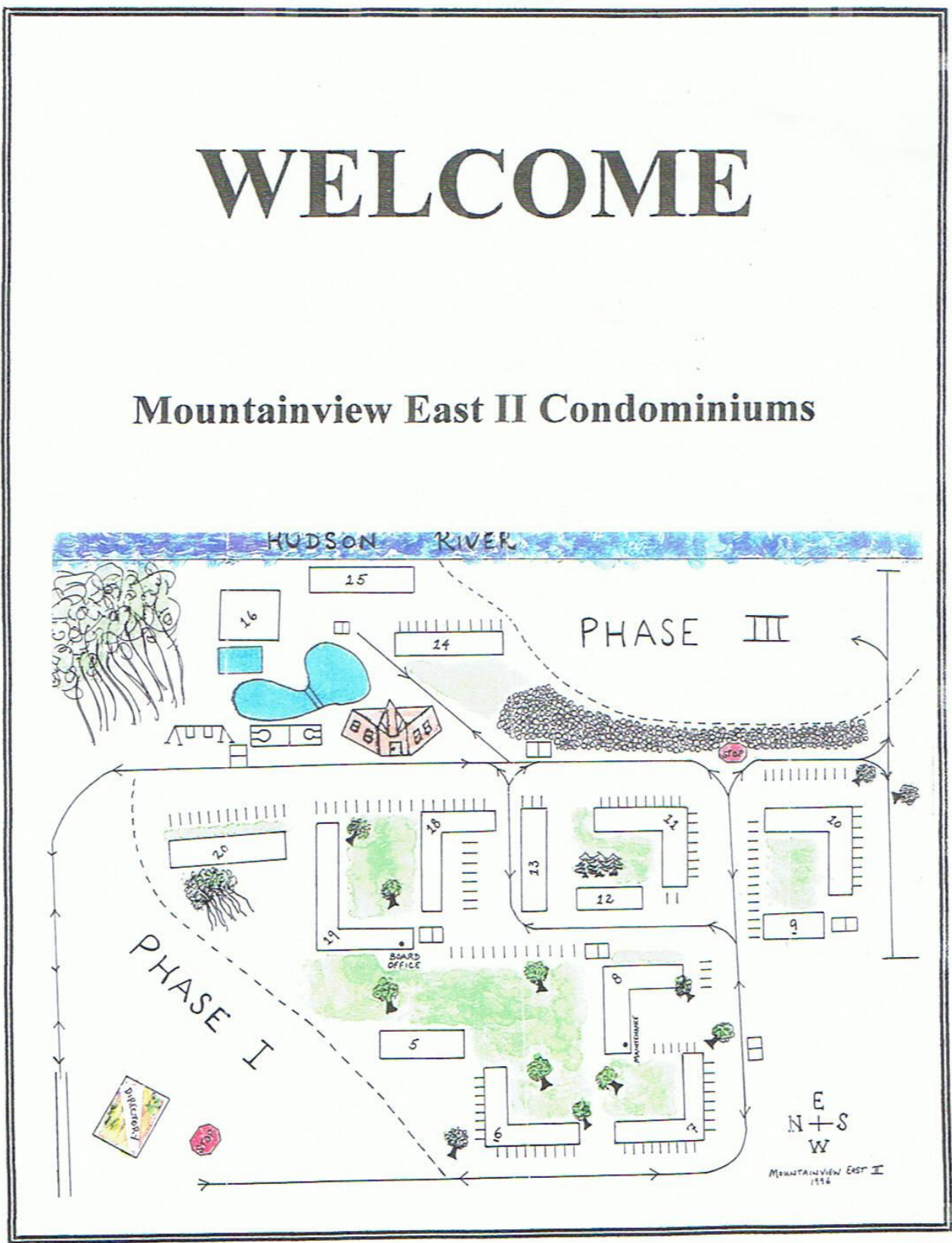


WELCOME

Mountainview East II Condominiums



Welcome to Mountainview East II Condominiums (“MVE II”)!!! If you are in receipt of this booklet you are either considering buying or have recently purchased a condominium in our community ... Congratulations!!!

This booklet was prepared by your neighbors, who serve on a volunteer basis on the MVE II Board of Managers (“the Board”), as a quick and easy reference to assist you – we sincerely hope you find the information useful. You can also visit our website at mve2condo.org. The website is designed as a resource for the owners and residents of Mountainview East II. There are various resources available on the site including the by-laws, rules and regulations and other forms and files that you can download. Of course, if you have questions, please feel free to call the Board office: 845-353-0958 or e-mail: mve2condo@aol.com or come visit!! The Board office is located in the back of Building 19.

Please note that this guide is not intended to be a substitute for a careful reading of the declarations, bylaws, and rules and regulations.

INTRODUCTION TO MVE II

Upon entering Sierra Vista Lane from Mountainview Avenue, the first clusters of two-story structures comprise Mountainview Condominium which consists of 200 units, a pool and clubhouse, visible on the left side of the street.

As you follow the double yellow line – past the U.S. Mailbox on the left – you’ll come to an intersection and a fluorescent directory. This serves as our “landmark” and delineates Mountainview from Mountainview East Condominiums. Another distinguishing feature of Mountainview East is, of course, its Tudor-style buildings.

Keep driving along the center line and you will eventually reach Mountainview East’s children’s playground, basketball court and clubhouse. Nestled behind the clubhouse on the western shore overlooking the Hudson River, are Mountainview East’s swimming pools.

The complex known as Mountainview East is actually comprised of three separate and distinct associations, or Phases: MVE I, MVE II, and MVE III.

PHASE I: is bisected by the main road, and located on both the North and South sides of the road. It consists of buildings 1-4, 17, 21-31, comprising 239 units.

PHASE II: is adjacent to Phase I on the South, East, and West and includes Buildings #5-16, 18-20 – a total of 242 units.

PHASE III: is the newest and smallest of the three sections having only six buildings, # 32-37 – a total of 96 units. This section sits on the easternmost portion of the property, way up on the hill, slightly east and extending south of the Clubhouse.

Each Phase operates as its own entity; each has its own Board of Managers which administers the affairs of its respective property.

MANAGEMENT OF MVE II

At MVE II, all 242 Unit Owners participate in the management of their complex. Each year, they gather to elect a Board of Managers (the Annual Meeting) - a voluntary panel of nine unit owners - who administer the affairs of the condo. For continuity purposes, Board members serve staggered three-year terms and meet monthly. The Board elects its officers. If you are interested in getting involved and becoming a board member please contact Caroline in the board office.

The role of the Board of Managers is to preserve and enhance the value of our property by acting in a timely, courteous, and cost-effective manner to promote and maintain a safe, healthy, and attractive environment for the condominium's residents and employees and guests. This "mission" is, of course, an ongoing process that begins with the formulation of an operating budget for the fiscal year beginning April 1st and ending March 31st.

Decks and garages are common elements for the exclusive use of the units to which they are appurtenant. Some units have garages which are not necessarily located in the same building as the unit. Some garages have garage door openers left by a previous owner. New owners of units with garages which do not currently have garage door openers and who want to install them must first obtain permission from the unit owner directly above their garage to install same. Call the Board Office for further instructions.

Peter Nastasi Management Company oversees the condominium maintenance and projects and handles emergency calls. Peter Nastasi can be contacted at 800-926-6702. Our staff includes a part-time office administrator (Caroline Knapp) and a maintenance staff headed by Bob Mistretta. Generally, Caroline is in the office MWF 10 am to 3 pm. These hours may vary on occasion. Our superintendent, Kevin Cuomo, is responsible for repairs and upkeep of all buildings and grounds. Moreover, MVE II maintains a contract with an exterminator and all requests for such services should go to the Board office at (845) 353-0958 or to Kevin at (845) 358-6954. It is especially important to bring to the Board and Kevin's attention any infestations of (stinging) insects so that no one is harmed. We have a maintenance shop located on the premises, in Building 8, but all requests for repairs should be communicated to Peter Nastasi or the Board office. In this way, we can log your requests, prioritize and delegate all jobs for

expedient and proper resolution. Remember, however, that the condominium is only responsible for repairs to the common elements whereas the individual unit owner is responsible inside the unit – generally speaking, from inner surfaces “drywall to drywall” inner ceiling surface to the sub-floor.

As discussed below, a portion of MVE II’s budget is disbursed to the Sierra Vista Association for their maintenance (and our use) of all recreational facilities. And, while unit owners are responsible for their personal use of utilities (telephone, electricity, cable TV etc.), the condo is responsible for payment of the water bill. See, # 3 below. By and large, your electric water heater is located in the basement or crawl space of your building. The water heater is the unit owner’s responsibility and property as are the windows and unit entry door. Please call maintenance if you are experiencing electrical problems in your unit. However, please note that such repairs inside your unit are your responsibility.

Television, telephone and internet service are available through Optimum or Verizon. If you choose to avail yourself of these services, it is at your own expense, as to both the monthly fees, as well as to all installation and/or activation or termination fees charged by these providers. Note that the buildings are pre-wired. If you live in an upper unit Optimum or Verizon may need access to the attic in order to install your service. Please remember to call the maintenance shop (845) 358-6954 at least 48 hours in advance so that the attic can be unlocked.

Water is considered a common element and there is typically only one meter for each building. Therefore, in order to keep this cost to a minimum, we request your cooperation in repairing any dripping faucets or constantly running toilets. Please call maintenance for any suggestions about repairs to your plumbing. However, please note that such repairs inside your unit are your responsibility. Also, car washing is not permitted because water is an expense for all.

Should you decide to sell or lease your unit please call the Board for the proper procedures.

Two-way communication is a key factor for the success of any organization. The Phase II Board advocates regular communication with the residents it has been elected to serve. The Board of Managers uses an electronic system of communication called VOLO Recovery. Volo is a web-based program that allows the Board of Managers and Superintendent to communicate with the community via telephone message, email and/or text message in a timely and efficient manner. We ask that you please fill out and return the Volo form. It is important for you to fill out the form so that you will be enrolled in VOLO Recovery which will be our primary means of communicating with the community.

The Board of Managers also publishes and delivers to your door, newsletters to all MVE II residents and off-site Unit Owners. Resident input is certainly welcome ... we hope you'll use this forum to share your ideas with your neighbors!

There is a yearly meeting at which unit owners may question and provide feedback to the Board and at which we hold our annual election.

The meeting is publicized in advance. For the condominium concept to be successful, unit owner participation is essential as well as timely payment of your common charges. We look forward to seeing you!!!

2024-2025 Board of Managers

Kimberly Cummings, President
Sherry Peaks, Vice President
Viktoriya Vasilyeva, Secretary
KelliAnne Mcloughlin, Treasurer

Members

Peter Roma
Don Scheulen
Maria McDonald
Ashley Guattery

COMMON AREAS

When you purchase a unit at Mountainview, you not only own your own unit; you have the use and enjoyment of "common areas." These areas include the lovely grounds, parking areas, walks, roads, exterior walls, roofs, hallways, patios, and storage areas. To maintain these areas, each unit owner pays a monthly common charge. So, although you are not personally responsible for maintaining the common area, it is your common charges which helps take care of it. Your deck is also a common element for your exclusive use.

COMMON CHARGES

The amount of your common charges is based on the total square footage of your individual unit. So, do not be surprised to learn that you and your next-door neighbors may pay different amounts! It is important to pay in a timely fashion, because that allows for a steady, predictable flow of funds into our association. Payment is due the first day of each month and if not received by the 15th of the month, you will be fined \$20. To make this process as easy as possible, you will receive pre-addressed envelopes for your common charge payment.

Also, in order to receive pool passes, unit owners must be current in their common charges with no past due amounts (including fines) and a current lease paperwork, if applicable, on file with the Board. Only two pool passes are issued per unit unless there are resident children or other members of your family living there in permanent residence. Single person owners or single tenants of units are also entitled to two passes and the photo ID for the two passes must be of the owner or tenant, respectively. Landlords may retain the right to reserve the pool passes for themselves ... so, if you are a tenant, be sure that you are entitled to have passes before you apply for them. Lastly, college students living at home during the summer vacation are also entitled to passes with proper documentation.

SIERRA VISTA ASSOCIATION

Not only do you belong to MVE II, you are also a member of the Sierra Vista Association ("SVA"). SVA is the body that manages our recreational facilities, namely, the clubhouse, pools, playground, and basketball court. All unit owners of MVE II are automatically members of SVA. SVA's income, or operating capital, is derived from dues paid annually by each Phase. There is no additional charge to unit owners for their obligatory membership in SVA. SVA has its own board of managers independent of the board of managers in each of the three phases. Each phase is represented on the SVA Board of Managers - three members each from MVE I and MVE II and one member from MVE III.

INSURANCE

While the Board of Managers maintains insurance coverage on the buildings and common areas as well as general liability, each unit owner is responsible to carry his/her own condominium home-owner's policy to protect his/her personal property and any upgrades made to the unit as well as to maintain personal liability insurance. Tenants must carry renter's insurance to cover their personal property. You should consult your insurance broker for advice regarding these coverages. The unit owner is responsible for the deductible on his/her condominium insurance.

REPAIRS/IMPROVEMENTS

If you are doing any type of work that involves the common elements, you must have the permission of the Board and you must use a licensed and insured contractor. There are no exceptions to this rule and if not adhered to, you run the risk of being fined, and, in certain cases, removing the work already completed at your own cost.

If you wish to install windows, air conditioner units, etc., you must first contact the Board office, complete the necessary paperwork, and put down the required security deposit. With regard to air conditioner units, these must be mounted through a sleeve under the window. Units mounted through the windows are prohibited.

If you are doing work that requires access to the attic, please make arrangements, at least 48 hours in advance, with the maintenance office (845-358-6954). The maintenance crew will unlock the attic and after the work is complete the attic will be inspected for any damage to the common elements.

Similarly, please note, that absent a true emergency, if a plumbing project or repairs involves shutting off water to a building for any period of time, the Board must be advised so that the other unit owners in that building may be given proper notice.

Lastly, please be aware that you are responsible for the contractors you hire. Make sure your contractors take the necessary precautions to protect the hallway carpet and surrounding areas, including the walkway, hallway walls and lawns outside the buildings. No vehicles are allowed to be driven on the common elements except the roads. Also make your contractors aware that they may not place building materials or any bulk items in the garbage shed. As per the signs on the bins, there is a \$50 fine for this violation.

GARBAGE/RECYCLING

You will see sheds located near your building for ordinary garbage disposal. Do not place large, bulky items, furniture, carpet, construction debris etc. in the garbage shed. There is a \$50 fine for this violation.

Please recycle!! In all our garbage sheds there are recycling bins for your use and convenience. These bins are marked for paper, magazines and mail, and cans and bottles. Cardboard should not be placed with the paper but disposed of behind the garbage dumpster after being broken-down. Entry to the garbage sheds is restricted to disposal of refuse and

recyclables. Various governing bodies do not permit removal of recyclables once deposited in the bins.

PARKING/SNOW REMOVAL

Commercial vehicles and unregistered passenger cars may not be stored on MVE II property and are subject to towing at the unit owner's expense.

You must register your vehicle(s) with the Board and at that time you will be issued a parking sticker(s) which must be affixed in the driver's side back window.

Parking in fire lanes is prohibited as is other parking in violation of local or state law.

The snow emergency period is declared from November 15 - April 15. At those times, special snow rules apply so that spaces may be cleared promptly following a storm. Everyone's cooperation is needed during this critical time and it is imperative that you move, or make arrangements to have your car moved if you are away or unable, immediately following a storm.

Should you require a disability restricted parking space, please provide the Board with the necessary documentation so that we may accommodate your needs. However, please note that the space provided is not a reserved space, but may be utilized by any person similarly situated. Moreover, if your disability ends, please advise us accordingly so that the space may be returned for unrestricted use. All three Phases have mutual easements on each other's outdoor parking.

STORAGE AREAS

For those unit owners who have storage bins, please use these for your storage needs and not decks, hallways, etc. You may not store hazardous, flammable materials in your storage unit and the contents must be visible from the outside for inspection. No gasoline powered motor vehicles of any size may be kept in the bin or common area. Note that storage bins may not necessarily be in the same building as your unit.

FIREPLACES

Unit owners are responsible for the safe working of their fireplaces and are required to have their chimneys cleaned on an annual basis (unless waived due to non-use statement). See Caroline in the Board Office for further info. There are approximately 22 fireplaces on our premises and no more will be authorized.

DRYER VENTS

Unit owners are responsible for maintaining their dryers. Dryer vents must be cleaned every two years by a professional and owners must submit a copy of a certificate or receipt to the Board of Managers. You will receive a notice from the Board of Managers when the cleaning is due. See Caroline in the Board Office for further info.

DECK USE

Your deck is for your use and enjoyment. However, for your safety and the safety of your neighbors, barbecuing is not permitted on your deck or any common area. You may not store a grill (propane, charcoal or electric) on your deck as it is assumed by the fire inspector that those grills are in use illegally (Town Multiple Dwelling Law). If we receive a violation warning or fine it will be passed along to the unit owner. Also, decks are not to be used for storage nor may they be covered with plastic or other materials as it hastens the deterioration of the wooden floor. It is also against condominium rules to hang towels/clothing over the deck rails.

Also, you may not feed birds or other animals etc. from your deck or use your deck in a way that negatively impacts your neighbors. For example, although you may find the sound of wind chimes blissful, on windy spring nights they may create an unpleasant disturbance for your neighbors.

HALLWAYS

Hallways must be kept clean and neat and personal items are not permitted in these areas. As a common area, the hallways are ultimately maintained by our staff, but you should do your part to help keep this area safe, unobstructed and debris free for everyone's use and especially fire department personnel in case of fire. Moreover, please keep the outside entry doors closed in the cold weather. Open doors lower the temperature in the hallways and may cause the electric heaters in the hallway to run unnecessarily, which may result in higher common charges.

PETS

Dogs must be leashed at all times (by leash not more than 6 feet long) and walked only in the designated dog walking areas. Pet owners must pick-up after their animals and properly dispose of the waste. This is not only an issue of safety and sanitation to our community but is

consistent with Town and State law. Only two pets in total are allowed per unit. No animals are allowed to be on any common element without being attended to by the owner, family or other responsible party. This includes your deck. No animal should be allowed to relieve itself on any common element except the designated dog walk areas. Moreover, cats are not allowed to roam freely.

ON BEING A GOOD NEIGHBOR...

Because we all live essentially under one roof, there are certain thoughtful ways to conduct yourself which will not only benefit you, but the whole community. Please be considerate of each other. This includes lowering your voices, television and music after 10 pm each evening, not slamming your door as you enter your unit, etc. Incessantly barking dogs are a particular nuisance.

Please remember to clear your lint trap of your clothes dryer before each use. Lint build-up is likely to clog the exhaust system which can cause the dryer to function improperly, and in the worst-case scenario, cause a fire. It is also important to replace washing machine hoses occasionally as they can develop weaknesses and may burst. This cost, however, is borne by the unit owner. Maintaining the equipment in your unit is essential as this will hopefully prevent leaks and other issues which can cause problems not only in your unit but with your neighbors.

Please do not feed the various wildlife who share our community. The deer eat the shrubs around our buildings and feeding them encourages their presence. Throwing bread or leaving food out for birds or other animals also attracts vermin such as field mice and rats.

Also, please heed the 20 mph speed limit posted throughout the complex – hopefully, this will keep everyone safe.

Lastly, no Board can legislate civility and kindness among neighbors – so it is up to you to create and nurture the relationships that form the kind of environment in which you choose to live.



We hope you have found this booklet informative. We, as a community, are ultimately responsible for keeping this a safe and happy place to live – the rules contained within this booklet are meant to assist us in that goal. We sincerely hope you enjoy life at Mountainview.

Mountainview East II Board of Managers