

# ACORN PONDER

DECEMBER 2014

*On behalf of Kathie, Roni and the maintenance staffs, we extend our very best wishes to you and yours for a very Happy and Healthy Holiday Season.*

## EMERGENCY TELEPHONE NUMBERS

Total Community Mgmt. 516/826-9700  
Excalibur Management 631/476-2554  
U.S. Security Associates 516/ 358-0224

If you have security concerns while the security guard is on site between the hours of 9pm and 5am, call their office and they will contact the security guard on duty.



## PRECAUTIONS FOR WINTER WEATHER

In the future, when a storm is predicted, residents should be aware of the following:

When snow and icing conditions occur, some of the underground drains freeze, so the maintenance staff may disconnect the leaders to allow the water to drain out. Heating cables have been installed at units where conditions warrant it. In addition, as water drains from the roofs, the walkways may freeze. Salt and sand will be applied at the unit entrances and on the walkways, as needed. It is recommended that residents remove their doormats until conditions improve.



## REMINDERS



Following snow events, sand accumulates in the common garages. Residents should not sweep sand from their individual garages into the common garages.



## PARKING RULES AND REGULATIONS FOR

### INCLEMENT WEATHER

When snow is in the forecast, **ALL RESIDENTS ARE REQUIRED** to adhere to the following parking rules:

- Residents should park their cars in their private garage.
- Vehicles that must be parked on the street, should be parked in the designated parking area located on Acorn Ponds Drive and Pheasant Run.

Side streets must be kept free of cars to allow access for the plows to clear the roadways. In order to provide residents with prompt snow removal and clear roadways, residents must comply with these rules.

Violations will be subject to a \$200 fine.



## NOTE!



With the holiday season approaching, any acknowledgement from the residents for the mailmen, UPS or the refuse collectors, can be dropped off at the condo office for distribution during this holiday season.

# ACORN POND

## **Alteration to Unit Interior...**

- ◆ Homeowners can make any non-structural interior alteration or improvement to the home so long as such alteration or improvement is not a structural change. The management office should be notified of any major structural renovation project to ensure that said modification would not impair the structural soundness of the home or building in which the home is located. For interior structural changes, owners are responsible to file for a permit with the Village of North Hills.
- ◆ If a contractor needs to bring in a dumpster for disposal of construction debris, the unit owner must contact their respective condominium office at least a week in advance to make arrangements.
- ◆ Make sure you hire contractors that are licensed and insured!! Any alteration to the exterior of the home or any part of the common elements requires written consent of the respective Board of Managers.



## **COCKTAIL PARTY REMINDER**

Please join us on Friday, December 5th at 7:30 p.m. for our Annual Cocktail Party.  
Call the office for your reservations, 516-627-3933



## **2014 ISLAND HARVEST CAMPAIGN**

Acorn Ponds participated in the Island Harvest Thanksgiving Campaign again this season. As always, our residents were very generous.



## **CLUBHOUSE KITCHEN PROJECT**

Many of our residents have expressed how pleased they are with the new kitchen. The contractor did a great job with little inconvenience to our residents.

A special thank you to Enid Smith for her help with planning the project.

*Kathie*

## **FITNESS CENER UPGRADE**

A new Octane Lateral Cross Trainer was just added.

Thank you to the members of the Fitness Committee, Diana Napolitano and Lori Orsten, for their ongoing efforts to upgrade our fitness center.