

PROPERTY FACTS

PROPERTY

- ▶ Property covers an area of 12 acres stretching from 34 Underhill Avenue to 196 Underhill Avenue and 35 Columbus Avenue to 205 Columbus Avenue
- ▶ Landscape is maintained professionally on a weekly basis with upgrades as needed

STRUCTURE

- ▶ Two story garden style walkup with a brick and vinyl siding facade
- ▶ 57 buildings each with four units (total 228 units)
- ▶ 88 two bedroom units and 140 one bedroom units
- ▶ 114 assigned garages and 46 assigned parking spaces
- ▶ Heat source is radiator/gas with 10 boiler rooms spread out around the property to support all 57 buildings
- ▶ More than half of our roofs have been replaced and it is the Boards goal to have 6 done a year going forward.

LAUNDRY/SANITATION

- ▶ There are 12 laundry rooms conveniently located around the property each with 3-4 washers, 3-4 dryers, utility sink and laundry cart
- ▶ Outside of each laundry room there is a bay of recycle containers
- ▶ There are 11 garbage sheds spread out around the property for resident convenience. Each shed is enclosed with a door.
- ▶ Private sanitation services the property with three pick ups weekly (Monday, Wednesday, Friday)

SECURITY

- ▶ Security cameras are installed and strategically located to monitor all areas of the property including laundry rooms
- ▶ A fire alarm system has been installed to provide coverage 24 hours a day 7 days a week linked to a central monitoring service
- ▶ Front door keys, produced by Safeguard Lock and Key, Inc., can only be duplicated by the company that produced them in order to provide better control of key distribution

SWIMMING POOL

- ▶ PKO swimming pool dimension are 35ft wide by 75ft long with a seating area around the pool and the total area is fully enclosed with a combination of stockade fence and chain link fence.
- ▶ Lifeguard attendants are on duty during all opening hours
- ▶ Professionally maintained