

## **The BOARDS CORNER FOR AUGUST 2025**

It's hard to believe that we are at the end of August and Fall is on the way.

We have finished up with the 3 yr. Valve replacement project.

Landscaping has been consistently good. If a homeowner reports any issues the landscapers are very solicitous in returning to repair or take care of a problem.

We were inundated with lantern flies in early July but it seems they have mostly been eradicated by the 3 spraying treatments given by Alternative Earth Care. The chemical ingredients that they use are considered safe for humans and pets.

Bocce got off into full swing and for the most part everyone is happy with the new courts. It is good to see homeowners enjoying the use of the bocce and tennis courts on the weekends with their families.

Brookhaven irrigation has continued to fix any defective sprinklers which, as you can imagine is a massive job due to the amount of sprinklers we have on the property.

Pool News..AGAIN for a second time The Dept of Health dropped by ( as they always do unannounced) They again found a few minor items needing attention. We need to remind everyone tables and chairs MUST REMAIN at a five foot distance away from the edge of the pool.

We had been asked by many homeowners about window washing for their homes. There is a company that a few homeowners use called "Crystal Clear" and have been very satisfied with their services. The owner met with a board member to discuss all the different type of homes that are here. He is willing to give a discounted rate because we are a 55+ community. His prices range from \$178-\$224 to clean both interior and exterior windows. If you would like screens washed it is \$2.00 per screen. The contact person is David Cifarelli (631) 298-5500

## **A NEW MANAGEMENT COMPANY**

For the past few months, the Board has been busy interviewing 6 different management companies. We had found that PMI services were not what we thought they would be. It has been a difficult process as each company was interviewed twice. A visit was made to their offices to see how they operated. References were checked and after much discernment we chose Greenview Management. They will officially take over Oct. 1, 2025.

**The next month we will be transitioning to this new company. You will be receiving a welcome packet from Greenview with forms to be filled out for HOA payments. To make it easier for you they will be having a meet and greet where you can meet and set up your accounts with them.. this will take place on Thursday, Sept. 25th between 12pm-3pm.**

For any homeowner who may feel overwhelmed with using a computer or iPad or iPhone we suggest that you invite one of your adult children to help you complete any forms. The forms can be brought with you to the meet and greet on Sept. 25th or one of the Greenview team members will help you to fill them out. The first HOA payment to Greenview will begin for the October 1st payment.

We appreciate that this is a change for all of us but we feel it will be a company that will be more homeowner friendly, especially with answering the phones and taking care of any issues you may have.

One of our homeowners Gary Carruthers had volunteered to get one of our county representative to be here to discuss taxes and other concerns with our homeowners. **Nick Caracappa will be here Friday, September 12, at 12noon. We will have a sign up sheet in the clubhouse and we are hoping for a good turn out.**

There are a couple of issues that we need all homeowners to take note of.

1. **REGARDING DELIVERIES OR VISITORS.** When having deliveries OF ALL KINDS or visitors, please remind them to follow the one way signs and bear right upon entering Theodore Drive. All too often delivery trucks and people drive the wrong way and this could create a major unnecessary accident.
2. **REGARDING OUR PETS.** Again we are not understanding why some homeowners or visitors are not picking up after their dogs.. we have been finding more areas with dogs poop on them and some areas that have grass turning brown because of people not dousing their dogs urine with enough water. It cannot just have a spray of water it needs to be doused. DOGS CAN ONLY RELIEVE THEMSELVES ON THE GRASS LOCATED

BETWEEN THE SIDEWALK AND THE STREET. If you are seen walking your dog on common ground which are any other areas than the strip by the street you will be fined...

**3. RE: PARKING**

**4. NO OVERNIGHT PARKING ON THE STREET OR IN THE POOL OR VISITORS PARKING AREA WITHOUT A PERMIT.** This permit can be obtained from a Board Member. We have been lax in enforcing this rule but if this continues you could possibly have your car towed. Each homeowner is permitted 2 cars only. One to be parked in your garage and the other in area outside of your garage.

Enjoy the remaining summer days!