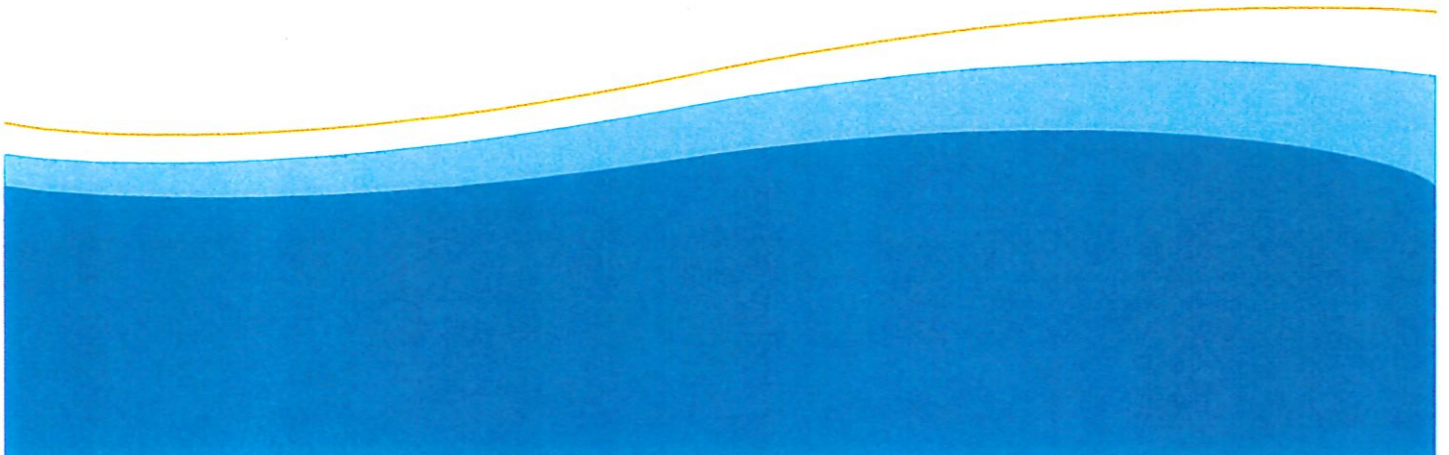


Don't Take Our Word For It...



Read unsolicited testimonials from our clients on the following pages. If you know Property Management, you know that compliments are far and few between. That is not our experience at Fairfield.

Alvin Wasserman
Fairfield Properties
538 Broadhollow Road
Third Floor East
Melville, NY 11747
631-499-6660 x 229
Alvin.Wasserman@FairfieldProperties.com
www.fairfieldproperties.com



Subject: Jen Ruiz Compliment
Date: Tuesday, May 28, 2024 at 4:02:34 PM Eastern Daylight Time
From: Wasserman, Alvin
Attachments: image001.jpg

From: Ruiz, Jennifer <jennifer.ruiz@fairfieldproperties.com>
Sent: Thursday, May 16, 2024 3:39:21 PM
To: Wasserman, Alvin <AlvinW@FairfieldProperties.com>
Subject: FW: Set up an account

Unit owner deceased at Highlands. Trustee is residing in unit, and I've been reaching out to them since the beginning of the year to pay the arrears before starting the legal process. The Board gave them time to handle their affairs instead of incurring legal fees on top of the arrears. They sent a nice email... see below.

Very truly yours,

Jennifer Ruiz
Managing Agent
Fairfield Properties
538 Broadhollow Road
Melville, NY 11747
Phone: 631-499-6660 x225
Fax: 631-499-2042
Email: jennifer.ruiz@fairfieldproperties.com



From: mohammed Sadqi
Sent: Thursday, May 16, 2024 3:25 PM
To: Ruiz, Jennifer <jennifer.ruiz@fairfieldproperties.com>
Subject: Re: Set up an account

Email sent from outside of Fairfield. Use caution before opening links/attachments.

##- Please type your reply above this line -##

Dear Jennifer, I hope this message finds you well. This morning, I reached out to Click Pay and successfully created an account with Active Building. The customer service representatives at Active Building were notably helpful throughout the process. I also requested a check payment, and was informed that it may take 5 to 10 business days to process. In the event that the payment is not received within this timeframe, I have been advised to make the payment through the Active Building platform. I would like to express my gratitude to you, Jennifer, for your exceptional assistance in this matter. Your support has been truly invaluable.

Thursday, October 12, 2023 at 15:45:05 Eastern Daylight Time

Subject: Information form / DPV mailing

Date: Thursday, October 12, 2023 at 3:44:50 PM Eastern Daylight Time

From: Wasserman, Alvin

From: Janin Brewer

Sent: Wednesday, October 11, 2023 10:19 AM

To: Merson, Jane <jane.merson@fairfieldproperties.com>

Subject: Re: Information form

Email sent from outside of Fairfield. Use caution before opening links/attachments.

##- Please type your reply above this line -##

You're the best thank you!

In today's world not too many people or is diligent as you are so my compliments to you and your work ethic really appreciated!

On Wed, Oct 11, 2023, 9:50 AM Merson, Jane <jane.merson@fairfieldproperties.com> wrote:

Hi,

I wanted to let you know that I received the form – thank you.

Thank You and Stay Safe,

Jane Merson

Fairfield Properties

538 Broadhollow Road, Third Floor East

Melville, NY 11747

Phone 631-499-6660 x 205 • Fax 631-499-2042

jane.merson@fairfieldproperties.com



*Fairfield Properties...A Family Of Communities And People...
The Standard Of Excellence And Service*

John P. Byrne

October 5, 2023

Re: Joanne Collado

To Whom It May Concern:

As President of the Sunrise Village Board of Directors for five years and member for seven years, (2016-2023), I am writing this letter of commendation for Joanne Collado, Business Manager for Fairfield Properties.

Joanne has been a tremendous asset to our community. Our Board would bring our ideas to the meetings, and Joanne would guide us into successfully accomplishing our goals. When it came to financial dealings, Joanne would always find the vendor who would give us the best quality while negotiating the best price.

Joanne was always incredibly organized, prepared and logical. We could not have completed these projects so successfully without Joanne's expert guidance. The day-to-day operations of running our community was enhanced by her skills and knowledge. It has been my pleasure to work with Joanne Collado.

Sincerely yours,

John P. Byrne

Wednesday, October 4, 2023 at 13:05:40 Eastern Daylight Time

Subject: Roof Leak (THANK YOU NOTE)

Date: Wednesday, October 4, 2023 at 1:05:34 PM Eastern Daylight Time

From: Wasserman, Alvin

From: James Fanning

Sent: Wednesday, October 4, 2023 8:16 AM

To: Ruiz, Jennifer <jennifer.ruiz@fairfieldproperties.com>

Subject: Roof Leak

Email sent from outside of Fairfield. Use caution before opening links/attachments.

##- Please type your reply above this line -##

Jennifer,

I wanted to take a moment to express my sincere gratitude to Fairfield Properties for addressing and fixing the leak on our unit's roof. Your efficient resolution of the problem is greatly appreciated.

Water leaks can cause significant damage and inconvenience, and it was reassuring to see you all take action to rectify the situation. The professionalism and dedication of the maintenance team were evident throughout the entire process. Their hard work and expertise did not go unnoticed.

Please feel free to share my appreciation with everyone involved in this repair. It's reassuring to know that we have a proactive and diligent management company that cares for the well-being of its residents.

Thank you once again for your service.

Sincerely,

James Fanning

From: Patricia Caraway

Sent: Wednesday, August 30, 2023 11:48 AM

To: Merson, Jane <jane.merson@fairfieldproperties.com>

Cc: Boscia, Nicholas <nicholas.boscia@fairfieldproperties.com>

Subject: A thank you

Email sent from outside of Fairfield. Use caution before opening links/attachments.

Jane,

I just wanted to thank you for helping one of our owners here at Wildwood Circle. She was having a problem with click pay and was pulling her hair out. I suggested that she give you a call and that I was certain you could point her in the right direction. You did (as I knew you would!!) and she called me this morning telling me how helpful you were and how much she likes and appreciates you. Just wanted to pass along to you how respected and well liked you are here!

Pat Caraway

Sent from my iPhone

Subject: Nick Boscia

Date: Wednesday, September 28, 2022 at 11:30:44 AM Eastern Daylight Time

From: Wasserman, Alvin

From: Patricia Caraway

Date: Wednesday, September 28, 2022 at 11:26 AM

To: Wasserman, Alvin <AlvinW@FairfieldProperties.com>

Subject: Nick Boscia

Hi, Alvin,

I am the Board President at Wildwood Estates. We just had our Annual Board Meeting with our community with Nick Boscia presiding. He was very impressive at the meeting, giving the community vital information about a wide range of issues, including a budget increase. The next budget is never a pleasant subject but Nick handled it smoothly and most important convincingly, citing a plethora of economic factors involved. We even had an unruly person present but it wasn't a problem because of the finesse with which Nick dealt with the situation. I had several people approach me the next day to tell me how impressed they were with him and how charming and knowledgeable he is. We are very fortunate to have him as our property manager. He gives 100% to the job! That is very rare.

Pat Caraway
President

Subject: FW: Staff @ Bishops Pond

Date: Monday, August 29, 2022 at 11:34:50 AM Eastern Daylight Time

From: Wasserman, Alvin

From: Mona Morello

Date: Thursday, August 25, 2022 at 9:33 PM

To: Wasserman, Alvin <AlvinW@FairfieldProperties.com>

Cc: Anna Bruno

Subject: Staff @ Bishops Pond

##- Please type your reply above this line --##

Dear Mr. Wasserman,

We are new owners since September 2021 at 201 High Pond Lane . I want to write and compliment the wonderful staff led by Nick Boscia. He is very attentive to detail and to keeping our community looking as beautiful as it is.

Margie and Joe couldn't be nicer or more helpful in being available to attend to making our homes look even better. This is a very special community and we are so happy to have purchased our home here. Part of the reason is how good our neighborhood looks and we give thanks to Nick, Margie and Joe! They say that a Captain leads the ship and we have a great captain with Nick.

Thank you for providing such great care and support to our beautiful Community. We are thrilled to be a part of this.

Sincerely, Dr. Dan & Mona Morello

--

MONA MORELLO

Subject: Jennifer Ruiz

Date: Wednesday, June 29, 2022 at 11:08:40 AM Eastern Daylight Time

From: Wasserman, Alvin

Sent: Tuesday, June 28, 2022 3:07 PM

To: Niederman, David <david.niederman@fairfieldproperties.com>

Subject: Last Tuesday's Meeting

You don't often get email from ljp042926@aol.com. [Learn why this is important](#)

Email sent from outside of Fairfield. Use caution before opening links/attachments.

##-- Please type your reply above this line --##

Good afternoon David,

My name is Linda Paradiso and I'm one of the board members as well as a shareholder at Les Jardins.

I'm sorry I was unable to be at last week's meeting and missed meeting you. If I had, I would have mentioned what a wonderful job Jennifer had been doing as our Property Manager.

I've lived here at Les Jardins for many years and have had interactions with, I believe, every Property Manager whoever worked with this complex. I must say that Jennifer has been, by far, the most pleasant and efficient Property Manager I have known, and I've known many. I speak not only as a board member, but also a shareholder.

We're very fortunate to have her on our team!

Very truly yours,
Linda Paradiso

[Sent from the all new AOL app for Android](#)

Subject: Joanne Collado
Date: Wednesday, June 29, 2022 at 11:13:07 AM Eastern Daylight Time
From: Wasserman, Alvin
Attachments: image001.png

From: Ed Faulkner <edf@jem-corp.com>
Date: June 16, 2022 at 6:19:33 AM EDT
To: "Von Felde, Ilene" <ilene.vonfelde@fairfieldproperties.com>
Subject: Jem - Sunrise Village

Email sent from outside of Fairfield. Use caution before opening links/attachments.

##-- Please type your reply above this line --##

Ilene,

I believe that Joanne Collado, who I am working with at Sunrise Village is under your supervision. This is my first time working with Joanne on a major project. In the past its only been at Northgate in Melville dealing with minor things.

Knowing that Sunrise Village was not only a large scale roofing project it is much, much more than just that. Its very involved in many aspects. So to be honest, going into the project I was slightly nervous with working with Joanne for the first time only due to the unknown. Well let me tell you that was wasted energy on my part, as in my dealings with Joanne now, I am classifying her as a Superstar!!! She is on top of every aspect of this project. She has proven to be one of the best I have worked with in my 20 years. She has assisted me to do what I do best, build projects efficiently! We are moving along right on schedule!

I have to believe she is an asset to you and your organization. She is a real keeper, and I would look forward to working with her on any and all future projects. I just thought it would be good to get feedback such as this as it is uplifting. You know I consider you and the Fairfield Asset Management division like family!

I have also appreciated our long term relationship, and it is always nice to get some positive feedback once in a while. Glad you had insight on hiring her, as it was a great choice.

Enjoy your day!

Cheers,

Edward R. Faulkner



56 White Pine Way
Medford, NY 11763 U.S.A.

Subject: Joanne Collado

From: Michael Keil
Date: December 3, 2020 at 11:08:39 AM EST
To: "Von Felde, Ilene" <ilene.vonfelde@fairfieldproperties.com>
Subject: Joanne Collado

Email sent from outside of Fairfield. Use caution before opening links/attachments.

##- Please type your reply above this line -##

Ilene

On behalf of the Springhorn Board of Managers, I would like to take this opportunity to commend Joanne for her outstanding efforts in guiding us through a very difficult year.

As you know, the virus restrictions placed upon the condo communities by local, state and governmental agencies, particularly with regard to annual meetings, pools, clubhouses etc. was daunting. Joanne skillfully interpreted the regulations and guided us successfully through them. She has made a difficult job as a board member easier through dedication and hard work.

In addition to her other duties, Joanne researched and provided vendor and service suggestions in order to save money for the community.

In closing, Joanne has proven herself to be a competent, professional manager and a credit to FFP.

Respectfully

Michael Keil
Sent from my iPhone

Wasserman, Alvin

Subject: Happy Thanksgiving and Thank you

From: Rosemary Sharp <RYSharp@msn.com>

Sent: Tuesday, November 24, 2020 12:52 PM

To: Wasserman, Alvin <AlvinW@FairfieldProperties.com>; Boscia, Nicholas

Subject: Happy Thanksgiving and Thank you

Email sent from outside of Fairfield. Use caution before opening links/attachments.

##- Please type your reply above this line -##

Good Afternoon Alvin and Nick,

Please let me take this opportunity to say thank you for the thoughtful holiday gift, I especially like the number of screwdriver head options.

More to the point is a thank you to Nick for the guidance, perseverance, and overall management of Bishops Pond.

The groundwork and organization we worked on this year will only improve our work flow and execution for next year.

Alvin, Nick, may you have a great Thanksgiving.

All The Best,

Rosemary Sharp

HOA Treasurer, Bishops Pond

Wasserman, Alvin

Subject: Wildwood Estates

From: Marie Elena Puma <mepuma@vjussolaw.com>
Sent: Thursday, November 19, 2020 11:08 AM
To: Condohoaclosings <Condohoaclosings@fairfieldproperties.com>
Subject: RE: Wildwood Estates-124 Wildwood Circle-Closing Letter

Email sent from outside of Fairfield. Use caution before opening links/attachments.

##- Please type your reply above this line -##
Dear Ms. Corcoran,

Thank you for your prompt attention to this closing.

I wish to share with you that Jane was incredibly knowledgeable, helpful, and diligent. Jane is an absolute pleasure to work with and she is a tremendous asset to Fairfield Properties.

Happy and Healthy Thanksgiving to all!

Best regards,
Marie Elena


Sincerely yours,


Marie Elena Puma, Esq. | Partner



RUSSO LAW GROUP, P.C.
Real Estate • Elder Law • Special Needs



Super Lawyers

 100 Quentin Roosevelt Blvd., Suite 102
Garden City, New York, 11530

 Email: mepuma@vjussolaw.com

 Tel: 516-393-3155
 Fax: 516-683-9393

 Web: www.vjussolaw.com

Offices: Garden City, Lido Beach, Islandia, Bay Shore, Manhattan

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Wasserman, Alvin

Subject: FW: Northgate

From: SABA FRED

Sent: Monday, July 13, 2020 10:50 AM

To: Niederman, David <david.niederman@fairfieldproperties.com>; Wasserman, Alvin <AlvinW@FairfieldProperties.com>

Cc: Collado, Joanne <joanne.collado@fairfieldproperties.com>

Subject: Northgate

Email sent from outside of Fairfield. Use caution before opening links/attachments.

##- Please type your reply above this line -##

Gentleman,

While it's hard to know where to begin, it's clear that Joanne Collado has not only been a valuable member of our Northgate team but is universally recognized by the residents and members of the Board as the person to go to for sound advice and direction.

Her breathe of knowledge, ability to help resolve even the most difficult problems, and her wisdom, combined with her pleasant nature, makes her a perfect fit for the Northgate community.

On behalf of the Board of Directors, we look forward to years of working in partnership with Joanne and Fairfield Properties.

Fred
Board President

Wasserman, Alvin

Subject: Welcome and Thank You

From: Rosemary Sharp

Sent: Friday, May 1, 2020 10:49 AM

To: Wasserman, Alvin <AlvinW@FairfieldProperties.com>; Boscia, Nicholas

Subject: Welcome and Thank You

Email sent from outside of Fairfield. Use caution before opening links/attachments.

##- Please type your reply above this line -##

Good Morning Alvin and Nick,

Today is May 1st our official start date together an official welcome is in order. Let us start with a very grateful thank you, the time and effort Fairfield has dedicated to the on-boarding process for Bishops Pond is very evident. It is not lost on me that we started this transition in the busiest time of the year for a seasonal community, the preparatory period of March and April. The Fairfield internal staff for gathering and implementing all the data, Nick for all the hands on involvement, performance has been exemplary. Most noteworthy Alvin, for the funding and allocation of time/labor before the start date.

We are looking forward to a terrific partnership and a great season.

All The Best,

Rosemary Sharp

Bishops Pond HOA Board Member

Wasserman, Alvin

Subject: Comments about Nicholas Boscia

ALVIN WASSERMAN

538 Broadhollow Road
Third Floor East
Melville, NY 11747
(631) 499-6660 x229



<http://www.fairfieldproperties.com>

From: Patricia Caraway
Sent: Monday, November 18, 2019 9:59 AM
To: Wasserman, Alvin
Cc: Boscia, Nicholas
Subject: Comments about Nicholas Boscia

Mr. Wasserman,

I am the Board President at Wildwood Estates at Timber Ridge Condo and I am writing to let you know how pleased we are with Nicholas Boscia, our Properties Manager. When Nick was appointed as our manager he hit the ground running and he has not slowed down one bit. In a very short period of time he familiarized himself with operations and vendors and took charge in a knowledgeable way. It was a relief to have someone so well versed, smart, and energetic. When we contact Nick with a problem, we know that the problem will be resolved quickly and usually immediately. Nick has made it clear to us through his actions that he is a strong advocate interested in getting the best for us from everyone whom we hire to do work at our condo complex. We have confidence in his recommendations and in his follow ups with companies that we hire. Nick's work ethic, reliability, and high energy level are truly remarkable and much appreciated.

Last month we had our annual meeting with owners and the Board members had prepared a power point presentation, including a detailed report by our Vice President/Treasurer on our financial status. However, our Treasurer's two year old son was in an automobile accident earlier in the day and shortly before the meeting, we were informed that she would be unable to attend and give her presentation. Without any hesitation whatsoever, I asked Nick to fill in for her. As expected, he gave a very impressive and detailed report on our financial status. In a Q and A session after the individual presentations, Nick answered a number of questions and his sense of humor certainly contributed to a very congenial overall meeting. This was the first time that the community as a group had met Nick and they were very impressed with him both as a person and as a manager. A number of people sought me out during the week after the meeting to tell me how impressed they were by him and how much they liked him.

I thought you should know how much we value Nick and his work in our community.

Regards,
Patricia Caraway
Board President

Wasserman, Alvin

Subject: Congratulations and Commendation for Dan Broxmeyer for outstanding performance.

From: Alan Kaell
Sent: Monday, November 4, 2019 11:36 AM
To: Wasserman, Alvin <AlvinW@FairfieldProperties.com>

Subject: Congratulations and Commendation for Dan Broxmeyer for outstanding performance.

Hi Alvin,

I requested Dan to provide me with your name and email address.
We wanted to reach out to you and personally congratulate Dan on his outstanding performance, patience, perseverance in helping us resolve a billing issue with AutoPay Rent pay.

He is a real keeper:)

Please call my cell : if you have any questions.

Our HOA is fortunate to have him representing Fairfield Manangement.

Gratefully yours,

Alan and Diana Kaell

Alan T. Kaell MD, FACP, FACR

Wasserman, Alvin

Subject: FW: Management Compliment

From: Judy Anderson
Sent: Wednesday, April 24, 2019 11:57 PM
To: Merson, Jane
Cc: Ruiz, Jennifer
Subject: RE: Mount Sinai Ranches

Thanks again. I appreciate the quick response. Now I can look out my windows and see the nice siding void of the moss/mold that I have been looking at. Same for my neighbor!!

Your rapid response is greatly appreciated. I was a property manager for 22 years in NYC & Washington, DC. Your company is very quick to address issues that I have shared. That is not always the case with other management companies I have dealt with.

Jim and your company are the best!!

~Judy Anderson

Wasserman, Alvin

Subject: Joanne Collado

-----Original Message-----

From: Timber Ridge Board of Directors

Sent: Friday, April 19, 2019 11:48 AM

To: Wasserman, Alvin <AlvinW@FairfieldProperties.com>

Cc: Von Felde, Ilene <ilene.vonfelde@fairfieldproperties.com>

Subject: Joanne Collado

Good morning,

The Board of Directors of Timber Ridge at Holbrook would like to take this opportunity to express how pleased we are with our Property Manager, Joanne Collado.

She is knowledgeable and efficient with every task she is given. She responds promptly to all matters, not just from the Board, but from members of the community as well.

Joanne has been so hands-on, she makes Timber Ridge feel as though we are her only account, although we are certain her other accounts feel the same.

She is an asset to Fairfield and we look forward to having her as our Property Manager for years to come.

Sincerely,
Board of Directors
Timber Ridge at Holbrook

Wasserman, Alvin

Subject: Springhorn Board Meeting

From: Michael Keil
Sent: Thursday, January 17, 2019 2:36 PM
To: Von Felde, Ilene <ilene.vonfelde@fairfieldproperties.com>
Cc: Board Members
Subject: Board Meeting

Ilene

Thank you for taking the time to attend the Springhorn board meeting on Tuesday. Your knowledge of condo related matters, particularly in the budget area, is an asset to this board and community. Joanne does a great job for us and your added input is plus.

Regards

Mike

Sent from my iPhone

Wasserman, Alvin

Subject: FW: Joanne Collado Compliment

-----Original Message-----

From: william carolan

Sent: Friday, June 29, 2018 4:44 PM

To: Von Felde, Ilene <ilene.vonfelde@fairfieldproperties.com>

Subject: Sunrise Village, Joanne Collado

Hi Ilene;

As you may or may not know my term on our Board of Directors ended recently having served four years as Treasurer and the last as President.

I must tell you it was a pleasure to work with our property manager, Joanne Collado. I found her to be a very competent professional. She is dedicated to her work, very helpful to us as we deal with outside persons, contractors, residents and the like as we go about handling our many projects here at Sunrise Village. She is an asset to our team and an asset to Sunrise Village.

Please let her know how much I appreciate her efforts.

Sincerely,

Bill Carolan

LaPalme, Annette

From: Wasserman, Alvin
Sent: Friday, February 02, 2018 4:59 PM
To: FairfieldPropertyServices
Subject: FW: Praise

Accolades for Jane Merson. Great customer service!

Alvin Wasserman



phone: (631) 499-6660 x229

address: 538 Broadhollow Road, Melville, NY 11747

web: www.fairfieldproperties.com



From: Rizea, Alex V [mailto:Alex_Rizea@HomeDepot.com]
Sent: Friday, February 2, 2018 4:57 PM
To: Wasserman, Alvin <AlvinW@FairfieldProperties.com>
Subject: Fwd: Praise

Sent from my iPad

Begin forwarded message:

From: Alex_Rizea@HomeDepot.com
Date: February 2, 2018 at 4:50:17 PM EST
To: alvin.wasserman@fairfieldproperties.com, jane.merson@fairfieldproperties.com
Subject: Praise

Hi Mr Wasserman,

My name is Alex Rizea and work for Home Depot Exteriors.

One of your tenants at Cricket Club bought windows from us before the management companies switched hands and we had so many problems resolving these issues.

Upon taking this matter on my own at a persona level then Home Depot I decided to call you office direct.

To my wonderful surprise I got Jane on the phone and within 5 minutes we got to the problem why it takes so long.

Jane was very polite ,knowledgeable,professional and guided me to move on to resolve the problem with Mr Shin

Please make sure Miss Jane will be recognized for the wonderful customer service she provided to me and Home Depot

Wasserman, Alvin

Subject: FW: Maintenance Increase 2013-2014.pdf

From: Karen McClorey
Sent: Thursday, October 26, 2017 4:49 PM
To: Bett, Mary <mary.bett@fairfieldproperties.com>
Subject: Re: Maintenance Increase 2013-2014.pdf

Email sent from outside of Fairfield. Use caution before opening links/attachments.

Mary,
Thank you so much for the expedited response.
It's always a pleasure working with Fairfield Properties.
Warm regards,

Karen McClorey, Real Estate Broker

On Oct 26, 2017 1:15 PM, "Bett, Mary" <mary.bett@fairfieldproperties.com> wrote:

Please see attached from Timber Ridge with regards to the Reserve Assessment.

Thank you.

Mary L. Bett

Fairfield Properties

538 Broadhollow Road, Third Floor East

Melville, NY 11747-3634

Email: Mary.Bett@Fairfieldproperties.com

O# [\(631\) 499-6660](tel:(631)499-6660), Ext. 223

F# [\(631\) 499-2042](tel:(631)499-2042)

Wasserman, Alvin

Subject: FW: Spring Meadows

From: Linda Gibb
Sent: Friday, October 20, 2017 10:18 AM
To: Niederman, David <david.niederman@fairfieldproperties.com>
Subject: Hey Dave

Email sent from outside of Fairfield. Use caution before opening links/attachments.

I resigned from the Board at Spring Meadows this morning. As such, I doubt I will be seeing you unless our paths cross now that I am back in Real Estate.

I know you know how I feel about you but I just wanted to thank you again for the years of excellent service you had given us and thank you for assigning Dan as your predecessor. He is going to do extremely well in his new position. He is intelligent, confident, efficient and he also has a great sense of humor. You know I love that.

I just wanted to wish you success in your new position, good health and that only good things to come to you.

Take care,

Linda

Wasserman, Alvin

Subject: Nicholas Boscia

From: Josh F.
Sent: Friday, September 29, 2017 11:10 AM
To: Wasserman, Alvin <Alvin.Wasserman@fairfieldproperties.com>
Cc: Von Felde, Ilene <ilene.vonfelde@fairfieldproperties.com>
Subject: Nicholas Boscia

Email sent from outside of Fairfield. Use caution before opening links/attachments.

Alvin,
I'd like to give you a brief update on our experience since Nick took over our property at your suggestion. To put it mildly and I think I speak for a majority of our board, we are thrilled! Nick is experienced, consistent, not afraid to roll up his sleeves, and represents the absolute best definition of what a property manager representative should be.

You should be extremely proud of how Nick represents the Fairfield name. I hope this relationship continues grow over time.

Regards,
Joshua Frankel
President Woodlands Condominiums

Wasserman, Alvin

From: Wasserman, Alvin
Sent: Monday, July 10, 2017 10:55 AM
To: Wasserman, Alvin
Subject: Thank you Joanne

Sent: Sunday, July 9, 2017 11:37 AM
To: Von Felde, Ilene <ilene.vonfelde@fairfieldproperties.com>
Subject: Thank you Joanne

Email sent from outside of Fairfield. Use caution before opening links/attachments.

Good morning Ilene,

I am a new owner at Sunrise Village, Sayville that had a problem with missing paper work for the transfer of ownership sent by my lawyer through regular mail. Joanne Collado was able to locate the papers and complete the process for me. She was patient, polite, respectful and very helpful, (thanks again Joanne). Joanne is an asset to Fairfield.

Respectfully,
Adrian Leddy
Sunrise Village, Sayville

Wasserman, Alvin

Subject: Joanne Collado

Sent: Saturday, January 16, 2016 10:12 AM

To: Von Felde, Ilene <ilene.vonfelde@fairfieldproperties.com>

Subject: Joanne Collado

Ilene, I just wanted to send a quick note saying that I am impressed with the efficient work of Joanne, she's fast and gets the job done as quickly as possible, keeps in contact with the board, and contractors, and answers residents in a timely manner. This will make the boards job easier.

Geri Incerto
Springhorn

Wasserman, Alvin

Subject: Emergency Service Call

Sent: 12/13/2015 1:29 PM

To: Town n Harbor Board; Fairfield Properties

Subject: Emergency Service Call

Hi All, I want you to know that today, Sunday, I had occasion to call Fairfield's emergency number. I called because my kitchen sink and Hilda's (the apartment in front of me) were both backing up to the point of almost overflowing onto the floor. I placed the call at 10 AM and by 10:30 the man was here with the "rotorooter" and everything was fixed in half an hour! I believe that is extraordinary service and I think you all should know about it.

Happy Holidays.....Andy Ageloff
Town n Harbor

Wasserman, Alvin

To: Wasserman, Alvin
Subject: FW: Compliment to Fairfield Properties

Sent: Monday, March 2, 2015 11:04 AM

To: Smith, Jeanne

Cc: Broxmeyer, Gary; Broxmeyer, Michael; Zwillenberg, Marcia; Schalet, Debra; Wasserman, Alvin

Subject: Compliment to Fairfield Properties

From: Eileen Corbett

Sent: Saturday, February 28, 2015 7:26 PM

To: Wasserman, Alvin

Cc: Wohlars, JoAnn

Subject: Re: Compliments of Fairfield Properties

Alvin, thank you for sending a copy of the Habitat.

Also, I want to say that I am totally impressed that the maintenance invoices came with the Star rebate on them.

For the last two years it has been late and had to be put on the April bill. Everyone complains.

Your office, which was in the middle of the transition, was able to send out the bills with the new rebate.

Wow, what a job ! I am very happy, and have only high hope for our future relationship.

Regards,

Eileen Corbett
Birchwood Glen Owners
Board Treasurer

Wasserman, Alvin

Subject: Villas at Harts Cove -- Fairfield Properties Property Program Reduced By 17% and Early Renewal

From: Nick Lacetera

Sent: Thursday, February 26, 2015 4:49 PM

To: Holmes, Michelle;

Cc: Cusano, Ralph; Seid, Harry

Subject: Re: Villas at Harts Cove -- Fairfield Properties Property Program Reduced By 17% and Early Renewal

Importance: High

Ralph, thank you for your efforts to reduce our insurance premiums. You continue to be a valuable asset to both Fairfield and the communities you serve. As the president of our board of mgrs. My job is made easier by your efforts. Once again, thank you.

Nick Lacetera, President B.O.M. Villas at Harts Cove

Sent from my LG G3, an AT&T 4G LTE smartphone

December 18, 2013

Ms. JoAnn Wohlars
Fairfield Properties
538 Broadhollow Road
Melville, NY11747

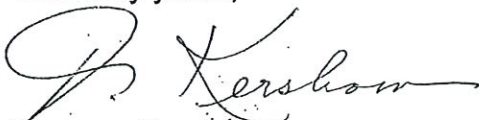
Dear Ms. Wohlars:

It is rare in this day and age to find courteous, helpful service. This is one of the reasons I feel fortunate to have dealt with your assistant, Annette Lapalme.

Ms. Lapalme has always displayed a genuine interest in helping me with a barrage of questions as a new resident of Springhorn in Blue Point. I find her not only to be very professional, but she possesses a very pleasant disposition in trying to resolve issues which I've encountered as a new resident.

You are indeed fortunate to have Ms. Lapalme as part of your organization, and I would appreciate your conveying my personal thanks to her.

Sincerely yours,

A handwritten signature in cursive script that reads "Therese Kershow". The signature is written in black ink and is positioned above the typed name and address.

Therese Kershow
37 Oyster Cove Lane
Blue Point, NY 11715
631-868-0174

Wasserman, Alvin

Subject: FW: Storm Cleanup

From: Woodbury Greens

Sent: Wednesday, October 31, 2012 05:50 PM

To: Von Felde, Ilene

Subject: Re: Storm Cleanup

I just wanted to write and express my gratitude to you and the contractors you've hired on our behalf. I was incredibly impressed with the landscapers that were sent in immediately after the storm. They were knowledgeable, helpful and kind and they took down trees and cleared the streets and driveways professionally and safely. Equally impressive was our garbage man who arrived early today and helped with the removal of hundreds of roof shingles that littered the streets and lawns. I am very grateful to you at Fairfield who clearly have hired the right people to help us through a really rough time.

Hoping you all faired as well as we did,

Jaime and Evan Friedman

*Kathy Egan
33 Joyce's Way
Bay Shore NY 11706*

September 6, 2012

Mr. Alvin Wasserman:

This simple letter serves as a sincere and personal thank you, to you and your staff at Fairfield Property Services. I know from being in business for many years it is very refreshing to receive a letter of appreciation and kindness.

Your company has been serving our community for many years. I am very pleased our Board agreed without any hesitation to sign and new five year contract with Fairfield.

The most important fact is: Ilene Von Felde and Suzanne Peterson. Being the best agent and assistant team I have ever worked with. A telephone call never passes by the day without Ilene or Sue answering a resident or Board member's request or question.

Ilene is on the property without hesitation. I will see her in the early morning walking our grounds checking a sprinkler malfunction or a roof leak that was called into her without my knowledge. Then she will call me on the way to the office with an explanation and very soon followed with a solution to the problem via e-mail or telephone by Ilene or Sue.

All our vendors love to work with her due to her professionalism.

Ilene is a bonus to our neighborhood and I felt the need to let you know how comforting for us to have her work with and for us.

Sincerely ,



Kathy Egan
President Windcrest HOA

Wasserman, Alvin

Subject: FW: Traci Schiano

Sent: Friday, June 10, 2011 3:56 PM

To: Broxmeyer, Gary; Broxmeyer, Michael

Cc: Cusano, Ralph

Subject: Traci Schiano

Gentlemen:

Last year County Seat Condominium decided to change our insurance carrier and coverage. We elected to proceed thru Fairfield Community Coverage, LLC and have since obtained complete coverage through Greater New York with the help of Fairfield Community and specifically Traci Schiano. I, being President of the Board of Managers, dealt specifically with Traci and more recently in the past couple of days with another insurance issue that I will not go into as it is irrelevant to my writing to you.

I am writing about Traci and feel compelled to write and tell you what a competent, professional and compassionate employee you have working for your company. In this day and age where I think many of us in the business world find competency an increasingly fading attribute... we are suddenly electrified when we come across someone with Traci's qualities. She is your very valued employee and you are fortunate to have her. She is truly a gem!

Respectfully,

Patricia Mantovi
President
County Seat Condominium