
Watch Hill Times

Volume 14, Issue 1



4/3/2020

Homeowner Maintenance



Many homeowners will be planning and performing routine maintenance on the interior and exterior of their property. As the years go by and our community gets older, our homes require more routine maintenance than when they were new.

Please remember it is the individual homeowner's responsibility to maintain the outside of their home and the WHHOA is there to help. Westchester Property

Management can provide technical information, approved replacements and guidelines, and a list of licensed and insured professionals to get the job done. In addition, you can visit our web site www.watchhilltimes.com under Neighborhood Sponsors for a list of professionals who have done work in our community.

Please be aware that the Town of Greenburgh requires a licensed and insured professional to do any electrical and plumbing work in your home, and in some cases a permit with the building department will be required. You can get more information at www.greenburghny.com. Select "Departments" then "Building Department" and you will see all of the regulations and guidelines

Outside maintenance, repair, or any changes must be consistent with surrounding homes, must comply with the standards specified by the HOA, and must be submitted to the Board of Directors c/o Westchester Property Management in writing for their approval before the work is started. Any exterior alterations without prior Board approval will incur an instant irrevocable \$25 fine per occurrence. The Homeowner will need to complete the necessary paperwork and receive Board approval for the alteration. If the exterior alteration is not compliant with the standards specified by the HOA, the Board has the right to demand that the exterior alteration be undone and levy a \$250 fine. The Board will determine a reasonable timeframe on a case-by-case basis for corrective action to be taken. If not corrected within that timeframe, there will be an additional \$25 per day fine until corrective action is made. While the WHHOA tries to be reasonable, if corrections are not made after repeated notifications, action will be taken up to and including putting a lien on your home. If in doubt as to what is allowed, please contact the WPM for advice.

Power Washing?

In order to maintain the attractive appearance of Watch Hill, periodically we will require that all units are power washed. If your unit was recently done, in order to keep the outside of your unit looking fresh and clean, rinse it with your garden hose each year. Some units depending on their orientation to the sun such as north facing sides, will experience mold growth on the siding and will need to be cleaned each year. You can have a professional do the washing or use some of the new spray products that connect to your hose such as Mold Armor which can be purchased in Home Depot. Always rinse from the top down standing on solid ground and never from the top of a ladder. If

the HOA determines that your unit needs power washing, you will have two (2) weeks to get the job done to avoid fines so it's best to inspect your home early in the season so you can line up a professional to do the work. There are several power washing companies in the area and while the HOA doesn't endorse any one service provider, Guillermo Gamboa on 914-202-5934 has done work in our complex for many years and is familiar with our units.

Lawn Maintenance

Most of the lawns are looking great and as per the By-laws it is the homeowners responsibility to make sure they are maintained and mowed **once a week** to keep a look consistent with the other lawns in the development. Lawn maintenance of both the front yard and back area of their unit. This includes watering, fertilizing, weed control, pest control, tree care and mowing. You can choose to contract this out or do it yourself. All landscaping improvements or changes must be submitted to the Board of Directors c/o Westchester Property Management for their written approval. Planting on common areas by individual homeowners is prohibited without the written consent of the Board. Planters/ Baskets may not be hung from tree branches due to the potential harm to the tree limb. Do not blow leaves onto another Owner's property. **The Town of Greenburgh Noise Ordinance prohibits the use of electric- or gas-powered equipment from 8PM to 8AM Monday through Saturday. You can get more information about the Town of Greenburgh Noise Ordinance at www.greenburghny.com.**

Children at Play

Please use caution when you see children at play. This is especially true with cul-de-sac areas. Because many times children will be running around their driveways, if you are driving, please be on the look out for them. On the same note, parents, please be responsible and look after your children. With the cooperation of drivers, parents, and all homeowners, we can preserve the accident-free record at Watch Hill.

Driveway Maintenance

Several of our driveways are showing signs of wear over the years as they have been aging. Many have been cracking which can be maintained by seal coating, but now the HOA has noticed that some have large pieces missing and/or holes. Our By-laws state that it's the homeowner's responsibility to keep their units in good repair. Curb appeal is very important to keep our property values high and it's the homeowners responsibility to maintain their driveways to the point where they intersect with the street. WPMG is there to help if needed.

New Election Procedures

New HOA election procedures have been approved and put into practice starting this year. For details on these procedures go to www.watchhilltimes.com/homeowners-association.

Parking



Watch Hill has parking regulations to protect the safety and convenience of all homeowners. You don't really need a rule to be a good neighbor with regard to parking. Just adhere to the existing parking signs and rules so there will be no negative impact on your neighbors. Please remember that vehicles in violation are subject to being booted at the vehicle owner's expense. Please also remember to advise your guests accordingly. The

Greenburgh police will ticket vehicles parked in fire lanes. Since the roads in Watch Hill are private the HOA is responsible for maintenance and to keep all fire lanes open as per the Town Fire Marshal.

Watch Hill Parking Regulations:

- Parking is allowed in designated areas only.
- No street parking is allowed on Watch Hill Drive in Phase 1.
- Homeowners should utilize their garage and driveway FIRST for parking before parking in the street or in visitor spaces.
- Vehicles parked in a driveway and protruding into the roadway, parked in a designated no parking area, or in any cul-de-sac circle is not permitted. Any homeowner's or guests of homeowner's vehicle parked illegally will be towed at the vehicle owner's expense and the homeowner will receive an irrevocable instant fine.
- You are not permitted to perform any car maintenance in your driveway or on the street.
- Cars may not remain unmoved in visitor spaces for more than 3 days. On the 4th day, the vehicle will be stickered notifying the owner of towing on the 5th day, at the owner's expense, if the vehicle remains. The owner will be assessed an irrevocable instant fine once stickered.
- During the day, if snow is forecasted, no cars may be left on the street. This allows for proper snow removal.
- Immediately following a snow storm, all cars should be removed from visitor parking spaces to allow for snow removal of those spaces.
- Any cars parked illegally or which impede the snow removal process will be towed at the vehicle owner's expense and receive an irrevocable instant fine.
- **Never park in a fire lane even for a short time. The Cul-de-Sac area is a fire lane.**

Did you know that in an emergency, if your car is parked in a fire lane and preventing enough room for the fire truck to pass, the fire department can and will push your car out of the way, using any means at their disposal including using the fire truck, and will not be responsible for any damage to your vehicle? You might also be liable for death or injury due to your negligence. Think about this the next time you or your guests park on the wrong side of the street in a fire zone even for a minute!

Please be aware, due to the Covid-19 virus restrictions the pool opening may be delayed this season.

Correspondence

Any issues/concerns that you may want the Board or Westchester Property Management to address must be submitted in writing.

Clothes Dryer Maintenance



One of the most important maintenance items to do that is often overlooked is to have your clothes dryer duct and vent professionally cleaned once every two years. It doesn't cost much to have the work done by a licensed professional. This maintenance will save you energy costs and most of all, **prevent vent fires!**

Fireplace Vents

You may have noticed the paint on your fireplace vent on the outside of your house is peeling. This can easily be corrected by repainting it with high temperature paint that is used to restore the finish on barbecue stoves. You can apply the paint using a brush or spray. If you use spray, be sure to mask off the area around the vent and have paint thinner handy to wipe up spills or overspray. Painting the screws will make them blend in with the finish improving the appearance of the vent.



Tree Care

Over the years, the curb trees on the private lots have not been consistently cared for. Some are overgrown and this past summer there were many diseased plums that were not treated. Curb trees are located in that location because they add to "curb appeal." They need to be uniformly pruned and treated for disease in order for the entire curb line to have a quality look. Proper care of those trees can only enhance the beauty and value of the property. It is for this reason that the Board has approved a program with Bartlett Tree Experts to provide **winter pruning for all of the curb trees** and an **Integrated Pest Management Program (IPM)** for all of the trees along the curbs whether they are HOA owned or privately owned. This **program will not cost you anything more** as it has already been incorporated into the budget. Please remember that the HOA Bylaws do give the Board the right to go onto private Lots if the Lots, including the trees, are not being cared for properly. Instead, the Board hopes you will see this as a **value-added enhancement of services.**

Garbage & Recyclables

The Town Bureau of Sanitation has implemented an automated sanitation and recyclable pick up service. As part of this service the Town has distributed carts that must be used or your garbage and recyclables will not be picked up. No garbage or recyclables in plastic bags, or any other container will be picked up except for paper. Garbage and recyclables in these containers can be put out the night before scheduled collection. If you leave your garbage or recyclable carts out anywhere on your lot on a non-pickup day, you will receive an irrevocable instant fine. The garbage and recyclable schedule is available on our web site www.watchhilltimes.com.

Bulletin Board

Please feel free to use the bulletin boards rather than taping anything to the mailboxes, which is not permitted.

Pool

Your cooperation is requested in making the pool a safe and comfortable place. Rules and regulations of the Board of Health of the County of Westchester are posted at the pool. At the beginning of each pool season, the Swimming Pool Use Policy will be mailed to the homeowners, and this Policy will be the guideline for the current season. General rules are listed below:

Pool Hours: Monday – Friday 12 AM – 7 PM

Sat, Sun, & Holidays 11 AM – 8 PM

Weekdays last week of May until June 24th 1PM-6PM

- Rules and Regulation of the Board of Health of the Count of Westchester will be available and will be adhered to at all times.
- No one will be admitted to the pool area without showing proper identification to the lifeguard staff. New pool passes are available at WPMG.
- Children under 16 must be accompanied by a parent or guardian.
- Do not discard trash in the pool area.
- Pets are strictly forbidden within the pool area.
- The lifeguard is at poolside for your safety. Please follow his/her instructions.
- Your understanding and cooperation go a long way to ensure a safe and enjoyable swimming season.
- No swimming or pool area use without a lifeguard present or unless otherwise noted.
- Guests must be accompanied by a resident at all times.
- **A \$3.00 fee will be charged to non-residents (over two guests) on weekdays and a \$5.00 charge for all guests on weekends and holidays. (check payable to Watch Hill HOA only). Guest fees must be paid to the lifeguard in exact amounts. No change will be given.**
- No food or alcoholic is allowed in the pool area. Liquids are allowed in cans or soft containers, not glass. Smoking and alcoholic beverages are not allowed. Please clean up after yourself.
- Proper swimming attire is required in the pool at all times. Children cannot be allowed to go swimming with diapers. Waterproof pants are required. Children must also be clothed at all times.
- Balls and water wings are allowed subject to the lifeguard's discretion.
- Radio, etc, must be used with personal earphones.
- The Board will attempt to provide sufficient seating for members. Reserving seats is not allowed. Seating is provided for residents first and guests if any are available. Residents may bring their own seating to be removed after each use.

The lifeguards have full authority to enforce these Rules and Regulations.

Neighborhood Living

- Children and or adults playing anywhere in the development will not be allowed if it creates a nuisance, unsafe practice, creates harm to personal property, is a source of annoyance to residents, creates a liability for unit owners or interferes with the quiet enjoyment and peaceful possession and proper use of the property by its residents.
- Adults, children, and/or pets may not go on another owner's property unless permitted by the owner of the property.
- Any noises creating a nuisance in or outside any unit which interfere with the rights, comforts, conveniences, quiet enjoyment and peaceful possession of other Homeowners is prohibited. Avoid unnecessary loud noise in compliance with Greenburgh Town Code Section 380 (www.greenburghny.com).
- Be considerate of your neighbors at all times.
- Share the visitor parking spaces. If you are having a large gathering or a garage sale, let your neighbors know.
- All personal property must be put away at the end of the day except for items approved by the Board in writing.
- Please keep in mind that feeding the birds sometimes means feeding other animals. To prevent serious rodent problems from developing, the Board has banned all bird feeders.
- Wind chimes are not permitted. What is beautiful music to one Owner can be a noise annoyance to another.
- Obey safety and speed limit when driving through the complex; don't speed.
- If you witness a violation or damage to the Community, contact Westchester Property Management immediately with the information.
- Pet waste must be disposed of properly at your unit and not thrown or left in the pet walking or any other areas.

The Board shall have the power to make rules and regulations as may be necessary to carry out the intent of these use restrictions and shall have the right to levy fines and to bring lawsuits to enforce the rules and regulations promulgated by it.

Miscellaneous

- When selling your home, no real estate signs or For Sale by Owner signs are permitted anywhere on Watch Hill property. Open House signs are permitted only during the period of the open house. Homeowners selling their own unit are not permitted to leave signs out all day unless they have specifically advertised an open house on that day.
- Upon resale of a home in Watch Hill, a working capital fee of \$500 and pool tags deposit of \$50 will be collected from the purchaser.
- Homeowners may not hang garments, rugs, etc. from the windows or from any of the Units or string clotheslines or other outdoor clothes dryers on or over the common areas or unit areas.
- As per the Bylaws, owners can only rent their entire unit for a minimum of one year. Partial unit renting such as basements or rooms is not permitted. Owners who do rent must notify WPMG and send a copy of the lease and the owners contact information. The unit owner will get an instant \$500 fine if these rules are not complied with.
- **No Home Owner shall install any window mounted or through the wall mounted air conditioning unit in his Home. You will be assessed an irrevocable instant fine if you fail to comply with the rule.**

Roofing



Each year the Board surveys the property and reports to the homeowners any potential maintenance that may affect the value or condition of their home. In addition to the age of the community and the difficult weather conditions of the past winters, many people have experienced problems with roofs and siding. Unfortunately, the life expectancy of our roofs is nearing its end. In an effort to prepare homeowners for the eventual replacement of the roof, the Board has spent a great deal of time researching the best product and the most reasonable rates for the roof replacement. In keeping with the by-laws of Watch Hill, the following information is provided to homeowners in the event that they will soon be replacing their roofs.

Without exception the asphalt shingles listed below must be used to maintain the common look and integrity of the community:

- **Phase 1&2: GAF Timberline 30 or Timberline Ultra Architectural style shingle, color – Slate.**
- **Phase 3: GAF Timberline 30 or Timberline Ultra Architectural style shingle, color – Weathered Wood.**

Please note that the selected asphalt shingles closely match the coloring of the existing roofs and GAF provides a lifetime warranty (meaning as long as you own your home transferrable to a 2nd owner in the 1st 20 years).

When the homeowner is ready to replace their roof their responsibilities are as follows:

- Obtain agreement with their neighboring unit owner to do the work since attached units with common roofs must be done at the same time.
- Obtain an estimate from a licensed and insured roofer that you have selected. Insure that the estimate specifies:
 - Ice & water shield for 6 ft.
 - Installation of Drip Edge.
 - New Plumbing vent flashing. Extremely important since many of the plumbing vent flashing in all Phases have a rubber boot which deteriorates over time, dryer and bathroom vents are rusting, all which cause leaks.

Please note that the following roofers have done work in Watch Hill and are offering discounted pricing on roof replacements for our community:

- ◆ Green Collar Roofing – (845) 344-2029
- ◆ M&M Roofing – Mickey McGee, 914-332-6128
- **Insure that the roofer that you have contracted with obtains the required permit from the Town of Greenburgh before the work begins. Failure to obtain a permit could result in being fined by the Town.**
- Complete the Watch Hill HOA Architectural Modification Application specifying the roofing contractor you have selected and fax it to Westchester Property Management Group at 914-686-3391 for approval.

Bushes:



Last year many of the shrubs and bushes in the complex were eaten by deer. Remember, to protect your shrubbery from hungry deer during the winter months, the best method is to wrap your bushes with fine black netting available at your local home center. There are many other products and methods, but deer netting is the most effective and it doesn't harm the deer.

Leaf and Gutter Cleaning:



The HOA is responsible for all leaf removal in the Fall with an additional final clean-up when all the leaves have fallen. Complex-wide leaf and gutter cleaning will occur in the Fall and Spring as well. All units will receive these services as part of the common charge maintenance.

Pets

All pets outside the Owner's unit must be on a leash at ALL times (this includes cats). Pets must be walked in the designated pet walking areas. A pet area is designated in each of the three phases of Watch Hill.

- To the far right as you enter the complex.
- To the left of Watch Hill Drive, between Phases 1 and 2.
- To the left of the dirt road leading to the water tower in Phase 3.

Pet waste must be picked up in all areas in Watch Hill, including the owner's unit area, common area and pet walking area. Please do not allow pets onto another owner's property without that owner's expressed permission.

Painting

If you need to re-paint your front entrance door, use Benjamin Moore Moorglo house and trim paint. Phase 1 or 2, use Chrome Green #41. Phase 3, use Gentleman's Gray (yes it's blue) #2062-20.



For those homeowners who have iron railings, try using a drill with a wire brush attachment to remove the rust marks on the concrete sidewalk under the railing. Once done, scrape all of the loose paint and sand rusted areas on the railing. Then apply a coat of rust primer on areas with exposed metal and two coats of a good quality oil based high gloss paint. From time to time, paint drip/lines have stained the road due to improper disposal of paint. Remember that you must air dry paint cans before disposal. Please be sure that your contractors are aware of this.

Decorations

Holiday decorations are permitted on the outside of the unit and on the owner's lawn. Decorations should be tasteful in nature and should be removed within two weeks after the holiday, weather conditions permitting. Decorations cannot be put up that in any way interfere with a neighbor's living conditions (i.e. no unduly bright lights) or the safety of the residents of Watch Hill (decorations which hinder one's view of the roadway around a corner).

Water Heaters Heating & Air-conditioning

Water heaters have a fixed lifespan that can vary from the length of the warranty, usually 6 to 10 years or longer. There is no real way to determine when your water heater will leak since it is dependent on usage and the environment in which it is installed. The most conservative way to deal with this dilemma is to replace your water heater after the warranty expires so that you can plan and schedule the replacement at your convenience. The alternative is to wait until it leaks and pay as much as double the price to have it replaced on an emergency basis, settling for the brand and grade of water heater the plumbing contractor has on hand at the time and deal with any water damage that occurs to your unit. **Recently there have been several homeowners who have had major water damage because of leaking water heaters. It's a good idea to look at the label on your unit to see when it was installed and what the warranty period is to determine if and when it's time to proactively replace it avoiding a water leakage catastrophe.** Today there are a variety of water heaters available from the traditional tank to On-Demand versions. Your plumber or heating professional can review the pros and cons of each type and recommend which type is best for you. If you choose the traditional tank version, such as a Bradford White RG250T6N, 50 gallon, high efficiency, 10 year warranty unit, make sure you use a licensed plumber or HVAC professional to install it. You can also purchase a water alarm at The Home Depot for about \$10.00 to place it on the floor near your water heater. If a leak occurs, the alarm will sound alerting you to the problem.

Our heating and air-conditioning systems also have a fixed lifespan that can vary from 15-20 years. Since there is no real way to determine when your system will need replacement the most conservative way to deal with this dilemma is to replace your system when it's over 15 years old and/or when you start having trouble so that you can plan and schedule the replacement at your convenience. Since there are so many systems on the market at all price ranges, the best course of action is to contact your heating and air-conditioning professional and choose a high efficiency system either of the same brand or as close to the original as possible to minimize the cost of installation. Most homeowners have been replacing their existing systems with the new high efficiency American Standard unit since it installs in the same footprint as the original which lowers the installation costs. Also if you currently have 1 Zone heating, you should convert it to 2 Zone heating for additional comfort and efficiency. **If you want to replace your Heating and Air-Conditioning system and or Hot Water Heater, contact Bill at BBK Heating & Air-conditioning on 914-774-4909.** While the HOA doesn't endorse any one service provider, Bill has done a lot of work in our development and is familiar with our hot water and heating and air-conditioning equipment.

Deck Maintenance

Homeowners are responsible for maintaining their decks to preserve them. While it is a good idea to power wash every couple of years or if the deck has been neglected or needs to be re-finished, if your deck was power washed recently, all you need to do is wash it down with a pole scrub brush using a good cleaner such as Behr Cleaner, Brightener and Conditioner. Nothing makes a deck look almost new like a good cleaning and a coat of stain. Once you have washed down your deck, wait a day to let it dry out and then all you need to do is to give it one or two coats of stain and you are done!

We recommend an oil or water based stain variety of a **neutral or LIGHT wood color**. All stains wear and need to be re-applied every two to three years. The color will darken with every subsequent application of stain which is why it is important to use a light wood toned color to begin with. It is important to reduce the variations between deck colors so that we do not give Watch Hill a "checkered" look. Some of the decks of the homes face out to the road where they are visible for everyone to see.

If you have questions concerning the color you have chosen, call Tiffany at WPMG first before staining your deck.

If your deck needs to be replaced you need to submit an architectural review form to get approval BEFORE you do the work.

Homeowner's Insurance

One of the most overlooked items when completing renovations or improvements to your home is to check with your insurance company to make sure that your home is properly insured. For example if you replace your original kitchen with upgraded appliances, granite counter tops, custom cabinets, etc., you may need to increase your insurance to cover these improvements. **Most insurance companies will now only give you full replacement value up to your insured limit and it's up to you to notify them of any changes that may increase your replacement costs.** If you have a catastrophic loss you may not get enough money to rebuild your home in its current state if it's not insured properly. Checking with your insurer may also benefit you because you may be over insured especially if you purchased your home in the past couple of years when home values were artificially high. Either way it's a simple thing to do and can save you grief and money. **Also remember you need to send proof of insurance to WPMG every year.**

Web Site Advertising

If you or any of your friends/vendors would like to advertise on the website they need to send their **card or card- sized ad** to **WPMG C/O Tiffany Butts** and include a **check** in the amount of **\$125** made out to **Watch Hill HOA**. Current advertisements can be viewed by clicking on the **Neighborhood Sponsors** button on our web site www.watchhilltimes.com.

Enjoy Your Spring & Summer!

