



# WESTCHESTER PROPERTY MANAGEMENT GROUP, INC. AMERICAN PROPERTY MANAGEMENT GROUP, INC.

- WESTCHESTER PROPERTY MANAGEMENT GROUP, INC.
- AMERICAN PROPERTY MANAGEMENT GROUP, INC. • CONNECTICUT DIVISION

PROPERTY MANAGEMENT

FINANCIAL MANAGEMENT

TO: HUDSON VIEW UNIT OWNERS AND RESIDENTS

DATE: DECEMBER 4, 2020

SUBJECT: GARBAGE/RECYCLING SERVICES STARTING JANUARY 1, 2021

After conducting a bidding process, the Board decided to continue garbage/recyclable collection services with CRP at an annual cost of **\$23,669.16** (a 9% increase over 2020). Services included:

- Household garbage collection services twice a week (Tuesday and Friday)
- Cardboard/paper collection services twice a week (Monday and Thursday)
- Recyclables collection services (glass, aluminum, plastic) once a week (Wednesday)
- 1 Large Dumpster twice a year for Spring and Fall Cleanups

This is supplemented by additional services provided by Clean Cut to clean and organize the garbage sheds at a cost of **\$9,862.32** annually. **Clean Cut removes household garbage from recycle dumpsters, removes recyclables from household garbage, and cleans up garbage left on the shed floors.** These cleaning/organizing services would not be necessary if all unit owners and residents adhered to our long established rules:

- **Put household refuse in sealed garbage bags and place in appropriate dumpsters located in Sheds 1, 6 and 7.**
- **Place newspapers, magazines and collapsed, corrugated cardboard in the dumpsters located in Sheds 2 and 5.**
- **Place metal, glass and plastics in the appropriate dumpsters located in Sheds 3 and 6.**

TARRYTOWN CORPORATE CENTER  
520 WHITE PLAINS ROAD, SUITE 450 • TARRYTOWN, NY 10591  
(914) 686-9500 • FAX (914) 686-3391  
Member C.C.A.C., A.O.A.C., A.C.M.A.  
[www.wpmginc.com](http://www.wpmginc.com)



## IT REALLY IS JUST THAT SIMPLE AND EASY!

**Bulk Item Services:** This has been a very challenging service since some residents choose to leave renovation debris, TVs and other items not eligible for pick up. As a result the Association has incurred additional costs to have these types of items removed from the property. Carting bids did not offer this service. **THEREFORE, WE WILL NOT HAVE BULK ITEM SERVICES. Please keep this in mind when replacing appliances, furniture and undertaking renovation whether done by a contractor or yourself.**

As a unit owner, you have a vested interest in the common elements of the community and their appearance. And yes - - - that includes the Garbage Sheds. By following these simple actions noted above, we will be able to eliminate Clean Cut's supplemental services and direct the dollars to higher priority needs.

Violations of our rules are subject to a fine of \$50 for each occurrence. If you attempt to dispose of bulk items anywhere on the property, you will be fined and incur the cost of having a service come to the property for the removal of your items.

If you observe an infraction, please contact Ron Joy at Westchester Property Management at 914-686-9500 X 27 or [rjoy@wpmginc.com](mailto:rjoy@wpmginc.com). Your identity is kept confidential!

You can find additional information about our community at [www.hudsonviewossining.com](http://www.hudsonviewossining.com).