



Seasons of Plainview:

PRESENT: David Rosenblum- President, Nancy Sanders- VP, Mike Moran - Treasurer, Susan Levinson- Secretary, Jenn Gerson- Director
Alexander Wolf: Elinor Arzt

The Latest News, Updates, & Information from the Board!

Dear Residents,

Thank you for taking the time to read this update giving you information as to what is happening in our community.

Monthly Meeting:

- Meeting was called to order
- Confirmation of quorum
- Approval of Prior Meeting Minutes
- **Financial Report**
 - The Board reviewed the financials, and they remain solid.

Parking Sticker, Pet Registration, Security Profile

A sincere thank you to all residents who stopped by the clubhouse to register their cars, update their security profiles, and register their pets. Please remember that keeping this information current is mandatory.

If you haven't had a chance to provide the necessary updates, kindly contact Nancy or Jenn before 07/18/2026:

Nancy: 917-365-5495

Jennifer: 917-539-8013

A few friendly reminders:

- Dog owners are required to update their pet's rabies information every three years with Alexander Wolf. Fish, happily, are free to swim without registration!
- New Property Manager: We are glad to report that we have a New Property Manager. Her name is Elinor Arzt and you can reach her by calling Alexander Wolf 516-349-0540.
- Guests parking overnight must display a visitor's parking pass and MUST Park in an unmarked stall. Homeowners whose cars (guest or not) are parked in a marked stall will be fined.

Annual Meeting

The Board has set the agenda, and coffee and Munchkins will be served. We hope to see you there. Please remember we need a quorum for voting.

Outstanding Ice Damming Issues

Our attorneys are currently drafting the required releases. Once all funds have been received by the affected units will hear directly from Alexander Wolf regarding the final steps for payment.

Landscaping, Grounds & Pond

- Summer planting is complete, including frontage upgrades for three units.
- Because our budget is limited, our landscaper prioritizes the units most in need of improvement each season.
- Tree removal and stump grinding were approved, and that project is now complete.

Pool

The drain has been repaired, and the pool permit is posted. Omar has prepared furniture and deck for the season.

AC/Heating System

If you still have the original HVAC equipment (water heater, AC, air handler, etc.), please note these units have now outlived their recommended life expectancy. We strongly urge you to have a professional inspect your system as soon as possible to determine if replacement is needed. Any leaks are residents' responsibility.

Outstanding Ice Damming Issues

Our attorneys are currently drafting the required releases. Once all funds have been received by the affected units will hear directly from Alexander Wolf regarding the final steps for payment.

Landscaping, Grounds & Pond

- Summer planting is complete, including frontage upgrades for three units.
- Because our budget is limited, our landscaper prioritizes the units most in need of improvement each season.
- Tree removal and stump grinding were approved, and that project is now complete.

Pool

The drain has been repaired, and the pool permit is posted. Omar has prepared furniture and deck for the season.

AC/Heating System

If you still have the original HVAC equipment (water heater, AC, air handler, etc.), please note these units have now outlived their recommended life expectancy. We strongly urge you to have a professional inspect your system as soon as possible to determine if replacement is needed. Any leaks are residents' responsibility.
