



Blue Ridge

Gazette



Tips for helping
the older adults
in your life
stay hydrated

SEE PAGE 24

VOL XLV NO. VIII

Published by and for the Residents of Blue Ridge

AUGUST 2019

Hawaiian Open

Saturday

August 24th

Sign Up Before August 9th

SEE BACK COVER



NIGHT GOLF IS COMING TO BLUE RIDGE

Friday, August 16th



SEE PAGE 14

LABOR DAY POOL PARTY!

TIKI BAR AND DJ CHARLIE

Veteran's Resource Day

Saturday
August 3rd



SEE PAGE 10



Karaoke

Saturday
August 31st

SEE PAGE 12



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Published each month by the Blue Ridge Homeowners Association, Inc. Correspondence should be sent to the Blue Ridge Gazette, 899 Golf Lane, Medford, New York 11763.

By-lined articles reflect the opinion of the author and not necessarily that of the Newspaper Subcommittee or the Blue Ridge HOA, Inc. Any material submitted which is not original should be credited and brought to the attention of the Newspaper Staff.

Deadline: For articles and ads, 4:00 p.m. on the thirteenth of each month. If the thirteenth falls on a Saturday or Sunday, deadline will be the preceding Friday, 4:00 p.m.

Gazette Subscriptions:

\$2.50 per month
Make checks payable to:
Blue Ridge H.O.A.

ALL ADS MUST BE PAID IN ADVANCE

Please Note Advertising Rates:

Full Page.....\$90.00
Half Page.....\$60.00
Quarter Page.....\$40.00
Business Card.....\$25.00
Classified (Max 40 words).....\$15.00
Thank You/Condolence Card.....\$10.00
Discounts Available for 6 or 12 month contracts

Above rates are for camera ready ads only. There will be an additional charge for typesetting, photographs and artwork.

Returned checks will be charged an additional \$20.00

The Gazette guarantees circulation to each homeowner/renter in Blue Ridge Condominium.

Please Note: All classified ads must be paid for by check made out to: BLUE RIDGE H.O.A. No cash will be handled.

TROUBLE WITH DELIVERY?

If you or your neighbor have not been receiving the Gazette, please call a member of Circulation.



**NEW
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PHONE
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**- PLEASE NOTE -
GAZETTE DEADLINE
is the 13th of the Month
Make checks out to
Blue Ridge HOA**

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LETTERS TO THE EDITOR

A STATEMENT FROM THE EDITORIAL STAFF

Letters to the Editor is an open column to afford residents the opportunity to voice their ideas and opinions on items of interest to everyone. Feel free to agree or disagree with any issue of importance to the community. The opinions may not necessarily coincide with those of the editorial staff or the H.O.A., but nevertheless they will be printed for community awareness.

We request that all contributions be typed or legibly written on one side of the page only (nothing on the back).

Submissions also need to be of reasonable length to fit in this column due to space consideration. Any lengthy letters will either be returned to the resident to re-write or the resident will be charged advertising rates for the space. Names will not be withheld on request. All Letters to the Editor will bear the author's name.

Dear Editor

I recently had my rugs cleaned and used a man (Sean Boland) who has an ad in our Gazette. On top of that, he lives in our community, so he knows and understands the inner workings of our condos.

Let me tell you, he did a great job. I've had my rugs cleaned by several other rug cleaners, but not this good. Just watching him do my stairwell, far out did anybody else. He's good and he's fair. I'll definitely use him again.

Thank you Richie Burch

*Thank you for all your kind words
of condolences for
Marciano Filippone (Mike)*

Mike was a kind, loving Italian man who loved his food, dance, and the Blue Ridge gym and bocce. Mike lived 90 happy years of life and I will miss him dearly. Your hospitality and cards from my wonderful Blue Ridge friends, have meant so much to me in this time of sadness and grief.

Thank you from the bottom of my heart,

Lucy



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Fax: 516-706-4007
NMLS#403892

FOR IMMEDIATE RELEASE
March 25, 2019

Local Mortgage Banker Earns Reverse Mortgage Designation

Melville, NY—Robert Tollin, a reverse mortgage specialist with Nationwide Mortgage Bankers, Inc., joined an elite cadre of mortgage professionals, who have achieved the status of being a Certified Reverse Mortgage Professional (CRMP). Tollin earned the designation after he passed a rigorous exam and background check, thereby demonstrating a competency in the area of reverse mortgages and a dedication to uphold the highest ethical and professional standards.

Only 145 individuals nationwide currently have the CRMP designation and last reported by the Bureau of Labor Statistics May 2018, there were over 300,000.00 loan officers nationwide.

“Being one of 145 people nationwide to have achieved this milestone is a testament to my commitment to reverse mortgages,” says Tollin. “The process involved to receive this professional designation was long and arduous and adds to the level of expertise maintained by myself and the firm.”

To qualify for the designation, applicants must have originated reverse mortgages for a minimum of three years or personally closed at least 50 loans; earned 12 continuing education credits; completed NRMLA’s Ethics Course; passed a comprehensive exam; and a background check. The certification is valid for three years, during which time designees must earn 8 CE credits annually to be re-certified. Applicants who are not loan originators, but nonetheless work in areas vital to the business, such as training, counseling, processing, underwriting and servicing, must have three or more years of experience.

“Robert is one of 145 individuals with the Certified Reverse Mortgage Professional designation. As a CRMP, he has demonstrated knowledge and competency in the area of reverse mortgage lending and is dedicated to upholding high standards of ethical and professional practice in the industry,” said Peter Bell, President and CEO of the National Reverse Mortgage Lenders Association.

Reverse mortgages are available to homeowners 62 years old and older with significant home equity. They are designed to enable older Americans to borrow against the equity in their homes to help fund retirement needs, without having to make monthly payments as is required with a traditional “forward” mortgage or home equity loan. Under a reverse mortgage, funds are advanced to the borrower and interest accrues, but the outstanding balance is not due until the last borrower leaves the home, sells, or passes away. Borrowers may draw down funds as a lump sum at loan origination, establish a line of credit or request fixed monthly payments for as long as they continue to live in the home. To date, more than 1.1 million senior households have utilized an FHA-insured reverse mortgage.

About Robert Tollin

Robert Tollin has been a loan officer since 2001 and has been working with homeowner's in solutioning their home equity to accomplish their cash flow goals. Robert has been educating homeowners on the pros/cons of reverse mortgages for the last 12 years. Robert is also a licensed real estate instructor with the state of New York and teaches continuing education classes for realtors on how to utilize reverse financing to purchase a new home. Most recently, he has been providing seminars for attorneys continuing legal education credits. Robert has also been involved with the Financial Planners Association since 2007 where he is a welcomed guest speaking about reverse mortgages. Robert resides with his wife and two daughters in North Bellmore.

About the National Reverse Mortgage Lenders Association:

The National Reverse Mortgage Lenders Association (NRMLA) is a membership organization comprised of over 300 companies and more than 2,000 people participating in the reverse mortgage industry. NRMLA serves as an educational resource, policy advocate and public affairs center for lenders and related professionals. NRMLA was established in 1997 to enhance the professionalism of the reverse mortgage business. **For information contact:** Darryl Hicks, Vice President, Communications 202-939-1784; dhicks@dworbell.com

CALENDAR OF EVENTS



August

2019

Prepared by the H.O.A.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 Condo I Board Meeting 10:00 AM Mah-Jongg/Canasta Club Card Room 12:30 PM	2 Aquacize 10:00 A.M. Friday Movie 2:00 PM & 7:00 PM Friday Night Social Tiki Bar 6:30 -10:30 PM	3 Tiki Bar 1:00 -8:00 PM Private Party
4 Tiki Bar 1:00 -8:00 PM	5 Aquacize 10:00 A.M. HOA Board Meeting 7:00 PM Yoga class 7:00PM Tiki Bar 6:30 -10:30 PM	6 Duplicate Bridge 7:00 PM Yoga class 7:00PM Tiki Bar 6:30 -10:30 PM	7 Aquacize 10:00 A.M. Knitting & Crochet Club 7-9 Bocci 6:30 Tiki Bar 6:30 -10:30 PM	8 Mah-Jongg/Canasta Club Card Room 12:30 PM <u>Bocci</u> 6:30 Tiki Bar 6:30 -10:30 PM	9 Aquacize 10:00 A.M. Friday Movie 2:00 PM & 7:00 PM Friday Night Social Tiki Bar 6:30 -10:30 PM	10 Tiki Bar 1:00 -8:00 PM Private Party
11 Tiki Bar 1:00 -8:00 PM Private Party 	12 Aquacize 10:00 A.M. HOA Board Meeting 7:00 PM Yoga class 7:00PM Condo II Board Meeting 7:00PM	13 Duplicate Bridge 7:00 PM Yoga class 7:00PM <u>GAZETTE DEADLINE</u>	14 Aquacize 10:00 A.M. Knitting & Crochet Club 7-9 Bocci 6:30	15 Greens Men's Club 10-2PM Condo I Board Meeting 10:00 AM Mah-Jongg/Canasta Club Card Room 12:30 PM Bocci 6:30	16 Aquacize 10:00 A.M. Friday Movie 2:00 PM & 7:00 PM Friday Night Social Tiki Bar 6:30 -10:30 PM NIGHT GOLF 7:45 pm	17 Tiki Bar 1:00 -8:00 PM
18 Tiki Bar 1:00 -8:00 PM	19 Aquacize 10:00 A.M. HOA Board Meeting 7:00 PM Yoga class 7:00PM	20 Duplicate Bridge 7:00 PM Yoga class 7:00PM	21 Aquacize 10:00 A.M. Knitting & Crochet Club 7-9 Bocci 6:30	22 Mah-Jongg/Canasta Club Card Room 12:30 PM Bocci 6:30	23 Aquacize 10:00 A.M. Friday Movie 2:00 PM & 7:00 PM Friday Night Social Tiki Bar 6:30 -10:30 PM	24 Tiki Bar 1:00 -8:00 PM Greens Committee Hawaiian Open 9:00- 3:00 PM
25 Tiki Bar 1:00 -8:00 PM	26 Aquacize 10:00 A.M. HOA Board Meeting 7:00 PM Condo II Meet the Candidates Night 7:00 PM	27 Duplicate Bridge 7:00 PM Yoga class 7:00PM	28 Aquacize 10:00 A.M. Knitting & Crochet Club 7-9 Bocci 6:30	29 Mah-Jongg/Canasta Club Card Room 12:30 PM Bocci 6:30 Condo I Meeting 10:00 AM	30 Aquacize 10:00 A.M. Friday Movie 2:00 PM & 7:00 PM Friday Night Social Tiki Bar 6:30 -10:30 PM	31 Tiki Bar 1:00 -8:00 PM KARAOKE 6:30 PM



**CELEBRATE
CATERERS**

AT

BLUE RIDGE

**1800-GO GOURMET
631-698-7575 x132**

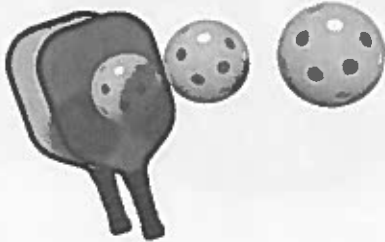


H.O.A. BOARD of DIRECTORS

Registration Hours: (At Clubhouse Front Desk) Monday & Tuesday 8:00 AM – 4:15 PM, Thursday thru Saturday 8:00 AM – 4:15 PM, Closed Wednesday & Sunday
H.O.A. Office Hours: Monday thru Friday 10:00 AM – 6:00 PM, Closed Saturday & Sunday

- Patrick Frabizio, PresidentLegal, Golf, STP, Cafè, Bar, Clubhouse, Maintenance
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- Leonard Melnick, Director.....ACC, Tennis/Bocci, Security, Events, Communications
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- Robert Vulpis, Consultant

COME PLAY ON THE NEW SURFACED TENNIS AND PICKLE BALL COURTS!



For Your Information

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Monday & Tuesday

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Thursday thru Saturday

8:00 AM – 4:15 PM

Closed Wednesday & Sunday

H.O.A. OFFICE HOURS

Monday thru Friday

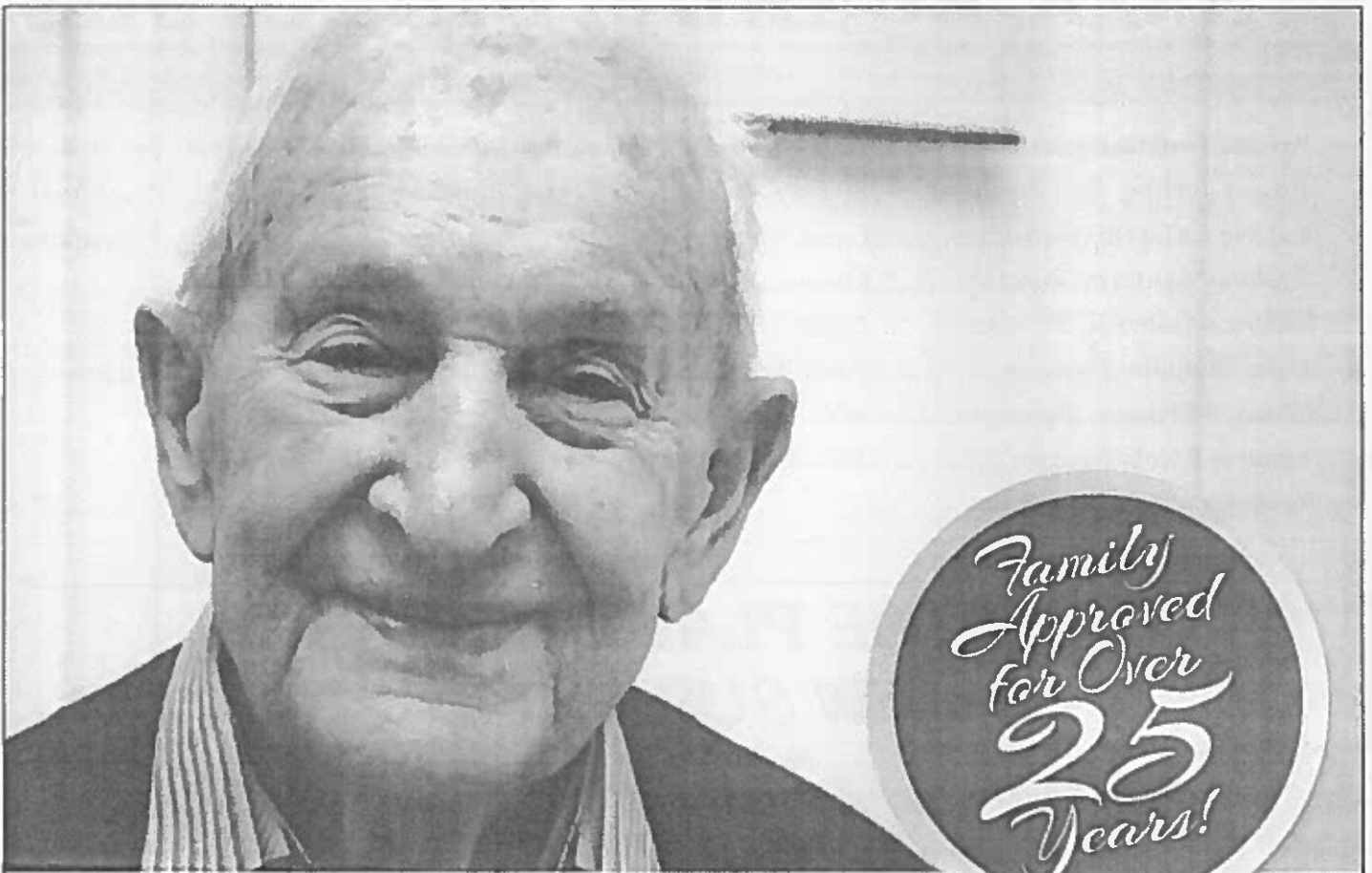
10:00 AM – 6:00 PM

Closed Saturday & Sunday

SCHEDULE OF FEES

Type of Fee	Amount of Fee
Guest Pass – \$3.00 Minimum -	\$3.00 - \$30.00
Guest Pass – \$30.00 Maximum	
Lost I.D. Card Replacement	\$4.00
Renter Deposit (Refundable)	\$75.00 p/person
	\$25.00 under 18
5 Years or older	
Registration Fee & I.D. Card.....	\$3.00 p/person
Returned Check Fee.....	\$20.00
Faxes.....	\$1.00 per page
Copies	\$.25 per page

GUEST PASSES will be sold at the Clubhouse only at the following times: Mon. - Sun. 9 AM - 11 PM
After 5PM - Correct change only, please.



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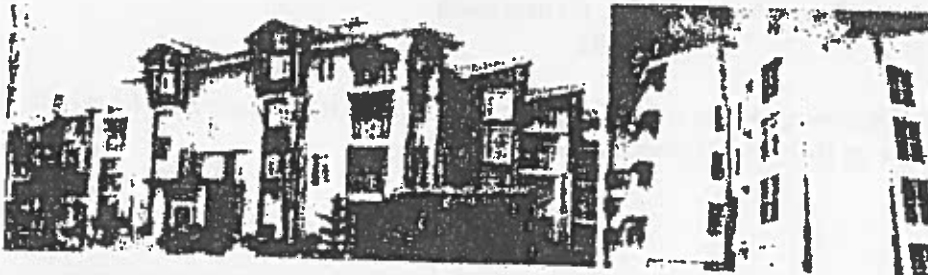
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PHILADELPHIA INSURANCE COMPANIES

CONDOMINIUM ASSOCIATION Risk Management Guidebook



The purpose of this Risk Management Program is to provide our clients in the condominium association industry with information dealing with targeted areas of loss potential for all condominium operations.

recommendation is to not allow any type of pool float, even for kids. I understand this is not as simple as it sounds is often not without residents becoming upset. If anything, Blueridge can make an exception for "baby" floats with an adult present because these are sometimes needed to take babies in the water. This is difficult to enforce, especially the first summer, but once residents are aware of the rule, it will be a lot easier. In my experience, not permitting floats, boogie boards, etc. is now the norm. All too often, this rule is enforced after an incident, so I'm glad to see that Blueridge is being proactive in this, especially because they don't have a traditional lifeguard.

I am available on Monday if you want to discuss further.

Thank you,

Craig Hand, ARM, AIS, CPSI
Senior Risk Management Consultant
Philadelphia Insurance Companies
A Member of the Tokio Marine Group



A Letter from Your Legislator:

Suffolk County Legislator

Rob Calarco

7th District

Dear Residents,

Did you know Suffolk County has the largest veteran population in New York State? And one of the highest veteran populations in the entire country? Suffolk County is committed to helping those men and women who has selflessly served our country by getting them the services they need.

That is why I am proud to co-host a "Veterans Resource Day" on Saturday, August 3. Dozens of organizations will be on-hand to help connect veterans to employment opportunities, housing, medical care service animals and much, much more. I encourage everyone who is a veteran (or who knows a veteran) to come ,down to take advantage of this great opportunity. Refreshments will be served!

**Veterans Resource Day
Centereach VFW Post 4927
31 Horseblock Road, Centereach
9 AM-1 PM**

If you have any questions about this issue, or any other that I can help you with, please don't hesitate to call my office at 631-854-1400 or email me at Robert.Calarco@suffolkcountyny.gov.

Until next month,
~Rob Calarco



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POOL SAFETY



Pool related accidents generate approximately 4 claims per year. Not much in the way of frequency, but these claims average over \$150,000.00.

Each year 3500 people in the United States die by drowning. Many more are injured in pool related accidents. The National Safety Council indicates that drowning ranks third as the leading cause of accidental death.

With these facts in mind, it is imperative that proper supervision and controls be established at your facility.

The following are suggested controls that can be factors in preventing swimming pool accidents. Local ordinances/statutes and minimum standards for swimming pools as published by the National Swimming Pool Institute in accordance with the American National Standards Institute (ANSI) should be referred to for more complete details.

- Swimming areas should be controlled.
- A four foot high 'child proof' fence with a self-closing and self-locking gate is recommended as a minimum. The area should be kept locked during no-use hours.
- Walking surfaces in the swim area should be slip resistant and level.
- The deep end of the pool (more than 4.5') should be clearly marked by a life line or a painted line contrasting the pool bottom or both.
- The floor of the pool should be of a light color to easily identify objects in the pool.
- The depth of the water in feet and meters should be plainly marked above the water level on the vertical pool wall and the coping or deck next to the pool.
- Life saving equipment should be readily available in the area.
- Ground fault circuit interrupters should be provided on all electrical equipment operating at more than 15 volts installed below water level or within 20' of pools.
- Use of the pool should be controlled. Rules to be followed should be posted in a conspicuous manner and enforced.

Sample Pool Rules:

This area is open for use during the hours of _____ to _____.
Use at other hours is prohibited.

For your protection, running, jumping, diving and horseplay are not allowed.
Glasses, bottles and other objects that could injure others are not to be used in this area.

All children under the age of 18 must be supervised by an adult.
Alcoholic beverages are not permitted in the pool area

If no Lifeguard services are provided, sufficient notification must be provided:

- No Lifeguard on Duty
- Swim at Your Own Risk
- Children Must be Supervised at all Times
- No Swimming Without Another Adult in Attendance
- No Diving
- Children under the age of 18 May Not Use the Pool Unattended without Adult Supervision

KARAOKE NIGHT

SINGER JOHN

\$10

SATURDAY, AUG. 31
6:30 – 10:30

OPEN SEATING & CASH BAR

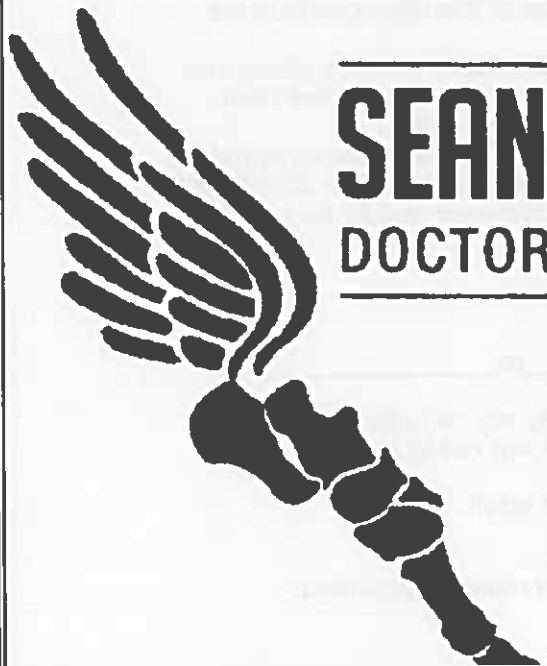
(No assigned seating so come early)

Dessert and Coffee included

Ok to bring food and/or snacks

Sign up at front desk 5-9pm any day

Sign up by Social Club: Thursday 8/16 4:30 - 6:00, Friday 8/22 7 - 9pm



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Risk Management Services

OUTDOOR GRILLING SAFEGUARDS

Background

This Risk Management Services Technical Bulletin provides policyholders with specific standards and guidelines on outdoor grilling for all residential occupancies (apartments, condominiums, homeowners associations, townhouses, etc.).

Liquid petroleum (LP) gas or propane, used in gas grills, is extremely flammable. Each year more than 500 fires occur when people use gas grills and about 20 people are injured as a result of gas grill fires and explosions. Many of these fires and explosions occur when consumers first use a grill that has been left idle for a period of time or just after refilling and reattaching the grill's gas container. The use of gas-fired and charcoal grills within residential cluster communities represents a significant property exposure. **ALWAYS KEEP A FIRE EXTINGUISHER ON HAND WHEN GRILLING.**

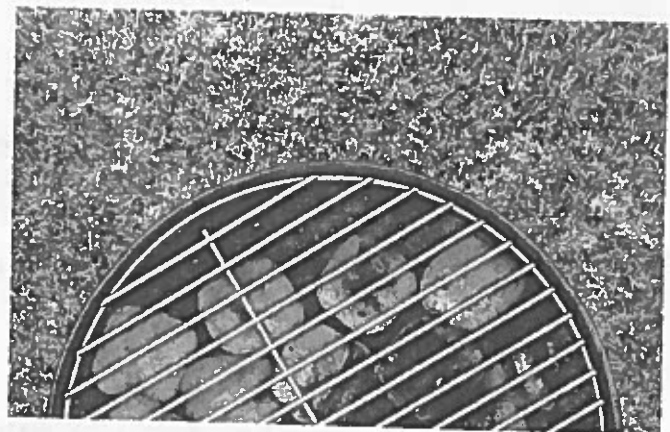
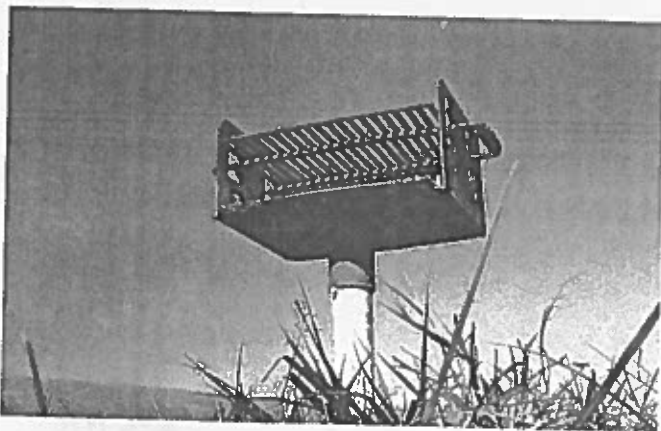
General Requirements

One of the following alternatives **MUST** be instituted:

Option One: All propane gas grills, natural gas grills, charcoal grills, hibachis, smokers, or any appliance which uses an open flame to cook should be kept at least 10 ft. vertically and horizontally from all buildings and other combustible materials (pine straw, pine bark, and other combustible landscaping materials).

Option Two: A community stationary grilling pit (consisting of grills similar to the ones shown below) should be considered as a replacement for all personal grills within all condominium and residential community. The fixed grilling pits must be at least 15 ft. from all buildings and must be properly maintained and cleaned in accordance with community's restrictions.

Examples of Stationary Grills for a Community Grill Pit



Charcoal Grill Safety Tips

- Instant lighting briquette - spread them in a single layer so they touch at the edges. Don't apply lighter fluid, light several briquettes at their edges
- Standard briquette - stack them into a pyramid. Light with fluid, electric, or chimney charcoal starters
- Electric starters - check to see that the cord's insulating cover is in good condition, make sure that the cord does not create a tripping hazard, and do not use it if it's raining or if the ground is wet
- Lighter fluid - apply and let soak in for at least a minute before lighting. Never apply lighter fluid to lit coals. Use charcoal lighter fluids, never use gasoline!
- Time to cook - coals are ready when they appear ash gray in daylight or glowing red at night
- Ensure coals are extinguished prior to disposal. **ALWAYS KEEP A FIRE EXTINGUISHER ON HAND**

continued on page 15

NIGHT GOLF IS COMING TO BLUE RIDGE

Friday, August 16, 2019

Shotgun start @ 7:45pm



- This will be in a scramble format with up to 4 persons to a team.
- The length of the course will be modified to shorten play and to avoid natural course obstacles as much as possible (example the tees for holes 4,6, &9 will be placed between the 100- & 150-yard markers. This will eliminate the Dog legs on 4&6 and the elevated tee box on 9. The other 6 holes will be modified to accommodate course conditions and to promote safety.
- Each participant must bring a flashlight to use while playing and walking the course.
- Each participant will be given 2 Glow in the dark golf balls to play with, if they lose both balls they are eliminated.
- Each hole will be marked with Glow Sticks attached to the flags and placed on the greens approach.

Prizes will be awarded (TBD).

The charge to participate in this event is at \$10.00pp. We estimate that \$5.00pp will be needed for materials and the remaining will be used to purchase pizza at the Tiki bar at the conclusion of the event.

Anyone not golfing can pay \$5.00 in advance to join in the pizza and awards after the event at the Tiki.



**Enter by August 9th at the Golf Shack
This Event is only open to Blue Ridge
Residents only NO GUEST.
Make Checks Payable to:
BLUE RIDGE GREENS COMMITTEE**





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OUTDOOR GRILLING SAFEGUARDS - *continued*

Gas Grill Safety Tips

- Check the tubes that lead into the burner for any blockage from insects, spiders, or food grease. Use a pipe cleaner or wire to clear blockage and push it through to the main part of the burner
- Check grill hoses for cracking, brittleness, holes, and leaks. Make sure there are no sharp bends in the hose or tubing
- Move gas hoses as far away as possible from hot surfaces and dripping hot grease. If you can't move the hoses, install a heat shield to protect them
- Replace scratched or nicked connectors, which can eventually leak gas
- If you detect a gas leak, immediately turn off the gas at the tank and don't attempt to light the grill until the leak is fixed
- Keep lighted cigarettes, matches, or open flames away from a leaking grill
- Never use a grill indoors. Use the grill at least 10 feet away from any building. Do not use the grill in a garage, carport, porch, or under a surface that can catch fire
- When lighting the grill, keep the top open. If the grill does not light in first several attempts, wait 5 minutes to allow gas to dissipate
- Never attempt to repair the tank valve or the appliance yourself. See an LP gas dealer or a qualified appliance repair person
- Consumers should use caution when storing LP gas containers. Always keep containers upright. Never store a spare gas container under or near the grill. Never store a full container indoors. Never store or use flammable liquids, like gasoline, near the grill
- To avoid incidents while transporting LP gas containers, consumers should transport the container in a secure, upright position. Never keep a filled container in a hot car or car trunk. Heat will cause the gas pressure to increase causing the relief valve to open and allowing gas to escape

Summary

This standard conforms to the underwriting practices of Philadelphia Insurance Companies and is not intended to address or conform to various state or local codes governing a specific jurisdiction. Local ordinance codes also contain information on the grilling restrictions for your residential property. These codes should also be used as additional reference sources.

References

CPSC Release

800.873.4552

IMPORTANT NOTICE: The information and suggestions presented by Philadelphia Indemnity Insurance Company in this eBrochure is for your consideration in your loss prevention efforts. It is not intended to be a substitute for professional advice. It is not intended to be a warranty, representation, or contract. It is not intended to be a substitute for local codes, ordinances, or regulations. It is not intended to be a substitute for professional advice. It is not intended to be a substitute for professional advice.

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 H.O.A. Office Hours: Monday thru Friday 10:00 AM - 6:00 PM, Closed Saturday & Sunday

BLUE RIDGE HOMEOWNERS ASSOCIATION, INC.

BUDGET SUMMARY REPORT

Ten Months Ended May 31, 2019

	ANNUAL BUDGET		YEAR-TO-DATE			THIS MONTH		
	TOTAL	BALANCE AVAILABLE	BUDGET	ACTUAL	DIFFERENCE	BUDGET	ACTUAL	DIFFERENCE
GENERAL EXPENSES	497,800	(5,136)	478,467	502,936	(24,469)	77,310	104,523	(27,213)
SEWER TREATMENT PLANT	449,086	117,859	367,363	331,227	36,136	37,223	38,030	(807)
COMMUNITY BUILDING	363,042	63,716	293,696	299,326	(5,630)	28,576	33,866	(5,290)
GOLF COURSE	333,505	34,557	246,647	298,948	(52,301)	52,978	35,986	16,992
ADMINISTRATION	183,170	35,744	155,232	147,426	7,806	15,875	15,786	89
CAPITAL EXPENSES	142,500	2,577	108,400	139,923	(31,523)	45,000	54,814	(9,814)
POOLS	132,546	53,693	94,214	78,853	15,361	10,342	12,562	(2,220)
MAINTENANCE (HOA ONLY)	113,628	33,960	98,276	79,668	18,608	10,582	10,175	407
SECURITY	76,100	20,710	62,720	55,390	7,330	8,852	4,892	3,960
COMMUNITY ACTIVITIES ***	9,473	5,954	11,513	3,519	7,994	2,426	300	2,126
TENNIS	6,500	6,500	500	0	500	125	0	125
BOCCI	1,250	1,250	600	0	600	125	0	125
TOTAL EXPENSES	2,308,600	371,384	1,917,628	1,937,216	(19,588)	289,414	310,934	(21,520)
LESS INCOME OTHER THAN COMMON CHARGES	(189,500)	(31,623)	(155,299)	(157,877)	2,578	(13,169)	(13,670)	501
EXPENSES TO BE REIMBURSED BY COMMON CHARGES	2,119,100	339,761	1,762,329	1,779,339	(17,010)	276,245	297,264	(21,019)

*** DETAIL OF COMMUNITY ACTIVITIES

	ANNUAL BUDGET		YEAR-TO-DATE			THIS MONTH		
	TOTAL	BALANCE AVAILABLE	BUDGET	ACTUAL	DIFFERENCE	BUDGET	ACTUAL	DIFFERENCE
Gazette Revenue	(\$ 20,000)	(\$ 4,113)	(\$ 18,013)	(\$ 15,887)	(\$ 2,126)	(\$ 1,247)	(\$ 810)	(\$ 437)
Gazette Expenses	\$ 33,923	\$ 7,138	\$ 28,648	\$ 26,785	\$ 1,863	\$ 2,974	\$ 2,877	\$ 97
Net Gazette Expense	\$ 13,923	\$ 3,025	\$ 10,635	\$ 10,898	(\$ 263)	\$ 1,727	\$ 2,067	(\$ 340)
Bar Revenues	(\$ 42,000)	(\$ 11,781)	(\$ 23,325)	(\$ 30,219)	\$ 6,894	(\$ 3,436)	(\$ 4,797)	\$ 1,361
Bar Expenses	\$ 36,000	\$ 12,173	\$ 23,302	\$ 23,827	(\$ 525)	\$ 3,309	\$ 2,897	\$ 412
Net Bar Expense (Revenue)	(\$ 6,000)	\$ 392	(\$ 23)	(\$ 6,392)	\$ 6,369	(\$ 127)	(\$ 1,900)	\$ 1,773
Community Events Expense, Net	\$ 6,550	\$ 1,287	\$ 5,401	\$ 5,263	\$ 138	\$ 1,076	\$ 383	\$ 693
Party Rental Income	(\$ 5,000)	\$ 1,250	(\$ 4,500)	(\$ 6,250)	\$ 1,750	(\$ 250)	(\$ 250)	\$ 0
TOTAL COMMUNITY ACTIVITIES	\$ 9,473	\$ 5,954	\$ 11,513	\$ 3,519	\$ 7,994	\$ 2,426	\$ 300	\$ 2,126

Unaudited - For Internal Use Only



July 4th at Blue Ridge

Phenomenal job by Norman Baum and Cafe- Rafael, Debbie, Courtney and Norm's son and grandson!

The bar was hopping with Cory Gentile and Sharon Davis at the helm. Hope you all had a grand ole day! *Photos courtesy of Robert A. Vulpis*



Angela's last day today ended with a beautiful farewell party hosted by the HOA and attended by Angela's beautiful family, all Blue Ridge employees and current board

members. A delicious luncheon was

prepared by Norman Baum and cafe staff!

We wish you well Angela and will miss you!





H.O.A. BOARD of DIRECTORS

Registration Hours: (At Clubhouse Front Desk) Monday & Tuesday 8:00 AM – 4:15 PM, Thursday thru Saturday 8:00 AM – 4:15 PM, Closed Wednesday & Sunday
H.O.A. Office Hours: Monday thru Friday 10:00 AM – 6:00 PM, Closed Saturday & Sunday

The right of the Association, as provided in its By-Laws to suspend the enjoyment rights of any Member for any period during which any assessment remains unpaid, for any period not to exceed thirty (30) days for any infraction of its published rules and regulations.

Attention All Blue Ridge Residents
Wifi is available in the Gym and Billiard Room
User Name: **E987AD** Password: **41752944**

All Blue Ridge Residents

The Common Charges you pay include the Optimum TV Preferred Package, which consists of 350 channels, including the Starz Encore movie channels.



To receive Optimum TV, you must have an Optimum cable box, which can be obtained at the Optimum retail store

on Rte. 112, Port Jefferson.

If you are not receiving the Preferred Package or if you are being billed for this package, please contact Optimum at 631-267-6900

Note: Common Charges do not include Optimum equipment, Internet, Telephone and any Optimum TV channels above the Preferred Package.

Attention all Blue Ridge Residents

Cablevision WiFi is available at the Blue Ridge Clubhouse.

In order to access Optimum WiFi, you will need your Optimum ID, password and a WiFi enabled device.

If you already have an Optimum e-mail address, your Optimum ID is simply every character before the @ sign.

For example: Your e-mail address is jsmith@optimum.net or jsmith@optonline.net.

Your Optimum ID would be jsmith.

You would log into Optimum WiFi using the same password you use to sign into your Optimum Online E-mail.

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TRI BOARD

WELCOME COMMITTEE

We have continued meeting monthly with several new homeowners. The new homeowners we've met with thus far have been very thankful and appreciative. They find the information in the welcome packet most helpful, as well as the opportunity to ask any questions they may have.

We look forward to meeting with more new residents as they are receiving valuable information to help them acclimate to our community.

If anyone would like to meet with us and receive our welcome packet with all the new resident information, even if not a new resident, please contact Gerald at (631) 736-0166



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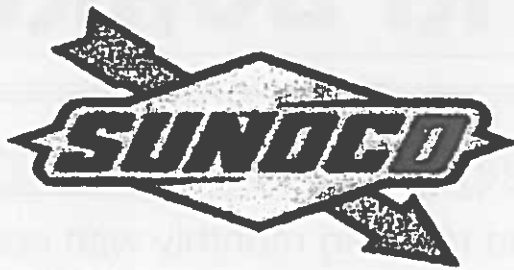


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ELECTRONIC ALARM SYSTEMS

July 24, 2019

Dear Blue Ridge Condo I Homeowners and Residents:

According to our records, we were unable to gain access to your unit during the first attempted fire alarm inspection. Therefore, a second attempt has been scheduled.

Units will be inspected in the order they appear below, beginning at 8:00AM each day. It is very important that we have access to all units on the day scheduled. Please make the necessary arrangements to have someone available in your unit on this day for the duration of your inspection period. As always, this is a set schedule and cannot be altered, nor can we enter your unit without another person accompanying us. However, should you have specific instructions for gaining access to your unit, for example, a neighbor will be letting us in, or someone needs advance notice of our arrival to the unit, please contact our office prior to the inspection date.

It is **EXTREMELY IMPORTANT** that you make your unit available for this re-inspection, as it is the **LAST ATTEMPT** that will be provided free of charge by the Condo Office. Additionally, failure to comply may subject you to action by the Town of Brookhaven Division of Fire Prevention.

Please Note: The Condo I/Condo II fine for non-compliance of this inspection after 2 attempts is \$200.00

Monday August 12, 2019

(Rain Date: Monday, August 19th)

8:00 AM – 12:30 PM Units: 2, 6, 9, 10, 18, 28, 30, 36, 41, 45, 47, 54, 56, 57, 62, 67, 69, 74, 82, 85, 97, 101, 102, 104

11:30 AM- 4:00 PM Units: 121, 125, 129, 130, 132, 139, 143, 166, 170, 188, 194, 197, 199, 203, 221, 223, 226

Tuesday August 13, 2019

(Rain Date: Tuesday, August 20th)

8:00 AM – 11:30 AM Units: 253, 257, 263, 274, 276, 285, 305, 318, 319, 325, 337, 344, 355, 358

10:30 AM- 3:00 PM Units: 366, 385, 387, 391, 392, 394, 396, 397, 400, 402, 410, 414, 416, 417, 421, 422, 423, 442, 444

If it should rain on your inspection date, please **DO NOT** assume your inspection has been canceled. Many factors are taken into consideration before canceling an inspection. If you have any questions regarding the status of your inspection, please contact our office. We thank you in advance for your cooperation.

51 Trade Zone Drive. Ronkonkoma, NY 11779 Tel: 631-981-1700 Fax: 631-981-1778 E-Mail: info@easlink.com



Drink Up: Dehydration is an Often Overlooked Health Risk for Seniors

Tips for helping the older adults in your life stay hydrated

Imagine it's peak summer and you've just finished up working in the garden for two hours, with the afternoon sun beating down on your back. As you walk into the house you beeline straight to the sink. There's only one thing you can think about: an ice cold glass of water.

You most likely know this feeling of thirst – or even of being parched. But as you age, that sense of thirst diminishes. So even when your body needs to be replenished with water, you might not realize it.

Because of that, many older adults don't drink enough liquids. "By the time they are thirsty, that's already an indication of early dehydration," says geriatric nurse Anne Vanderbilt, CNS.

It's not known exactly what causes this reduction in thirst, but the consequences of it are well known: Dehydration is a common cause of hospitalization among elderly people.

Seniors are also at greater risk for dehydration because of how body composition changes with age. Older adults have less water in their bodies to start with than younger adults or children.

Water is necessary for nearly every bodily function, from lubricating joints to regulating body temperature and pumping blood to the muscles. So not getting enough of it can have serious health consequences.

Adding to the problem is that symptoms of dehydration in the elderly often go unrecognized, Ms. Vanderbilt says. Many of the earliest signs, like dry mouth, fatigue, dizziness and muscle cramps, are nonspecific and could be easily attributed to other medical conditions, medications or natural effects of aging.

Persistent dehydration that causes difficulty walking, confusion, rapid heart rate or other more severe symptoms can land seniors in the hospital.

The best way to prevent this is as obvious as it seems – good hydration. The "eight glasses of water per day" rule is a general recommendation that became popular because it's easy to remember, Ms. Vanderbilt explains – drink eight 8-ounce glasses each day. "But some people definitely can tolerate less, and sometimes you need more, like in the heat if you're sweating," she says.

If you're caring for a senior or have an elderly family member who is prone to dehydration, Ms. Vanderbilt offers up these practical tips.

Mix it up

Water is best, but we all know that drinking water all day every day can get boring. So try offering your loved one some fruit or flavoring to put in it, or switching it up with some milk or juice.

A word of caution on juice, though — a lot of juices are high in sugar, which can especially be a problem for people with diabetes. Ms. Vanderbilt suggests trying a 50/50 mixture of juice and water if you're going to go that route.

Caffeinated beverages like tea and coffee will have a slight diuretic effect, she continues, so while it's OK to have them in moderation, they shouldn't be counted toward a daily fluid intake goal.

Many foods are also very hydrating, so help your loved one work foods with high in water content into their diet.

Make hydration an all-day event

Help your loved one build hydration into different parts of their day. Encourage them to have something to drink with every meal, for example. They should also be drinking water before and after exercise.

"What I often see in our advanced older adults – people in their 80s and 90s – is that they can't sit down and drink a full 8-ounce glass of water," Ms. Vanderbilt notes. "It fills them up, causes bloating and then makes them have to run to the bathroom. So little sips throughout the day are better."

Purchase a nice mug, cup or tumbler that your loved one enjoys drinking from and can keep by them all the time.

As a final note, people with certain medical conditions like heart failure may have more specific fluid needs. Make sure to consult with a medical professional before making changes to a loved one's diet or liquid intake.



CONDO I BOARD of MANAGERS

TELEPHONE: 631-736-0166 - FAX: 631-346-3270

OFFICE HOURS: MONDAY, TUESDAY, THURSDAY, FRIDAY 9:00 AM -1:00 PM. CLOSED WEDNESDAY
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ATTENTION CONDO I RESIDENTS: **FIRE PITS AND TORCHES ARE** **ABSOLUTELY FORBIDDEN**



on patios or adjoining common areas.

**Any existing pits or torches
must be removed immediately.**

Violators will be fined!



Message From The President

By the time you read this, the final closing on our loan for the paving project will have taken place. We promise that road paving is coming!!!!

The sprinkler system continues to be repaired and upgraded. Your patience is appreciated. It will take time but it will be worth it.

We are currently working with Condo II to update all the Condo Rules & Regulations. They will be published in the Gazette, hopefully in September. We recommend that you read them carefully and keep them in a safe place for future reference. That way there will be no surprises.

Rich Hansen

President

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Financial Statement.....	\$35.00 each year
Missed Fire Alarm Inspection Fine..	\$200.00
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Questionnaires /Appraisals	\$50.00
Returned Check Fee.....	\$35.00

Condo I Residents please note:



- Hot water heaters should be replaced before 15 years
- Dryer vents should be cleaned every six months
- Furnace filters should be changed periodically
- Employ only licensed and insured workers in your condo
- Review your homeowners insurance policy for needed updates

PLEASE NOTE!

1. If purchasing and installing an electric stove in your condo, please note that you must have 50amp copper line.
2. Regarding street lights and parking plaza lights, there is a number on the pole. Therefore, when submitting a work order please note the number. As for walkway lights, a nearby address will suffice.

All common charges are due and payable on the first (1st) of each month.

Condo I will extend the period that you can pay without penalty to 1:00 p.m. on the fifteenth (15th) of the month.

After 1:00 p.m. on the fifteenth (15th) of the month due, there will be a late charge of \$35.00

If the fifteenth (15th) of the month falls on a Saturday or Sunday or on a major holiday this grace period will extend until the next working day.

NO EXCEPTIONS WILL BE MADE

CONDO I FENCES

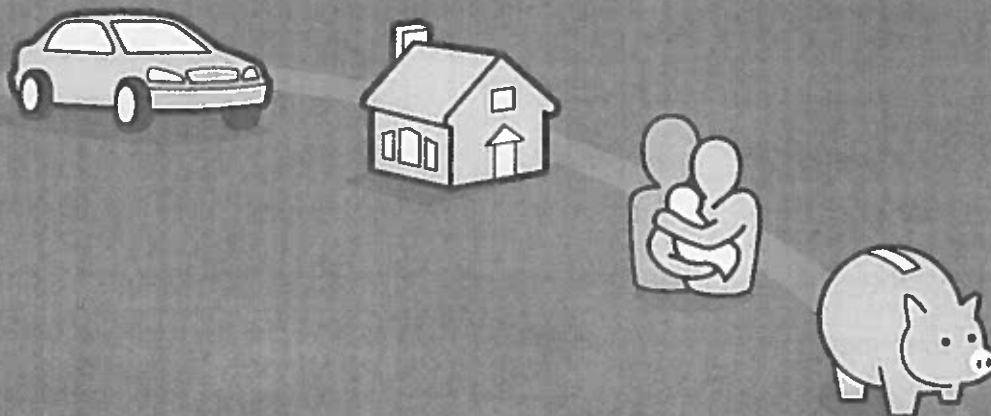
The Condo I Board of Managers is proud to announce a rebate to Condo I Residents who replace their wooden fence with a new vinyl fence.

All interested residents who wish to take advantage of this rebate are advised to pick up an application and instructions at the front desk in the Clubhouse.

A new vinyl fence will enhance the looks of your home and help to raise the value of your property and the entire community of Blue Ridge.

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CONDO I BOARD of MANAGERS

**PLEASE
DO NOT
FEED
WILDLIFE**

PLEASE DO NOT FEED THE WILDLIFE!

Once again we ask our residents to refrain from feeding birds, squirrels, turkeys, deer, fox and feral cats. Blue Ridge is a beautiful natural environment where these creatures can find an abundance of food and keep the natural order in balance. We must stress that THEY DO NOT NEED OUR HELP.

Despite your good intentions, you do far more harm than good. You can verify that with any naturalist. Worst of all, the uneaten food attracts vermin, and Yes, we mean RATS. Construction on Route 112 has only added to the problem.

Can't we all agree to do the right thing?

**Condo I Election for the Board of Managers
will be held on Saturday, September 14, 2019.**

**There are 3 openings. *Please submit your resume to the
Condo I office by Friday, August 16, 2019***



KEYS

It is imperative that the Condo I office have a copy of your front door key on file. If you are not at home and there is an emergency, it may result in extensive damage to your home that could have been avoided. We plan to review our files to determine which units have not complied with this requirement.

**The Board of Managers
of Condo I
asks residents
to be certain the
unit number
of their property
is clear and visible.**

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CONDO I BOARD of MANAGERS

Blue Ridge Condo I Financials Available at Office for Fiscal Year 2018

CONDO I June 2019 Monthly Budget

Category	Total Budget	Balance	6/2019 Expense	YTD Balance
Accounting	\$7,600.00	\$1,050.00	\$550.00	\$500.00
Alarm System	\$20,000.00	\$5,128.78	\$0.00	\$5,128.78
Concrete	\$20,000.00	\$1,120.35	\$3,226.16	(\$2,105.81)
Data Processing	\$6,000.00	\$2,722.07	\$0.00	\$2,722.07
Electric	\$24,000.00	\$5,853.41	\$1,410.59	\$4,442.82
HOA CC/CAP	\$1,138,334.88	\$188,883.77	\$94,862.08	\$94,021.69
HOA Maint/Contr	\$200,000.00	\$19,302.67	\$17,291.67	\$2,011.00
HOA Material Cost	\$26,000.00	\$8,737.25	\$0.00	\$8,737.25
Hydrants	\$5,000.00	\$2,335.86	\$0.00	\$2,335.86
Insurance	\$335,000.00	\$62,903.69	\$35,038.24	\$27,865.45
Insurance Ded Res.	\$35,000.00	\$31,539.76	\$0.00	\$31,539.76
Landscaping	\$98,000.00	\$19,809.49	\$13,964.24	\$5,845.25
Legal	\$14,000.00	(\$3,926.17)	\$465.00	(\$4,391.17)
Office	\$12,000.00	(\$1,428.46)	\$2,115.60	(\$3,544.06)
Outside Contractors	\$40,000.00	(\$13,437.27)	\$2,400.00	(\$15,837.27)
Painting	\$20,000.00	\$12,243.25	\$350.00	\$11,893.25
Paving	\$95,000.00	\$75,066.67	\$0.00	\$75,066.67
Playgrounds	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00
Payroll Taxes	\$9,000.00	\$1,843.34	\$0.00	\$1,843.34
Pest Control	\$9,000.00	\$66.51	\$0.00	\$66.51
Refuse	\$59,000.00	\$6,003.20	\$4,915.28	\$1,087.92
Reserve F/Bad Debt	\$25,000.00	\$25,000.00	\$0.00	\$25,000.00
Reserve/Cap Repl	\$30,000.00	\$30,000.00	\$0.00	\$30,000.00
Roofing	\$90,000.00	(\$153,297.50)	\$19,887.34	(\$173,184.84)
Salary Wages	\$24,000.00	\$2,027.15	\$2,634.24	(\$607.09)
Snow Removal	\$25,000.00	\$0.00	\$0.00	\$0.00
Snow Reserve	\$10,000.00	\$8,690.32	\$0.00	\$8,690.32
Sprinklers	\$20,000.00	(\$1,759.43)	\$11,274.61	(\$13,034.04)
State & Fed Taxes	\$4,000.00	\$3,122.00	\$0.00	\$3,122.00
Telephone/Cable	\$2,500.00	\$455.77	\$208.18	\$247.59
Walkway Lights	\$8,000.00	(\$9,197.50)	\$2,317.50	(\$11,515.00)
Water	\$45,000.00	\$6,370.26	\$3,551.98	\$2,818.28
Total	\$2,461,434.88	\$342,229.24	\$216,462.71	\$125,766.53



CONDO II BOARD of MANAGERS

Condo II Hours of Operation- Monday, Tuesday, Thursday, Friday 9:00am to 2:00pm
Wednesday office will be Closed • Phone : 736-2574 • Fax 736-2865 • officebrcondo2@optonline.net

Can the Board place Home Owners on the “No-Privilege” list for unpaid fees and lines?

FROM THOMAS MURRAY

SHORT ANSWER: Yes.

ANALYSIS:

Article IX of the by-laws (page 153) state that when a Home Owner does not pay “any sums, charges or assessments required to be paid when due” the Board may foreclose a lien on the property. Because the board has the authority to foreclose a lien for “any sums” outstanding, and not just assessments, it stands to reason that the board can take other measures as well in response to unpaid sums, as the Board does here, in placing the Home Owners on the “No-Privilege” list

Going forward, if the goal is to reduce confusion amongst the Home Owners, then I recommend the board adopting a rule spelling out clearly that unpaid fees and fines can and will result in placement on the “No-Privilege” list. The board has the authority to make such a rule under Article III, Section 5, Paragraph 9, on Page 138 of the bylaws, which pants the Board the authority “to make reasonable rules and regulations to amend the same from time to time, and such rules and regulations and amendments shall be binding upon the Home Owners when the Board has approved them in writing. A copy of such rules and all amendments shall be delivered to each Home.”

Furthermore, while I do not anticipate this question rising to a level requiring judicial intervention, in the event that it does, in reviewing actions taken by condominium boards, the Courts generally defer to the board’s discretion, so long as the board is acting in good faith (as it is here).

In *Schoninger v. Yardarm Beach Homeowner’s Assn.*, a New York case which applies here, the Court stated that “absent claims of fraud, self-dealing, unconscionability or other misconduct, the court should apply the business judgment rule and should limit its inquiry to whether the action was authorized and whether it was taken in good faith and in furtherance of the legitimate interests of the condominium”.

Here, restricting access or enjoyment of common areas and benefits for owing outstanding sums is authorized, it is being done in good faith, and it is in furtherance of the legitimate interests of the condominium (securing payment from members for operation and maintenance).

CONCLUSION: Yes, the Board has the authority to place Home Owners on the “No-Privilege” list for unpaid fees and fines, though it may wish to make a rule explicitly stating such to avoid confusion going forward.



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- UPDATES -

There has been some controversy on the cement walkway replacement in PP 37. To set the story straight, the steps were removed and replaced with a full cement ramp to allow easier, safer access to the units. The Condo II Board has had numerous safety issues by handicap residents and EMT First responders who have had difficulty with the steps in place. There have been multiple personal injury reports filed, including an EMT First Responder who sustained an ankle injury. It was in the BEST INTEREST for the residents, and all who use that pathway to make said renovation.

The sprinkler update in PP 22 has been put on hold due to the reallocation of funds needed for the immediate attention of an abandoned Condo II unit. The unit was left abandoned with potential hazardous health conditions inside. The Board felt it necessary to alleviate these conditions for the benefit of the connecting units.

The renovation to the Island in PP 34 should be completed by this issues printing.

MEETING DATE

CONDO II BOM MEETING

MONDAY AUGUST 12, 2019 • 7:00pm

Note: Monthly BOM meetings will resume Bi-Monthly beginning September, 2019

AUGUST DATES TO REMEMBER

- | | |
|--------------------------------------|--------------------------------------|
| AUGUST 4 COAST GUARD BIRTHDAY | AUGUST 7 PURPLE HEART DAY |
| AUGUST 12 VICTORY DAY | AUGUST 15 ASSUMPTION OF MARY |
| AUGUST 16 HAWAII STATEHOOD | AUGUST 19 NAT AVIATION DAY |
| AUGUST 24 SENIOR CITIZEN DAY | AUGUST 26 WOMENS EQUALITY DAY |

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Tom Rivoli
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CONDO II BOARD of MANAGERS

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 Wednesday office will be Closed • Phone : 736-2574 • Fax 736-2865 • officebrcondo2@optonline.net

Blue Ridge Condo II Fiscal Year Budget 2018/19 Spent Through June 30, 2019

	a	b	c = a - b
	Budget 2018/19	Actual Collected & Spent through June 30th, 2019	Remaining Balance
REVENUE			
COMMON CHARGES	\$ 2,307,000	\$ 2,117,706	\$ 189,294
LESS: NON-PAYING UNITS (7)	(40,000)		(40,000)
OTHER INCOME	28,000	94,689	(66,689)
TOTAL REVENUE	\$ 2,295,000	\$ 2,212,395	\$ 82,605
EXPENSES			
HOA COMMON CHARGES	1,043,000	955,757	87,243
LESS: NON-PAYING UNITS (7)	(18,000)	-	(18,000)
HOA MAINTENANCE	195,000	144,125	50,875
ARCHES	7,000	-	7,000
BEAUTIFICATION	15,000	12,334	2,666
CEMENT WORK - CURBS & SLABS	25,000	15,047	9,953
DRYER VENT CLEANING	10,000	3,905	6,095
ELECTRICAL METER PANS	5,000	-	5,000
ELECTRICAL REPAIRS	15,000	17,503	(2,503)
EXTERMINATING	5,000	11,306	(6,306)
FENCES (INCENTIVES)	5,000	2,400	2,600
FIRE ALARMS	15,000	15,094	(94)
FIRE HYDRANT TESTING	4,000	2,133	1,867
GUTTER CLEANING	6,000	3,900	2,100
OUT OF POCKET REPAIRS	-	-	-
LANDSCAPING	115,000	88,334	26,666
PAINTING	4,000	4,550	(550)
REFUSE	56,000	58,638	(2,638)
REPAIRS & SUPPLIES MAINT.	25,000	22,630	2,370
STREET LIGHTS AND PARKING PLAZAS	-	7,933	(7,933)
ROAD REPAIR/SPEED TABLES	20,000	4,292	15,708
ROOFING REPAIRS	50,000	63,345	(13,345)
EMERGENCY EXPENDITURE - NEW ROOFS	-	-	-
SNOW REMOVAL	75,000	27,429	47,571
IRRIGATION	20,000	16,459	3,541
TREE REMOVAL	8,000	-	8,000
ACCOUNTING SERVICES	6,000	4,600	1,400
BAD DEBT	20,000	-	20,000
CONSULTING SERVICES	10,000	18,225	(8,225)
ELECTRICITY & GAS	30,000	23,711	6,289
INCOME TAXES	1,000	(16)	1,016
INSURANCE	315,000	201,204	113,796
LEGAL SERVICES	25,000	33,063	(8,063)
LINE OF CREDIT - REPAYMENTS (INTEREST)	2,000	2,425	(425)
OFFICE SUPPLIES AND EXPENSES	6,000	16,052	(10,052)
EQUIPMENT LEASES	4,000	3,778	222
PAYROLL AND PAYROLL TAXES	41,000	38,663	2,337
PHONE	3,000	2,689	311
SECURITY - CAMERA UPDATE	5,000	1,849	3,151
SUBSCRIPTIONS	5,000	4,343	657
WATER	34,000	38,937	(4,937)
TOTAL EXPENSES	\$ 2,212,000	\$ 1,866,637	\$ 345,363
OPERATING REVENUES (LESS THAN) EXPENSES	\$ 83,000	\$ 345,758	
Lighting Project Expensed in Prior Year, Paid for in Current Year	\$ 83,000	\$ 72,653	
EXCESS REVENUES OVER EXPENDITURES PAID	\$ -	\$ 273,105	

Classifieds

Your Blue Ridge Classifieds!
A great way to list it, sell it, rent it, ask for it or offer it!

FOR SALE

UPPER BLAIR: 1 Bedroom, 1 Bath, recently renovated bath, new a/c, new windows, new electrical panel. Amenities include golf, indoor and outdoor pools, Clubhouse and Cafe. \$182,500 (631) 317-0104

MISCELLANEOUS

CHORES GALORE and MORE: Licensed Housecleaning, House Keeping, House-sitting, Shopping/Errands, Driving/Dr. Visits, Organizing, Purgings, Companion Care, Experienced Pet Care, 24 Hours. Call Doreen (631) 721-6096

LICENSED HOME IMPROVEMENTS: Painting, Trim, Floors, Cabinets, Spackling, Sheet Rock, Tile, Grout, and More. Highly Experienced, Fair Prices, Top Notch Finish, References, and Free Estimates. James Fesselmeyer (631) 671-0120 (Mom lives at Blue Ridge)

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SENIOR COMPANION: Peace of mind is a valuable thing. I will provide excellent care, light housekeeping, & cooking for your loved one. I am reliable. References available. Call me to discuss your particular needs. Call Barbara at 631-585-3756

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VEHICLE REQUIREMENTS

WARNING

**PARKING FACILITY PATROLLED
24 HRS 7 DAYS PER WEEK**
UNAUTHORIZED VEHICLES WILL BE REMOVED AT PROPERTY OWNERS DIRECTION AT THE VEHICLE OWNERS EXPENSE
NORTHEAST TOWING & RECOVERY, LTD

**\$140 IMPOUND FEE
\$25 PER DAY STORAGE**
WILL BE CHARGED, PAYABLE IN CASH
PRIOR TO VEHICLE REDEMPTION
THERE WILL BE **NO** EXCEPTIONS

**BOARD OF MANAGEMENT
CONDO I & II**
THE PROPERTY OWNER RECEIVES
NO COMPENSATION FOR THIS SERVICE
NORTHEAST TOWING & RECOVERY
631-474-5355
414 RTE. 25A MT. SINAI, NY 11766

PARKING RULES AND REGULATIONS

- 1) Under no circumstances will the following vehicles be allowed to park overnight in any parking plaza or upon our streets. This includes:
 - A) Buses, trucks (any type), snow plows, trailers
 - B) Motor homes, recreational vehicles, boats & boat trailers
 - C) Any vehicle with commercial plates, livery plates, or printed advertising
 - D) Any unregistered or unlicensed vehicle
- 2) Under no circumstances will any vehicle park at anytime in the following areas:
 - A) In any area where there is yellow pavement or curb markings
 - B) In two parking spots
 - C) In front of any garbage dumpster or fire hydrant
 - D) In any area designated to be a fire zone
 - E) In front of any walkway
 - F) On the grass or common property
 - G) In an area where NO PARKING signs are posted
 - H) In front of the clubhouse
 - I) At designated areas during snow season
 - J) At entrance to sewer treatment plant
 - K) On patios (motorcycles)

Washing vehicles is prohibited.

The Board of Managers reserves the right to tow away any abandoned, improperly parked, or unauthorized vehicles at the said owner's expense.

BLUE RIDGE EMERGENCY INFO KEEP POSTED IN YOUR HOME

For residents who may be witnessing suspicious activities where a police car's response might not be necessary, please call 1-800-220-TTPS. You will be able to speak to someone, and remain anonymous with complete confidence guaranteed by the police. In a non-emergency setting, if you require a police vehicle, you may call 852-COPS. In addition, wherein a community is asking for outreach assistance, they may call P.O. Bradshaw at 854-8600 (COPE).

IMPORTANT TELEPHONE NUMBERS

Maintenance Emergency
Please Call (631) 698-3004

ALL OTHER EMERGENCIES CALL 911

Condo I.....	736-0166
Condo II	736-2574
Blue Ridge Clubhouse	698-8394 (also H.O.A.)
Outside Security Car	(631) 334-9996
Burglary or Violence (Police)	911
Medford Ambulance	924-5252
..... (Med Com) (also 911)	
Cablevision	348-6700
Greens	732-6186
Electric Emergencies.....	1-800-490-0075
Gas Emergencies.....	1-800-490-0045
Police Dept. (6th Pct.).....	(631) 854-8600

WATER SHUT-OFFS ARE TO BE SCHEDULED MONDAY

THROUGH FRIDAY ONLY!
NOTICE FOR WATER SHUT-OFF MUST BE
GIVEN 24 HOURS IN ADVANCE.
NO WATER SHUT-OFF'S ON SATURDAY,
SUNDAY OR OBSERVED HOLIDAYS.

Regarding electric fireplaces:

These units in your condo require a separate circuit due to a fire hazard. In addition NY electric code requires a separate circuit.

DUMPSTERS

Please be sure that both the side sliding doors and top covers are closed. This is a safety issue. Keep animals out of the dumpsters.

FIRE ALARMS

If your smoke alarms or heat detectors are "buzzing", "beeping", or "peeping", or if your outside bell or alarm goes off.

PLEASE CALL 911

and then advise maintenance immediately, no matter what day or time this occurs.

DO NOT TOUCH OR ATTEMPT TO DISCONNECT THE WIRES!

This will automatically make you liable for the repairs and secondly, you endanger the protection of all your neighbors.

Thank you for your cooperation.

Condo I and Condo II Board of Managers

ATTENTION ALL BLUE RIDGE RESIDENTS

THE A.E.D. DEVICE WITHIN THE CLUBHOUSE IS AN EMERGENCY DEVICE FOR TRAINED AND PROFESSIONAL MEDICAL PERSONNEL ONLY.

THE MEDFORD AMBULANCE COMPANY HAS ADVISED THAT ALL NON-TRAINED PERSONNEL OR RESIDENTS ARE INSTRUCTED NOT TO TAMPER WITH THIS DEVICE. IT IS DIRECTLY CONNECTED TO ALL EMERGENCY SERVICES.



EMERGENCY KEYS

Emergency concerns are a fire and flooding. The Fire Marshal required us to have an emergency key for each home in Blue Ridge.

PLEASE be SURE that you have a CURRENT EMERGENCY KEY at your Condo office.

For your security, the residents' keys are in a locked metal cabinet. The key to the cabinet is also in a locked box. Only a member of the Condo Board of Managers has access.

PLEASE for your own safety, be sure you have a current door key in the Condo Office.

THE GREENS COMMITTEE



PRESENTS

HAWAIIAN OPEN TOURNAMENT

All Blue Ridge Residents are invited.

Saturday, August 24, 2019

Lunch Time: 1:00 PM

Check in at 8:30 AM Coffee & Cake will be served.

PLAYERS

Shot Gun Starts - 9:30 AM

Rain date: Sunday, August 25, 2019

Time: 9:30 AM

9 Holes Final Tournament

ALOHA of the Golf Season

Prize, Food, & Refreshments

Casual Hawaiian Attire

Sign up at the Golf Shack, closing date

Thursday, August 19, 2019 at 5:00 PM

Golfer \$20.00 Non-Golfer \$20.00

If you don't have a partner, the Committee
will pair you with another golfer.

Join the festivities and have a great

"HAWAIIAN OUTING"