

PKO NEWSLETTER

MARCH, 2021



*“Out of the mountain
of despair, a stone of
hope”*

Martin Luther King, Jr.

FROM THE STAFF, PLI AND THE PKO BOARD...WE WISH TO GIVE YOU AN UPDATE OF NEWS ON OUR PROPERTY

January was a rather quiet month with favorable winter weather conditions. Then February came along and slammed us with multiple snowstorms. Our staff worked tirelessly to get the paths cleared as quickly as possible. The snow continued through the day and piled up further so they had to go over paths multiple times.

The staff is beginning a major project in storage rooms. Currently they will be working on the room at 189 Columbus Ave and will continue

with others until all are updated. The project will consist of cleaning out the current stored items by working with shareholders to discard items as needed, choose what will remain and then label each stored item with name and unit number (labels will be provided). The rooms will be cleaned, floors and walls painted and 5 feet square areas will be marked with white lines and numbered. A new lock will be installed and each SH that stores in that room will receive a key. The

numbered space will be filed with the respective Shareholder storing in that section. We need full cooperation from shareholders to work with the staff and each area will be notified well in advance in order for all to prepare.

Hallway rugs will be cleaned in the Spring. Residents will have advance notice.

COMMITTEES: *“MANY HANDS MAKE LIGHT WORK”!*

A notice will be coming out shortly in order to reach out to the community for volunteers for our committees. There will be three committees. 1) Landscape, 2) Pool and 3) Community Garden. Please consider your availability and interest. Each committee will likely have three SH's and two Board Members. It will be a rewarding experience...I assure you!!



RULES REGARDING DOGS

Park Knoll does not allow dogs on the property. However, we are required to consider emotional support/therapy dogs an exception.

- 1) Dogs are prohibited, with the exception of a Certified Service or Therapy dog.
- 2) NO resident shall keep any pet that constitutes a nuisance or a danger to others (ie. Pets that create noise that can be heard outside the apartment or that create odors. **NO dogs should be permitted to defecate or urinate in the common areas of the buildings or grounds.** No dogs should be allowed that are aggressive or threatening and/or damage co-op property.
- 3) Pets, including visiting pets, **MUST** be on a leash, carried or otherwise confined (caged) at all times when they are in or around any indoor or outdoor common area. No pets shall be walked or permitted to roam on the property.

Violators will be fined.

Residents must follow the rules and must have all documentation filed with PLI. The ADA defines a service dog individually trained to provide assistance to an individual with a disability. We honor the needs of our residents. We expect to have our community respected by maintaining the proper protocol for the dogs that are approved.

THANK YOU!!



PROPERTY PROJECTS FOR 2021

After a very deep dive into budget and property improvements, the Board, PLI and the staff will be taking on some new projects for 2021. We are giving very serious consideration to our budget, where the priorities are and how to best serve the community while also considering curb appeal and property value. We will share more in our next Newsletter as plans become firm.

We know that all of our Shareholders are looking forward to the next official Shareholders annual meeting. We are more optimistic with vaccines administered and Covid cases on the decline. It seems that things are beginning to open up. We plan to have a meeting as soon as it is safe to do so. More to come on this as we get closer to a possible plan.

BOARD OF DIRECTORS NEWS

A Director on our Board, Patricio Cahue, has purchased a home and he and his family have moved from our property. As a result we have filled his vacancy with a new Board Member, Lorraine Galluzzo, Director. We have also changed the alignment of two officer roles... Anthony D'Angelis will now be the Treasurer and David Fajardo will be a Director. As Anthony moves to Treasurer, Cheryl Olivier will now take on the role of Board Secretary.

Anne Picciano, President; John Lisk, Vice President; Anthony D'Angelis, Treasurer; Cheryl Olivier, Secretary; David Fajardo, Director; Stephen Campbell, Director; Lorraine Galluzzo, Director