

# Hastings Landing

## -Our Common Interests-

*Hastings Landing has been a model of neighborly consideration and cooperation. These rules, regulations and information seek to maintain that spirit of congeniality.*

Revised April 2014

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Hastings Landing is a Homeowners Association with 23 homes.  
The Association is managed by Garthchester Realty, Ltd.

### **Exterior and Common Areas**

The common area includes all land surrounding the buildings, including the garden area outside the kitchen window, but excluding the brick patio outside the rear ground floor. Homeowners have 'planting rights' within the 'kitchen garden' and on the other side of the entranceway.

Hastings Landing strives to have an elegant and uncluttered atmosphere. To that end: Maintaining front door area is a major part of curb appeal. Storage of gardening supplies, bags, stacks of boots, for example, detracts from the overall appearance of the community. Exterior alterations, including the addition of structures and placing of signs of any kind require Board approval. Rear patios should be maintained to have a neat appearance and use as a storage area kept to a minimum.

### **Parking**

Each household is entitled to one garage space and one outdoor parking space. Spaces follow the order of homes. Visitors should be told to park in the "visitors' area," at the second driveway to the left when proceeding down the hill. A few additional spaces are available in front of the southern building and the middle building.

Residents should avoid using or blocking (or allowing their visitors to use or block) their neighbors' spaces unless a separate understanding has been reached. This is especially necessary when hosting a large number of guests. Our intent is to be respectful of our neighbors' parking rights, at the same time as we try to flexibly accommodate each other.

### **Visitor Parking**

*To provide parking space, as appropriate, in a manner fair to all Homeowners, the Board has outlined the following rules. The Visitors Parking lot is used by our guests, service workers, and overflow from Building 3, which has no extra parking spaces.*

Homeowners intending to leave their own vehicle in the Visitors Lot longer than seven continuous days must notify a Board Member. The homeowner should leave a legible note, easily visible through the windshield, indicating homeowner's name and expected duration of the parking. The Board reserves the right to turn down long-term parking, based on demand for parking by visitors, contractors, etc.

### Continued..

Vehicles of Homeowner Guests are permitted in the lot only while actually visiting homeowners at Hastings Landing. Guests may not otherwise leave their cars in Hastings Landing parking spaces, and homeowners should not offer friends or relations long term parking. Vehicles other than those of a homeowner, a service provider or a visitor, may not otherwise be parked on Hastings Landing property. Unauthorized cars remaining in any of our spaces may be legally removed (impounded) at the owner's expense after a 24-hour period

### Garages

Because homeowners share a garage, it is imperative (for safety and courtesy) that garage doors stay closed at all times.

### Mail

Each home is assigned a mailbox. Mail may be posted by placing it in the slot for mail provided in each communal mailbox.

### Dog walking

The area north of the main driveway (North Lawn) is used for walking dogs. **DOG OWNERS ARE EXPECTED TO PICK UP AFTER THEIR DOGS IN ALL AREAS.** Every effort must be made to ensure that dogs do not urinate on lawns or other common areas surrounding our buildings; rather dogs should be brought to the dog walking lawn and other locations to avoid yellow staining.

### Garbage

Household garbage and recyclables are collected by the Village of Hastings. As of January, 2008, garbage is removed on Mondays, and recyclables on Thursdays. While the landscaper (see page 8) is responsible for general upkeep of the garbage enclosures, he cannot monitor them continuously. House-guests, as well as providers of cleaning services and the like, should be told how to dispose of refuse, as follows:

To accommodate the disposal needs of each homeowner and prevent unhealthy and unsightly overloads as well as messy and potentially dangerous visits from raccoons, homeowners should only put their garbage into the bins assigned to their respective unit (or in any bins designated as extras.) If those bins are full, please do not use your neighbor's bins without permission. Instead, keep your garbage bags in your home until garbage pick-up day.

Food garbage should be disposed of in plastic bags, tied shut. Lids should be replaced securely on garbage bins and recycle bins.

There are two types of recycling bins in the garbage enclosures, one for glass/plastic/metal containers and one for paper products. The Village mails a newsletter updating recycling rules to each Village household.

We attach a copy of recycling guidelines to help you comply. Recycling materials which are not properly sorted (for example, newspapers in plastic bags) will be thrown out by Dept. of Sanitation garbage men and not recycled.

**Recycling bins intended for containers:** bottles, jars, cans and lids made of plastic, glass and metal, as well as clean aluminum foil and empty aerosol cans. Containers must be rinsed clean. Any containers that hold hazardous substances cannot be recycled, **nor can foam, Styrofoam, plastic bags or any vinyl products.**

**Recycling bins for paper products:** newspapers, magazines and catalogues, junk mail and home office wastepaper, phone books and paperbacks. Food wrappers cannot be recycled. **Paper products should not be disposed of in plastic bags.** Boxes should be collapsed and bundled inside of another box, or at least nested to take up as little space as possible. Please do not put garbage or refuse of any kind in boxes. Garbage collectors will ignore boxes containing such materials.

Garbage collectors will take discarded household items if these are not too big and if they are placed in garbage bags, tied shut, and placed near the garbage cans. The same items will not be collected if they are left un-bagged in the garbage rooms.

If you have items to dispose of which are too large to bag, you must personally arrange for a pickup by calling the Village at 478-2170. The Village picks up metal items on Friday by appointment only (call 24 hours in advance), and non-metal items on Wednesday (call 48 hours in advance).

When moving into or out of Hastings Landing or when carrying out renovations which generate debris, homeowners must call to arrange for pickup of any items which are not promptly removed by the garbage collectors. Please have your contractor do this, or call a private carter.

Many local organizations accept donations of many types of items. At least two make this easy by providing free pick-up of the bagged items from your doorstep. You need not be home. A receipt is left for tax purposes: Big Brothers Big Sisters (963-4453) – clothes, small toys, linens and books (does not take furniture), and Salvation Army pick-up service (664-0800, ext. 331).

## Board of Directors

The current Officers and Directors until **September 2020** are:

<b>Title</b>	<b>Name</b>	<b>Email</b>
President	Mark Witner	markwintner@gmail.com
Vice-President	Joan Gordon	hohhohjoan@gmail.com
Secretary	John De Francesco	jdefrancescodesign@gmail.com
Treasurer	Tom Fusco	tompfusco@yahoo.com
Director	Michael Bronfman	Engin42405@gmail.com
Director	Kristin Kleinman	kliemannkris@gmail.com
Director	Jack Vishab	jack.vishab@gmail.com

## Emergency & Non-Emergency Contact Information

In case of **FIRE** or **GAS LEAK** emergency, or an emergency that endangers the life or safety of any person on the premises of Hastings Landing, first and immediately call **911**.

If your request is not fire or gas leak related it should be reported immediately to:

### **During Business Hours:**

Managing Agent: Garthchester Realty (914) 725-3600

Property Manager: Brian Scally (914) 725-3600 Ext. 112  
[brian@garthchesterrealty.com](mailto:brian@garthchesterrealty.com)

### **After Business Hours:**

24/7 Answering Service: Garthchester Realty (866) 246-0370

### **For garage related emergencies**

Fleetwood Lock & Alarm (914) 237-1073

Hastings Building Department (914) 478-3400,  
7 Maple Avenue  
Hastings-on-Hudson, NY  
10706

## Homeowners Association Dues

Dues are paid at the beginning of each month. Checks should be made payable to "Hastings Landing Homeowners Association" and should be mailed using the envelope that is included with your statement. Dues are used to cover Association operational expenses. Such expenses include the following:

- Planting and maintenance of lawn, trees, shrubs and flowers in the common areas
- Maintenance of garbage enclosures
- Snow removal
- Lighting and water in the common areas
- Cleaning of gutters
- Roof and exterior maintenance
- Paving and sidewalk repairs
- Sewer maintenance
- Pest control in common areas
- Liability and fire insurance for common properties

Special assessments may be made in the case of extraordinary expenses (e.g. painting, roof replacement). A financial report is issued annually to all homeowners.

**Late Fees:** \$25.00 late fee per month for the first three months; then \$125 per month for unpaid dues exceeding 3 months. These late fees are cumulative.

## Responsibilities of the Landscaper

Landscaping and related services are provided by Ultimate-Care, operated by Brian Pesce (591-7217, pager 284-7072).

These services include:

- Planting and care of lawns, trees, shrubs and flowers in the common areas.
- Removal of leaves from common areas, including the clearing of storm drains as necessary.
  
- Maintenance of garbage enclosures.
- Replacement of light bulbs in common area light fixtures.
- Removal of snow and ice from driveways, parking spaces, sidewalks, and the walkway to the aqueduct. Sidewalks leading to homes, as well as front porches (but not back patios), are salted, but service cannot be continuous. For both safety and liability reasons, it is wise for homeowners to keep a stock of salt or sand for use in these areas.

## Roofs

New roofs were put on the homes in 1997 by Canopy Roofing (347-2780) and are covered by a 10-year guarantee. Gutters are cleaned periodically by the company. Canopy should be contacted directly if any problems arise.

## Exterior Alterations

Exterior alterations and the erection of exterior structures of any kind require Board approval.

## Interior Alterations

The village of Hastings on Hudson requires that all kitchen and bathroom renovations file for proper building permits. As a general rule, if you are planning construction, repair work or general face-lifting of the interior of your individual unit, please consult the Building Department to see if a building permit is required. You may reach the Hastings on Hudson building department by dialing 914-478-3400, or in person at 7 Maple Avenue Hastings-on-Hudson, NY 10706



## GENERAL

The Home Owners Association does not discriminate on the basis of race, religion, sex, sexual orientation, physical disability, ethnic origin or other protected class of people.

Any consent or approval given under these House Rules by the Home Owners Association shall be revocable. These House Rules may be added to, amended or repealed at any time by resolution of the Board of Directors.