

**RIVERVIEW CONDOMINIUM ASSOCIATION  
60 HUDSON VIEW HILL  
OSSINING, NEW YORK 10562**



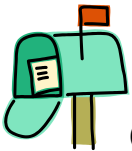
**WELCOME TO RIVERVIEW!**



This information packet is designed to provide you with some important information regarding our complex & the surrounding area. Please feel free to contact us (see below) with any questions/comments or additional items to include.

## **BACKGROUND**

*Riverview Condominium was established in 1984. There are 59 units in 10 buildings. Amenities include a pool & tennis court. Currently there is an 81%/19% split between unit owner occupancy and renters. The complex is under the direction of the Riverview Board of Managers, made up of 9 unit owner volunteers who meet monthly to discuss & review Condominium business. There is an annual unit owners meeting each Spring.*



## **CONTACT US**

Please contact the Board in writing or email with all questions, comments & requests. Letters can be mailed to the address above or dropped in the first slot of the first mailbox on the left as you enter the Complex.

**However, the Association mailbox is to be used only for association business.** At no time should personal mail be put in this mailbox. All outgoing mail should be placed at the back of your personal mailbox or delivered to the Ossining Post Office for mailing. The Post Office is located at 100 Main Street. The Postal Service does not pick up mail from the condo association mailbox. UPS and FedEx cannot be delivered to the condominium address. Please contact the board for alternative arrangements.

The Riverview email is [Riverviewboard@gmail.com](mailto:Riverviewboard@gmail.com).



## **POOL**

The pool is usually open from Memorial Day weekend through Labor Day weekend. Depending on the weather, we often keep the pool open further into the month of September. Exact days and times for the pool are posted at the pool.

General pool hours:

- **Early June to Labor Day: 11:30AM to 7:30PM**
- **After Labor Day: Closed for the season**

Our pool is required to only have a "Pool Attendant" on duty – we do not have lifeguards on staff. Pool attendants are not trained in CPR, first aid or life-saving procedures. A pool attendant is always present when the pool is open.

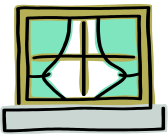
No one under the age of 18 is allowed to use the pool without adult/escort/supervision. All residents (owners and renters) must sign in (name, unit number, number of guests and time) in the log book, located on the table at the entrance to the pool. ) . At the beginning of each season, you will be required to sign a pool waiver before you can use the pool for the first time. The unit owner must accompany all guests to the pool. Only 3 guests per household are allowed to swim at the pool – this includes children. No one is allowed to remove the safety rope inside the pool. No adults or children are allowed to block the entrance to the pool. No children's toys, shoes or safety vests are allowed to block the entrance to the pool. Sitting on the rails that go into the pool, the blue solar cover or the pool ladder steps are all prohibited. The glass table at the pool is to be used only by the Pool Attendant because it is used for chemical testing. If towels are on the chairs or lounge chairs, please do not remove them and sit down.

All residents may use the grills any time when the pool is open. There is a small refrigerator inside the first room in the pool house that is available for your use. Please pick up after your stay at the pool. Please do not climb or jump the fence when the pool gates are locked – this indicates the pool is closed and no one should be in the pool area. Use of the pool in the absence of an attendant, or afterhours is prohibited. Please refer to the enclosed Rules and Regulations for further information.



## **BEEES and OTHER INSECTS**

There is a contract with J.P. McHale (paid for from monthly common charges of owners) which enables **you** to call them directly when you have a bee or other insect or rodent problem, whether it is inside or outside your unit. Their number is **1-800-479-2284**. Be sure to tell them you are a resident of Riverview Condominium. You will not be billed. J.P. McHale does not address large animals such as raccoons, skunks and the like.



## **WINDOWS & SCREENS/DOORS & SCREEN DOORS**

Some of the windows in your unit may be cloudy – this is caused by a break in the seal between the glass panels, and is not out of the ordinary. If you choose to replace your windows some residents have used:

**Joe Count Glass** in Ossining – **(914) 762-0702**

**ATM Mirror & Glass** in Buchanan – **(914) 941-4230**

**Franzoso Contracting** in Croton – **(914) 271-4572**

**Anderson Windows and Doors** or **Pella Windows and Doors**.

If you want to replace your screens you may wish to use **Dynamic Glass** – **(914) 271-2377**.

Doors and screen doors can be purchased at most large home goods stores such as Home Depot or Lowes. Please remember that all windows, window screens, doors and screen doors must be the same style as is currently in place. Replacing these items is at your expense. Many doors and screen doors may only be available in white. You will need to paint them the same color as they are currently. Please put a note in the association mailbox (same as where common charges go) or email the association and we will provide you with the paint.



## COMMON CHARGES (Owners Only)

Common charges are due in full on the **First** of each month. A **\$25 late fee** will be assessed to the unit owner if the payment is received **after the 15<sup>th</sup>** of the month. **If your common charges are 90 days past due**, the **late fee** is increased to **\$50**. You can mail your common charges to Riverview Condominium, 60 Hudson View Hill, or drop it in the first slot of the first mailbox on the left as you enter the property.

## CAPITAL CONTRIBUTION UPON SALE OF UNIT

At the time of sale or transfer of a unit, a capital contribution of \$1,000 must be made to Riverview Condominium. This fee is to be paid by the buyer at the time of closing. It is the owner's responsibility to ensure that their lawyer and the buyer's lawyer are aware of this cost.



## RENTAL UNITS

Unit owners who rent out their units must give the Board of Managers the name(s), telephone number(s) and email address(es) of their renters as well as a copy of the lease with the tenant. The unit owner should also make sure that the renters have a copy of the Rules and Regulations of the Condominium. Any violations of the Rules and Regulations by the renters will be charged to the owner.



## DRYER VENTS (Owners and Renters)

We urge you to have your dryer vents cleaned out regularly. Clogged dryer vents can be a very dangerous condition. Most licensed plumbers can clean out the vents. Blowing them out is at your expense. If you have a bird screen over your vent it must be removed before blowing out the vent. Make sure it is put back after the job is done. For those who do not have a bird screen over your vent, please notify the Board once you have had the vent blown out and we will provide you with the screen. It is recommended that you have your vent blown out every year as the lint builds up and can present a fire hazard. Some residents have used Installations Plus (Nate Greenberg) at 845-368-1786.



## GARBAGE/RECYCLABLES

All **garbage** should be placed in plastic trash bags and disposed of in the containers within one of the 3 Garbage Sheds on the right as you drive into the complex. Pick the one nearest to you. Please place your bags in the containers and close the lid. **Recyclables** must be disposed of at the front of the property in the shed on your right as you are coming into the complex. Inside that shed are 2 containers for paper and **collapsed** cardboard. Outside, to the right of the shed, are 2 more containers for glass, metal, and plastic. **Bulk items** should be placed outside the garbage sheds on **Monday Evenings** only.



## ALTERATIONS TO YOUR UNIT

All interior alterations to your unit are done at your expense. We require you to use licensed and insured contractors to protect yourselves as well as the condominium as a whole. Alterations to the outside of the unit, including patios, must have the written approval of the Board of Managers before you commence. Please put your request in writing to the Board of Managers and either put in the same mailbox as the common charges or send it to [Riverviewboard@gmail.com](mailto:Riverviewboard@gmail.com).



## LANDSCAPING

We all should be watering the lawns, plants, trees etc. It is **not** part of the landscape contractor's contract. Please take time to water around your unit when weather requires such. It is very important for the health and overall aesthetics of the property. And, please, after use, put the hose back – we don't want anyone tripping over a hose that's left lying on a sidewalk.



## CAR SPEED

The speed limit within the development is 15 miles per hour. Please go slowly when driving in the development: children, pets and residents always have the "Right of Way." As you drive through the complex towards the cul-de-sac in the back, there is a **blind corner on the right near the garbage shed. Please proceed slowly in this area as there are cars maneuvering in and out of the carport and pedestrians crossing the parking lot.**



## PARKING

Garages and carports are deeded parking for use by their owners only. Any unit that doesn't have a garage or carport has one assigned parking spot which is designated by a letter and number. Parking spots without any designation are unassigned and are available for use by visitors.