

Dear Shareholder,

July 10, 2026

The following is an update regarding several important issues and procedures at Westchester Gardens.

Clarification - Recycling Procedure

Please disregard the prior communication regarding recycling. Westchester Gardens will continue to request that shareholders bring their glass bottles, cans, and other recyclable containers to the laundry room and deposit them loose, not in plastic bags, in the Red recycling barrels.

The City of Mount Vernon has mandated that recyclable materials may no longer be piled on the curb for collection. Accordingly, Westchester Gardens has purchased red recycling dumpsters, which have been placed in the garage containment area in the parking lot. Our porters will transfer the recyclables from the laundry room barrels to the dumpsters on a daily basis.

Cardboard will continue to be recycled as it has in the past. Please bring cardboard to the laundry room, place loose paper in the blue recycling barrels, and break down and flatten all boxes before depositing them.

New Security Camera System Installed and Operational

We are pleased to report the new security camera system at Westchester Gardens is now fully operational.

The system provides comprehensive coverage of the entire property, including the courtyard, the front and sides of the buildings, the driveways, and the rear parking areas.

If you experience or witness a security-related incident in any common area or parking lot, please immediately contact the City of Mount Vernon Police Department. The Police Department will investigate the incident and, if necessary, contact Superintendent Jason Rodriguez to review the Security camera recordings.

Please note that management is not permitted to release or show security camera recordings to individual shareholders under any circumstances.

New Private Storage Cages for Rent

Construction of the new private storage cages in the Building B storage/bicycle room is underway.

These spacious storage units are designed to accommodate luggage, boxes, and other personal, non-flammable property.

The rental fee is \$50.00 per month.

If you are interested in renting a storage cage, please contact Katrina Lopez at the management office at (914) 328-6962.

Secondhand Smoking

It is again necessary to remind all shareholders that smoking within an apartment in a manner that creates a secondhand smoke condition affecting neighboring apartments will constitute a violation of the Proprietary Lease and House Rules.

If it is determined that a shareholder is causing a secondhand smoke condition that impacts neighboring residents, the shareholder will be served with a Notice of Objectionable Conduct by the Cooperative's attorney. Failure to correct the conditions may result in legal proceedings to obtain compliance.

Westchester Gardens is a Communal living, and all residents are expected to be considerate of their neighbors.

Thank you for your understanding and cooperation.

Very truly yours,

**Robert Orlofsky Realty, Inc.
Managing Agent**