

SEPTEMBER 2005

THE BALDWIN ESTATES BULLETIN

BOARD NEWS



On July 26, 2005, at the monthly Board meeting, the Board elected the following officers:

Robert Alvarado	President
Sheli Tucker	Vice President
Jim Carroll	Treasurer
Kevin B. Kamen	Secretary
Jean Schissler	Member

ROADWAY PROJECT

As you are aware, the roadway project has ended. The few final “walkthrough” items will be completed within the next week or so. We appreciate everyone’s patience throughout the project and are pleased with its outcome.

GARBAGE PROBLEM

For the past few months, large gulls have been descending on our complex on garbage day. They use their beaks to break into

in garbage being scattered all over the complex.

Please be reminded that all residents are required to have a covered garbage container

and that the covered container be used at all times when garbage is being put out. In addition, all one-bedroom units must place their trashcans in their storage shed after the trash pick-up.

PET RULES/AMENDMENT

Please be informed that small dogs shall be permitted provided that they are less than 25 lbs. when fully grown. Only one dog shall be permitted per unit.

PET PROBLEM

Our landscaper has informed us that there are several areas in the complex where grass is dying because a few dog/cat owners have allowed their pets to roam free on our grounds to do their business instead of walking them on a leash as required by the house rules. If we are to keep Baldwin Estates clean, neat, and pleasing to the eye, this unsanitary practice must come to an

end. We thank you for your anticipated cooperation.

BALDWIN ESTATES-WEBSITE

The Board has decided to create a Website for Baldwin Estates. The website will contain not only Newsletters and House Rules, but will allow shareholders to post sale and rental information. It will also serve as a great communication tool between TCM and residents, as well as passing information and suggestions to TCM and the Board. For those of you who do not own a computer, Kevin Kamen has advised us that the Baldwin Public Library allows residents access to their computers at no cost. Library staff is there to assist you, if needed.

In an effort to ascertain how many shareholders have e-mail and access to a computer, a questionnaire is enclosed asking for information. Please fill it out at your earliest convenience and send it back to TCM at 2375 Bedford Avenue, Bellmore, NY 11710.

POOL RULES

During this past summer alcohol in glass bottles was observed at the pool. It is not only a Baldwin Estates Pool Rule but also a Health Code Violation to have glass bottles and /or alcohol at the pool.

Therefore, if anyone is observed drinking alcohol or drinking in glass bottles at the pool fines will be imposed.

Please be reminded that there is a limit of four (4) guests at the pool and guests must be accompanied by a shareholder.

PARKING ISSUE

Since we have limited space for visitor parking, it is important that residents who have a driveway and more than one car make a concerted effort to park their other cars in the driveway instead of parking it in a visitor's parking space.

LIBRARY DEDICATION

For anyone interested there will be a library dedication held at the Baldwin Library on Sunday, September 25, 2005 from 1:00 p.m. to 5:00 p.m. with entertainment and refreshments.