

May 2010

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. Installation of new roofs. This will entail removing all old shingles, skylights, gutters and leaders and replacing them with new materials. The project is scheduled to begin June 1st and take approximately 6 to 8 weeks to complete (weather permitting). Enclosed you will find a detailed letter from our roofing company.
2. Repairing the many cracks in our roadway caused by the cold winter as well as seal coating all of the streets and driveways of the complex.
3. Replacing of all old wooden street lights with new metal state of the art poles and lighting fixtures. Once completed this will brighten most areas of the complex improving our overall security.
4. Removing dead / dying bushes, trees and stumps still left in the common areas from March's heavy rains and wind storm and replacing with new plantings.

Reminder

Tiki Torches and Patio Heaters are not permitted on any portion of Baldwin Estates property, due to safety concerns.

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 19/20 and June 26/27. Beginning July 3rd, the pool will be open daily, weather permitting through Labor Day, September 6, 2010. The hours of operation will remain 11AM to 7PM 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.

(TURN OVER)

Upcoming Shareholders Meeting:

The open shareholders meeting is scheduled to be held at the Baldwin Public Library on Tuesday, June 15th 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 Wednesday, July 21st through Sunday, July 25, 2010 in the parking lot in back of the 700 building. During this time, as a security measure, we will be opening only one entrance / exits on Haig Street 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 Etiquette

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.

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. 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).

Guest & Contractor Parking

Please refer to House Rule # 21, as written below. This applies to all guests and contractors. All shareholders must inform their guests and contractors of this rule.

#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 marked "Visitor" should be utilized for other

vehicles as needed. 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.

Sublet Available

1 bedroom coop unit for rent- downstairs unit, call 516-379-9063 for information.

Welcome New Neighbors:

Jean DeBary Unit # 408
Stephen Bendel Unit # 612

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

