

WESTGATE PARK CONDOMINIUM

**WELCOME
TO
WESTGATE PARK
CONDOMINIUM
111-115-117-119**

DEHAVEN DRIVE, YONKERS N.Y. 10703

Welcome to Westgate Park Condominium

This brief guide has been prepared to help you become aware of some of the services available to you from our condominium and our immediate neighborhood. This is by no means an exhaustive list, but hopefully it can help you get started as you learn your way around our area and your new home.

Welcome and good luck! We hope to see you around soon.

Westgate Board of Managers

& Recycling: garbage should be sealed in plastic bags whenever possible and placed in the proper receptacles that are provided (rubbish, glass, plastic, metal & paper). Recycling is **Mandatory** at this time; we ask that all residents participate. City pick-ups are Tuesday & Friday, recyclables on Wednesday. Please refer to the City's Recycling instructions included in this booklet.

Large Refuse: The City of Yonkers will not collect large refuse left at curbside for apartment buildings. ***** **They will Fine us!** *****

Parking: One parking spot is assigned to each unit. Please obtain space number & location from former unit owner. We have four parking lots around Dehaven Drive adjacent to our four buildings. A limited number of additional spots are available on a lottery basis for a nominal monthly fee each year for unit owners only. Rules & lottery forms are sent out to all unit owners in the late Fall of each year. If chosen, a contract will follow for the assignment of these spaces for January to December of the following year.

Towing: Any illegally parked car (including your own) can and will be towed from our lots and all charges will be the **responsibility of the violator**. To have a vehicle towed from your parking space, make reasonable effort to find the driver of the car, make note of the offender's Make, Model & License Plate #, wait 1 hour, and then contact a Board member. Only a Board member may contact the towing service to have illegally parked vehicles removed. - **Towing: add by Dosin's Towing Inc. (914) 478-3524**

Pool: Our pool is available for use at no additional charge by all unit owners and occupants who are **in good financial standing, have submitted an emergency contact form to Anker Management and to Superintendent, Tony Castiglione and who are not in violation of any rules and regulations**. Residents must provide a recent to the superintendent and he will make your pool ID card. Guest of unit owners and occupants also may use the pool. Books of guest passes are available from Board members, and season guest passes are available from Anker for a fee. Pool rules are distributed each season prior to the official pool opening, listing all rules, regulations, hours, guest pass procedures, yearly pass validation, etc.

Maintenance: We have on premises one superintendent and two porters to handle the daily upkeep & maintenance of the common elements of Westgate. If you see any area that needs attention, repair, or cleaning, please contact our superintendent, a Board member, or Anker Management's office. Any additional work on personal interior apartment unit items (which

is your responsibility) can be contracted according to your discretion. Our maintenance staff is available for hire for such work, pending their approval and work schedule.

Water Heaters:

Each unit has its own water heater, which is the responsibility of the unit owner. Please find out the age, location, and where the shut-off valves of the heaters are located when you purchase the unit. Normal maintenance, and replacement of the tank are critical to prevent water damage (which can be extensive) should tank fail.

Flood Buster units, which are placed on the floor next to the tank and are similar to a smoke detector, are available for a fee. If interested contact Anker's office. (See Attached Form)

Snow Removal:

Snow removal for all walkways and parking lots (**not individual spaces**) are contracted by the Board. You may be asked to move your car the day after the snow so that parking spots can be plowed.

Common Areas:

The Common areas are those parts of the buildings and grounds for use by all Owners and their Guests. In order to keep these areas clean, attractive, and safe for all users the By-Laws of the Condominium regulates the use of these areas. Violations of these regulations are subject to fines and/or legal action.

THE BY-LAWS DO NOT ALLOW:

- **No loitering** in the hallways, lobbies, laundry rooms, stairwells, or storage lockers.
- No smoking in any building area other than your own unit.
- **No ball playing** in the courtyards, parking areas or other common areas or grounds.
- **No storing items** (even temporarily) in the hallways, as Shoes, boots, sneakers, carriages, bicycles, toys, umbrellas, plants, etc., may not be left outside your unit door.
- **No hanging** wet laundry or pool swim suits/towels on the terraces.
- **No webbing and/or screening** on the terraces that does not conform to building colors. (Contact Anker Mgt. or a Board member, prior to installation, for information on acceptable colors.)
- Floors must be reasonably covered (90%) to prevent unnecessary noise issues between units. (Schedule A – 10)
- **No installation** of carpeting on your terrace
- **No painting** your terrace

Pets:

No animals or reptiles of any kind shall be raised, bred, or kept in any

Unit or in the common elements, except that of dogs, cats, or other household pets (**not to exceed two per unit**) may be kept in Units. The City of Yonkers Dog Ordinance Law.

Requires the registration of dogs in multiple dwelling see attached form.

No pet may be walked anywhere on the Westgate grounds.

It is prohibited for pets to defecate or urinate on Westgate grounds. Pets must be kept on a leash at all times while in the common areas.

Pets are prohibited from the lawns, pool and playground.

Sub-tenants are not permitted to have dogs.

Grills and Terrace:

Gas and Charcoal grills are **illegal** and **prohibited**.

Electric grills are permitted. It is prohibited to use chemicals or caustic substances to clean terraces as this can cause deterioration and damage to terraces and railings. Also, unit owners should be mindful of water spillage from their terrace onto the terrace (s) below.

Cable, Internet
& Telephone:

Residents have the choice of Optimum On-line or Verizon FIOS for their cable TV, internet, and phone services (see contact info in neighborhood services).

Warnings/Fines:

The Board of Managers has and utilizes the power to levy Warnings and Fines to anyone caught violating our By-Laws or destroying condominium property. If you see anyone doing so, please contact the Board and Anker Management, following up in writing with a signed letter to the Board or Anker's office and we will take appropriate action. We will maintain your confidentiality in all correspondence or complaints.

Board Meetings:

The Westgate Board of Managers meets once a month and anyone may attend to make a presentation or proposal to the Board, providing you contact Mark Anker for a scheduled date to attend. At this present time, the Board meets the Third Thursday of each month in the Boardroom located off the lobby of the 115 building. Should there be a change in the Board Meeting schedule; shareholders will be notified in the redacted minutes. The redacted minutes are provided to unit owners monthly.

Annual Meeting:

The Condominium's Annual Meeting is held each year in early June. All owners are urged to attend to air their views, hear a report from the Board on the year's activities and upcoming projects, and elect new members to the Board. Three members are up for election each year and all owners are welcome to run for the Board. Notices and voting proxies are mailed to each owner prior to the meeting. If unable to attend this meeting, please drop off a proxy to a known neighbor going or a Board member

Miscellaneous: Any additional problems or questions regarding our condominium, your rights, your responsibilities, etc. will be gladly answered by contacting any Board member or Anker Management's office.

Anker Payments of Common Charges: Auto deduction from your checking account can be set up. To activate payments to be deducted from you bank go online and register on our website with your account number at <https://www.ankermanagementgroup.com/pay-online>.

Prior to Move-In: You should contact and set up a walk- thru of your apartment with the Super (Tony Castiglione), as there maybe Condominium work that needs to be done, such as subfloor repairs.

Neighborhood Services
At
Westgate Park
Condominium

Westgate Park Condominium
Neighborhood Services

Emergencies: 911

Non-Emergency Police: 377-7900
Non-Emergency Fire: 377-7555
Poison Control: 1-800-336-6997

City help line of Yonkers: 377-4357
County of Westchester: 285-2000
Yonkers Board of Education: 376-8000

Churches/ All denominations are located in our immediate area.
Synagogues: Please consult your telephone directory.

Newspapers/Local: The Journal News (home delivery) 800-942-1010

Post Office: Greystone, Odell Plaza 378-3670
Main Annex 378-3710

Transportation: Railroad: Metro North Commuter RR
Stations: Greystone - Harriman & Odell Avenue
Glenwood - Glenwood & Ravine Avenue
Main- Larkin Plaza, Yonkers

Bus Lines: Liberty Lines 682-2020

Taxi Service:

Highway Access: Saw Mill River Parkway
Sprain Brook Parkway
New York State Thruway (I-87)
Broadway (Route 9) is the main local road.

Banks: There are several Commercial and Savings banks in the area.
HSBC, Chase, Wells Fargo, Atlantic, Mahopac National,
Bank of America, Sterling National, Etc.
Please consult your telephone directory for #s.

Cable Television: Our buildings are wired for cable.
Cablevision can be contacted for connection at 378-8900

Verizon FiOS: Verizon can be contacted for connection at 1-888-881-8161

Doctors Services: 944,970,984 North Broadway
These three medical buildings house doctors or medical services and facilities of all types & needs.

Hospitals: St. John's Riverside/Andrus Pavilion 964-4444
967 North Broadway

St. Joseph's Medical Center 378-7000
127 South Broadway

Dobbs Ferry Community Hospital 693-0700
128 Ashford Ave

Pharmacies: Yonkers Pharmacy 963-8800
944 North Broadway

Walgreen's Pharmacy 969-7944
1230 Nepperhan Avenue

CVS 377-8444
1217 Nepperhan

Food Shopping: Riverside Gourmet Deli 709-1169
(Immediate area) 756 Palisade Avenue

FoodTown Express 375-3960
772 Palisade Avenue

Grocery Stores: Stop & Shop 693-9274
390 Broadway, Dobbs Ferry

Shoprite 793-2214
278 Tuchahoe Road

FoodTown 618-5351
87 Main St., Hastings-on-Hudson

Key food 308-3950
1233 Nepperhan Ave. 10703

Westgate Park Condominium

HOW TO USE THE FRONT DOOR INTERCOM SYSTEM

When the phone rings, if you know who it is, press 6 to allow your visitor entry into the building. If you do not know who it is hang up the phone and entry into the building will be denied.

PLEASE COMPLETE THE FORM BELOW SO THAT WE MAY ENTER YOU IN THE INTERCOM AND ON THE MAILROOM DIRECTORY

Intercom/Directory

-

Unit# _____

Last Name: _____

First Name: _____

Phone Number: _____

Please tear off this bottom piece and give it to the (Superintendent Tony) or a Board member.

BLANK ON PURPOSE

JOHN LISZEWSKI
COMMISSIONER
PUBLIC WORKS

ROBERT GRECO
RECYCLING PROGRAM
COORDINATOR
(914)377-6264
(914) 377-6273 - fax

WHAT TO RECYCLE

DOs: REMOVE ALL PLASTIC CAPS AND DISCARD. PLACE RINSED UNBROKEN CONTAINERS ANY SIZE OR COLOR IN RECYCLING BINS. ALL BOTTLES AND JARS MUST BE LOOSE.

DO NOT DISPOSE IN PLASTIC BAGS, ITEMS MUST BE PLACED "LOOSE IN BINS", AGAIN NO BAGS

DON'Ts: LIGHT BULBS, CRYSTAL, DRINKING GLASSES, MIRRORS, CERAMICS, COOKWARE, and ANY CONTAINERS, WHICH CONTAINED *HAZARDOUS MATERIAL.

PLASTIC CONTAINERS

(CONTAINERS FROM FOOD, DRINKS, SHAMPOOS, CLEANING SUPPLIES, ETC)

DOs: RECYCLE ALL CONTAINERS CODED 1 AND 2 ONLY. RINSE CONTAINERS, PLACE IN RECYCLING BIN WITH GLASS AND METAL RECYCLING, and DISCARD PLASTIC CAPS IN REGULAR GARBAGE

DO NOT DISPOSE IN PLASTIC BAGS, ITEMS MUST BE PLACED LOOSE IN BIN

DON'Ts: 5-GALLON PLASTIC PAILS, FOAM PLASTIC MATERIALS, FILM, PLASTIC BAGS, FLOWERPOTS, TOYS, ITEMS CODED 3 THROUGH 7, AND CONTAINERS WHICH CONTAINED *HAZARDOUS MATERIAL.

METAL CONTAINERS

(CLEAN CONTAINERS FROM FOOD, DRINKS, ALUMINUM FOIL, PIE TINS, TRAYS and EMPLY AEROSOL CANS)

DOs: RINSE ALL CONTAINERS, EMPTY AEROSOL CANS, PLACE LOOSE IN BIN WITH GLASS AND METAL RECYCLING

DO NOT DISPOSE IN PLASTIC BAGS, ITEMS MUST BE PLACED LOOSE IN BIN

DON'Ts: CONVENTIONAL PAINT CANS OR METAL CONTAINERS WHICH CONTAINED *HAZARDOUS MATERIALS SUCH AS PESTICIDES, MOTOR OIL OR SOLVENTS.

PAPER

DOs: RECYCLE OUTDATED PHONE BOOKS, MAGAZINES, JUNK MAIL, NEWSPAPERS, CARDBOARD BOXES and CATALOGS. PLACE IN PAPER BAGS OR LOOSE IN BIN.

DO NOT PLACE IN PLASTIC BAGS

DON'Ts: PAPERBACK BOOKS, HARD COVER BOOKS, PIZZA BOX'S, CEREAL BOX'S, AND STYROFOAM.

*TO DISPOSE OF HAZARDOUS MATERIALS AND CONTAINERS, WHICH CONTAINED HAZARDOUS MATERIAL,

RESIDENTS CAN CALL THE WESTCHESTER COUNTY HOUSEHOLD CHEMICAL INFO LINE AT 637-3037



ANKER MANAGEMENT CORP.
440 Mamaroneck Ave – S513
Harrison, NY 10528
914-288-0200

WESTGATE PARK CONDOMINIUM

INTERNAL UNIT ALTERATIONS REQUEST FORM

Written consent of the Board of Directors is required prior to commencing work on any alteration or addition to the unit.

You must furnish us with a copy of all contractors' licenses, certificate of workers compensation, disability and liability insurance from contractors, naming Westgate Park Condominium and Anker Management as additional insured and a start date before the work can begin.

All work may ONLY be conducted; Tuesday through Saturday from 7:00 AM to 7:00 P.M.

Please fill out the attached form and submit all required certificates to the Superintendent:

Tony Castiglione 119 DeHaven Drive #36

Fax 914-423-3766 or E-Mail westgateparksuper@gmail.com.



*ANKER MANAGEMENT CORP.
440 Mamaroneck Ave – S513
Harrison, NY 10528*

Westgate Park Condominium
INTERNAL UNIT ALTERATIONS REQUEST FORM

Date _____

Name _____

Address _____ Unit No. _____

Telephone Number _____ Cell _____

Email: _____

Approval is requested for the following addition/alteration:

DESCRIPTION:

(Please outline the changes, including major components and construction material to be used in project. When applicable, please provide a sketch indicating dimensions of any structural changes and where. List all and any plumbing and electrical work to be done as well)



Anker Management Corp.
200 North Central Avenue
Suite 340
Hartsdale, NY 10530
914-288-0200/Fax: 914-288-0282

RE: RULES & REGULATIONS – WESTGATE PARK CONDOMINIUM

DATE: December 19, 2007

Please be advised that effective January 1, 2008 the following amendment to the Rules and Regulations has been approved by the Board of Managers. The Resolution affects all new purchasers, any existing owners wishing to change the existing floor, or should the condominium have to make any repairs to the sub-floors.

Be it resolved that pursuant to Article II of the By-Laws, Subsection 1(e), the Board of Managers hereby adopts and amends the House Rules and Regulations as follows:

Section 10 of the Rules and Regulations for the Westgate Park Condominium is omitted in its entirety.

In place thereof, a new Section 10 shall be inserted in its place and stead as follows:

“10. The floors of each room and hallway in each apartment must be covered with rugs and carpeting (both of which shall be placed on top of rubber or equally effective padding) to the extent of at least 90% of the floor area of each room and hallway of the apartment, only excluding the kitchen, bathroom(s), pantry and closets.”

I acknowledge that I have read and understand the terms and conditions of the carpeting amendment.

Signature

Signature

Name (Please Print)

Name (Please Print)

Unit Number

Date