

SUMERSET CONDOMINIUMS

BOARD OF MANAGERS
P.O. BOX 232
POMONA, N.Y. 10970

TEL. (845) 354-1389
FAX (845) 354-6940

August 2009

To: Owners #25 through 146
Subject: Oil Tanks

Oil tanks are a limited common element. Owners are responsible for their tanks including “replacement of defective tank, any cost associated with spillage cleanup, and any other costs which may be required by Local, State or Federal authorities, and repair to the grounds.” (Rule #35)

This Notice serves to strongly urge all owners who have not done so, to please put your oil tank inside your unit and to remove your oil tank from the ground.

Over the past few years there have been many open spill numbers (designated by the DEC) in this complex. Owners and residents complain of an “oil smell.” Over time the problem will only get worse. Owners that have had leaking tanks have had to pay (or hope their homeowner’s insurance pays) for expensive remediation efforts. Why wait for this to happen?

Please contact your oil supplier and inquire about moving the tank inside your basement. They will be able to give you the name of companies who remove abandoned tanks from the ground.

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