



CAPITAL NEWS

Capital Hill Condominium, Inc.

Albany, New York

In the Heart of Lark Street

January 2020

Dear owners and residents,

Welcome to Capital News, a publication of the Capital Hill Condominium Board of Directors. In this issue we report on the annual meeting of owners which was held on January 21st. Included is a summary report on the previous year from the Board and the results of the election of Board members. Also, look for upcoming events in and around the neighborhood. If you have material that you would like to contribute or have questions, contact Mike DeVall at mdevall@chcondo.com.

Report on the Annual Meeting of Owners

Election of Board Members

On January 21, 2020 the annual meeting of owners was held at LAX Restaurant. New officers and board members were elected as follows:

President Michael R. DeVall Unit 4C Elected to two-year term

Mike was reelected to a full two-year term as president.

Secretary Jamie Gilkey Unit 1E Elected to two-year term

Jamie switched places with Bob Dowd who has just completed a two-year term as Secretary.

Treasurer Robert C. Dowd Unit 1C Elected to one-year term

Bob was elected to fill Jamie's unexpired term as Treasurer.

Member-at-Large Garrett Gorrasi PH-1 Elected to two-year term

Garrett is new to the Board. He was elected Member-at-Large replacing Ann Hunter, who will continue to assist the board working on special projects.

-continuing in office-

Vice President Judy Rosen C-3 second year of term

Contact information can be found on the Condominium Web site at www.chcondo.com.

Summary Report of the Board of Directors

Welcome to new owners and residents who have joined us during the past year. We hope that you will enjoy your time here in this wonderful old building and historic neighborhood. Capital Hill Condominium is self-managed by the Board of Directors which helps to keep costs down. We hope that our owners new and old will become engaged with the Board as a way to protect our common investment.

Following is a List of New Owners and Residents who have joined us since January 2019

B-1 Mark Brogna
1D Tammy & Syed Hasan, owners - new tenants: Angela Heffernan & Jenna Zenaldin.
2C Corrie Paeglow
2F Ann Hunter
3B Cara Hanley - has returned to the building. She previously rented out her unit.
5B Julie Clancy – (Julie has just sold her unit.)
5E Miles Keil
6A Jason Brown
6D Kristen Fabbri, owner – new tenants: Eamonn McBride & Brittany Phillips
6E Kristen Fabbri, owner – new tenant: Victoria Luciano
PH-1 Sarah Choksi and Garrett Gorrassi
PH-3 Jayne Fricke

The Board is happy to report that for the fifth year in row we have been able to contain costs and keep monthly Common Charges from rising. Among the ways you can help keep costs under control are follow the posted recycling requirements for rubbish removal, follow the instructions for use of the washing machines in the laundry to avoid unnecessary maintenance costs, and promptly report any leaks or other maintenance issues via workorder@chcondo.com.

During FY 2019 physical upgrades were made to the Condominium building which included renovation of the mechanicals that control the elevator doors, partial replacement of laundry washers and dryers (the remaining machines will be replaced early this year), upgrade of the safety controls on the boilers to conform to new safety standards.

This year the Board plans to upgrade the security camera system to provide for more cameras and better memory storage of images, install safety guard rails on the parapet walls above the roof, hire a contractor to evaluate and repair the roofs and masonry at the top of the bay windows, and repair damaged sheet rock in the stairwells.

The Board has reviewed the Condominium Insurance policies. Most were found to be in conformity with current practice. Insurance was updated to better protect Condominium funds.

The Board has hired a new accounting firm. The previous firm did not prepare the required accounting reviews. There is not, at this point, any indication of any loss or other improprieties, but a thorough review is being done to bring reporting up to date, ensure that our practices conform to current accounting standards, and that regulatory filings are in place.

Unit B-1 has been sold. It was originally used as an apartment for a live-in building superintendent, but that position was abolished many years ago. It has been vacant for several years. This change will eliminate the cost of real property taxes and school taxes that were being paid on the unit, and it will generate additional revenue in the form of monthly common charges.

The Board also undertook a review of its internal policies and updated them. This year we hope to publish a revision of the Owners' Handbook to provide more detail and clarity.

The Board especially wishes to thank Ann Hunter for all the work she has done keeping the phone system up to date, sending out email blasts on behalf of the Board, and for updating and maintaining the Condominium Web site, www.chcondo.com. The Web site contains links for contacting board members, the workorder link, and access to important documents like the Condominium By-laws, Declaration, Board minutes, and announcements.

Lastly, we have published our first newsletter, CAPITAL NEWS. Look for future editions in the coming months.

New Commercial Tenant

Judy Rosen, owner of commercial unit C-3 reports that she has a new tenant, Andrew Pope who will soon open **Brick House Insurance**. Andrew and his wife are residents of Center Square. If you are looking for an insurance product, perhaps Andrew can be of service. He can be reached at Andrew@brickhouseinsurance.com *Support our local merchants.*

And Don't Forget our Other Commercial Tenants

[Alacrity Frame Shop](#) and [Seasons Skate Shop](#)

Building Security

The entrance doors to the building are provided with locks that lock automatically. This policy is for your safety and the safety of the other residents of the Condominium. We urge all residents to not prop open the entrance door to the building or leave the Lark Street entrance in the basement unlocked. We realize that leaving an entrance door unsecured for a few minutes might be a convenience, but that is enough to compromise the safety and security of everyone in the building,

-and-

Please do not admit entrance to the building to people you do not know. Take an extra moment to advise them to use the intercom in the lobby to contact the resident(s) they are seeking.

NOTICE: Air Conditioners in Residential Units. The Condominium Declaration requires that air conditioners be approved by the Board of Directors prior to being put into service. It has come to the attention of the Board that the water condensation being expelled from window mount units in residential units is starting to cause harm to the facade stonework. Accordingly, 2020 will be the last year that window mount air conditioners will be allowed to be installed in residential units. Beginning in 2021 only interior floor model machines will be approved. These units come with a window vent panel to allow hot air to be exhausted to the outside, but do not expel water condensate to the outside. If you are planning to purchase an air conditioner this year, we urge you to choose one of the newer freestanding floor models in anticipation of this change.

Please note this change does not affect Penthouse units as heat pumps are authorized and installed in them.

Caution: Some of these newer machines have an option to dehumidify air. These machines come in two styles depending on where you purchase them: 1. Has water collection tray with limit switch that shuts off automatically to prevent water overflow, and 2. Hose to drain off water – this option does not shut off automatically which can cause water damage.

Beat the Winter Blues

Looking for something to do that is within walking distance of the Condominium? Here are a couple of places that might warm you up.

- **Patroons Basketball** Returns February 1st at 7 pm – Washington Avenue Armory,
February 14 7pm Washington Avenue Armory
February 15 7pm Washington Avenue Armory April 3 7 pm Washington Avenue Armory
February 29 7 pm Washington Avenue Armory April 4 7 pm Washington Avenue Armory
March 13 7 pm Washington Avenue Armory April 10 7 pm Washington Avenue Armory
March 14 7 pm Washington Avenue Armory April 11 7 pm Washington Avenue Armory
March 15 4pm Washington Avenue Armory April 17 7 pm Washington Avenue Armory
- **Yoga classes** - Lark Street Yoga, 351 Hudson Ave. (corner of Lark St. and Hudson Ave.)
www.larkstreetyoga.com (518) 463-5145.
- **Gym (New)** - Retro Fitness Gym, In the Concourse under the Empire State Plaza; Open Monday – Friday
8 am -6 pm. (518) 650-8254.
- **Flowers** - Lark Street Flower Market, right next door to the Condo – How about some fresh flowers to brighten your day?
-and-
- **Spirits** – Capital Wine and Spirits, corner of Lark and State Streets – for some good cheer.