recommended to help prevent frozen water pipes.

(

Be sure to purchase a bag of calcium chloride or sand due to ice build up on the driveway, we do our best to have the snow contractor remove all Snow and ice.

### **Outdoor Lights**

Since it gets darker earlier now, it would be appreciated if you turned on the front door light. We put safety first and it would help all of you to see better and help light up the area.

### **House Rule Reminder**

21) Parking is prohibited in any area other than those designated by the Board of Directors and no vehicle may be parked in any manner which would impede or prevent getting into or out of a parking space. Vehicles will not be permitted to park in the roadways or to piggyback park in any assigned spot and stick out in the roadways to allow access by emergency vehicles. One-bedroom units will have reserved parking spaces marked with their unit numbers. Parking spaces should be utilized for visitor's vehicles and may only park in that spot for **48 hours**. No unregistered or uninsured vehicles shall be permitted on the premises. All illegally parked vehicles, which include those in the roadways, will be towed away at the owner's expense.

### **Dog Walking Reminder**

Dogs should always be leashed, never walked on our grass but instead walked on the curbs outside the complex. This includes areas owned by our neighbors on Haig Street and Pershing Boulevard, who have recently complained about some of our unsanitary practices.

### **Garbage Reminder**

Garbage cans are required and MUST be placed with a closed lid at curbside at night before to insure pickup the following morning. Recycle bins are to be used to dispose of paper product throwaways such as: newspapers, magazines, etc. Papers must be tied and / or bound to avoid the scattering of said paper. These bins should be placed at curbside the night before the Thursday pickup ONLY. During other days, garbage cans and bins should be kept out of the public view by being stored in your garage or shed.

### **New Shareholders**

We would like to welcome:

Francine DeKranes-unit 506

Lou Ann Dinolfo-unit 511

**WE WISH YOU ALL A HAPPY  
& SAFE HOLIDAY SEASON!**

