

NOVEMBER 2009

**BALDWIN ESTATES OWNERS CORP.
NEWSLETTER**

**OUTDOOR HOLIDAY
DECORATIONS**

Several years ago, after new siding was installed, it was unanimously decided by the Board of Directors NOT to allow the siding to be damaged by screws or nails. Please keep this in mind when doing any outdoor decorating during the upcoming Holiday season. 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 door; nothing may be nailed or screwed into the front door. Those not in compliance will be fined. No Excuses, No Exceptions!!

COLD WEATHER TIPS

When the temperature is near or below freezing this winter, there are a few precautionary measures that other residents have found helpful to work to help prevent frozen water pipes.

- Leaving a tiny drop of cold water overnight in your small bathroom sink and kitchen sink

- Wrapping the pipes leading to your water meter with a heating coil, which can be plugged into the outer outlet near the meter. The coil can be purchased at any hardware store for a nominal amount.
- Remember, residents are responsible for the cost of a plumber if your water line freezes or your pipe bursts, so a small amount of prevention is worthwhile. If you run into a problem please call TCM.

GUEST PARKING

It is the responsibility of residents to see that their guests NOT park in the roadway and risk being towed away and / or fined. Guests should be instructed to park in the unnumbered parking spots only. If there are no spots available, they should be directed to park outside of the complex on either Haig Street or Pershing Blvd.

TURN OVER

CONTACT INFORMATION

If you have any issues, concerns or suggestions and would like to contact us, please call our Property Manager, Stacey Kandel of TCM at 516-826-9700, ext-273. You may also reach us via e mail at our website,

www.baldwin-estates.com.

Inquiries will be reviewed and responded to after our monthly Board meeting. Individual members cannot solve your issues as the entire Board is responsible for that.

DECKS AND FRONT WALKWAYS

To improve the looks of our property during the Holiday season, please remove all dead plants and flowers that you may have installed on the front walkway and on deck now that winter is coming.

GARBAGE REMINDER

Garbage is scheduled for pickup each Monday and Thursday at 6:00 a.m. and should these days fall on a holiday, the following day. Garbage cans are required and should be placed with a closed lid at curbside the 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.

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

WELCOME NEW NEIGHBORS

Stephanie Kieffer	Unit # 107
Peter Muhlhausen	Unit # 403
Jack Franzitta	Unit # 404