



Blue Ridge

Gazette



VOL XLV NO. X

Published by and for the Residents of Blue Ridge

OCTOBER 2019



Blue Ridge Walks for Breast Cancer

Join Us!



Sunday, October 6th at Noon

SEE PAGE 8

HOA Resume Due Date- Friday, October 25th
THREE SEATS OPEN



Children Halloween Party

Saturday, October 19th

SEE PAGE 12



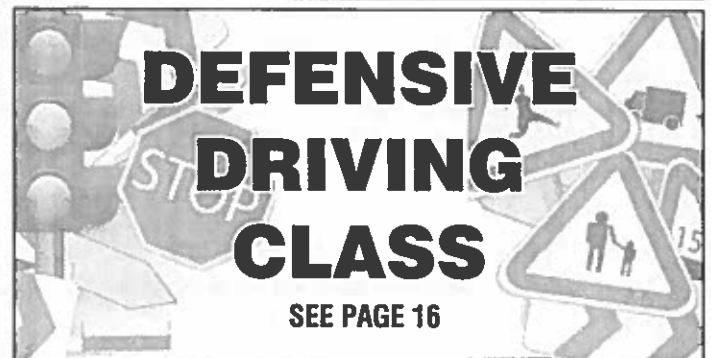
Adult Halloween Party

Saturday, October 26th

SEE PAGE 24

Elder Law Presentation

SEE PAGE 15



SEE PAGE 16

GAZETTE STAFF

Editor Julie Burtoff
Business Manager.....Barbara Monello

ADVERTISING MANAGER

Joanne M. Gambina..... 880-7283

CIRCULATION MANAGER

Ray Miehl790-1107

PROOF READER

Bill Bernstein

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.



**SECURITY
PHONE
NUMBER**

1-631-334-9996

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

Neither the Gazette Committee nor the Blue Ridge Homeowners Association, Inc., endorses any of the products or services offered in this publication. We are not responsible for work done by any licensed or unlicensed contractors and/or for any of the consequences thereof.

DOVE PRINTING
GRAPHICS &

2690 ROUTE 112 • MEDFORD • (631) 207-3683
(1 block south of the LJE, across from the 7-11, in the same center as Ald Auto Store)

DoveGraphics.com
**ONE COLOR • TWO COLOR
FULL COLOR PRINTING**



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.

THANK YOU

A heartfelt "thank you" to all our friends for all the cards and words of consolation in the passing of our beloved sister Jeannie. She often visited and loved spending time here in Blue Ridge.

Ray & Elsie Delaney



Glenn Mayernik
glenn@nyreos.com
Licensed Associate Broker

400 Townline Rd
Hauppauge, NY 11788
Cell: 516.983.3933
Office: 888.276.0630 ext 141



Old System Costing You?

Start Saving Today...

Financing Available
Licensed & Insured



WE ARE EXPERTS IN CONDO HEATING & A/C SERVICE AND INSTALLATION

\$500 OFF

the purchase of a new system with presentation of this coupon. Offers cannot be combined.

exp 11-15-19

Call Now for a FREE Energy Survey! PLUS... Ask About Our "Peace of Mind" Service Agreement Starting at \$15.95/month. exp 11-15-19



www.USAirnheat.com
631.473.0090

Sales • Service • Installations



ROBERT TOLLIN

Producing Branch Manager
Nationwide Mortgage Bankers, Inc.
68 S. Service Rd., Suite 340, Melville, NY 11747
Email: rtollin@nmbmortgage.com
<https://rtollin.nmbhome.com>
Phone: 516-652-8371 / Phone: 516-324-3685
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

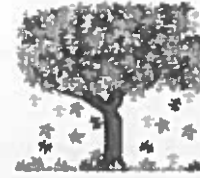
Robert Tollin has been a loan officer since 2001 and has been working with homeowner’s in solutioning their home equity to accomplish their cash flow goals. Robert has been educating homeowners on the pros/cons of reverse mortgages for the last 12 years. Robert is also a licensed real estate instructor 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 OCTOBER 2019



Prepared by the H.O.A.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 Tai-chi 11:00 AM Duplicate Bridge 7:00 PM Yoga class 7:00PM	2 Aquacize 10:00 A.M	3 Mah-Jongg/Canasta Club Card Room 12:30 PM PAC Meet the Candidates 6:00 PM	4 Aquacize 10:00 A.M. Friday Movie 7:00 PM Friday Night Social 6:30 -10:30 PM	5
6 ANNUAL BREAST CANCER FUNDRAISER 12:00 PM 	7 Aquacize 10:00 A.M HOA Board Meeting 7:00 PM	8 Tai-chi 11:00 AM Duplicate Bridge 7:00 PM Yoga class 7:00PM Gazette Meeting 7:00 PM	9 Aquacize 10:00 A.M	10 Mah-Jongg/Canasta Club Card Room 12:30 PM CONDO II Meet the Board 7:00 PM	11 Aquacize 10:00 A.M. Friday Movie 7:00 PM Bunco Card Room 6:30 PM Friday Night Social 6:30 -10:30 PM <u>GAZETTE DEADLINE</u>	12
13	14 Columbus Day School Closed Aquacize 10:00 A.M HOA Board Meeting 7:00 PM	15 Tai-chi 11:00 AM Duplicate Bridge 7:00 PM Yoga class 7:00PM	16 Aquacize 10:00 A.M HOA Open Meeting RE: Katta Security 7:00 PM	17 Mah-Jongg/Canasta Club Card Room 12:30 PM Gazette Dinner 7:00 PM	18 Aquacize 10:00 A.M. Friday Movie 7:00 PM Friday Night Social 6:30 -10:30 PM	19 Children Halloween Party 
20	21 Aquacize 10:00 A.M HOA Board Meeting 7:00 PM	22 Tai-chi 11:00 AM Duplicate Bridge 7:00 PM Yoga class 7:00PM Condo II BOM Meeting 7:00 PM	23 Aquacize 10:00 A.M HOA Open Meeting RE: Elder Law Seminar 7:00 PM	24 Mah-Jongg/Canasta Club Card Room 12:30 PM	25 Aquacize 10:00 A.M. Friday Movie 7:00 PM Friday Night Social 6:30 -10:30 PM	26 Adult's Halloween Party 6:30 -10:30 PM 
27 Private Party 	28 Aquacize 10:00 A.M HOA Board Meeting 7:00 PM	29 Tai-chi 11:00 AM Duplicate Bridge 7:00 PM Yoga class 7:00PM	30 Aquacize 10:00 A.M	31 HAPPY HALLOWEEN Mah-Jongg/Canasta Club Card Room 12:30 PM		

CELEBRATE CATERERS AT BLUE RIDGE

1800-GO-GOURMET

631-698-7575 X 132

**FOR ALL YOUR NEEDS
IF YOU WANT TO BE A GUEST AT YOUR PARTY**

Hi Norm,

Thank you so much for your excellent service. The food was delicious and my friends and family enjoyed it. You helped me with everything I wanted for this party and I want to thank you for keeping me updated through the process of planning it. Also thank you so much for making our accommodations with the cake, cupcakes, and the change of half cash bar and half open tab for beer wine and soda. We enjoyed ever second of our party. If there's anything more we can do to give you a good review please let us know.

Sincerely,
Lyndsey Frank-Cutone

Dear Norm,

Thanks for a wonderful party on Saturday night.

From the first time we spoke, you were a pleasure to work with and everything exceeded all my expectations.

Michael had the best time! And I had a great time as well. You made the experience effortless for me; from your working on the menu, running the party and the clean-up.

Your staff is fantastic: extremely professional, delightful at making Michael and me feel at ease as they took over, amazingly unobtrusive as they worked their magic of making our guests comfortable with food and drink.

Since Saturday night through today, everyone has remarked so enthusiastically about everything you guys did.

We can't thank you enough for such a great evening.

*Makes us want to do this more often,
Janie & Michael Samuels*

PS Feel free to use us as a reference...



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, President Legal, Golf, STP, Caf , Bar, Clubhouse, Maintenance
- Joyce Sparling, Vice President Finance, Pools, STP, Caf , Gazette, Maintenance, Policy/Procedures
- Valerie Cafarelli, Treasurer Legal, Finance, Pools, PAC, Contracts, Insurance, Policy/Procedures
- Anthony Spataro, Secretary Finance, Golf, Bar, PAC, Security, Clubhouse, Events
- Nicholas Gabriele, Director Legal, STP, Caf , Contracts, Insurance, Policy/Procedures
- John Madonia, Director Pools, Bar, Security, Gazette, Policy/Procedures, Communications
- Leonard Melnick, Director ACC, Tennis/Bocci, Security, Events, Communications
- Thomas Rivoli, Director ACC, Golf, Tennis/Bocci, Clubhouse, Events, Maintenance
- Robert Vulpis, Consultant

For Your Information

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

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.

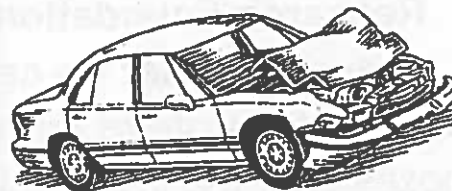


Happy Halloween Blue Ridge!

GIORDANO'S COLLISION INC.

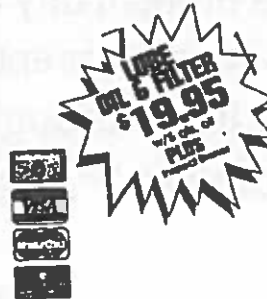
Complete Auto Repair Center • Family Owned & Operated

Foreign & Domestic • Unibody Specialists
Exact Color Matching • Insurance Claims Specialists
Ask About Our Lifetime Warranty



"LET US BABY YOUR BABY"

FROM MECHANICAL WORK • Tune-Ups, Brakes, NYS Inspections, Air Conditioning, etc. TO COMPLETE COLLISION REPAIRS • Unibody, Painting & Crashes



EXPERT BRAKE SERVICE
We use Bendex Brakes (with Lifetime Warranty)

GET HONEST & FAIR PRICES THE FIRST TIME

By Appointment Only Please

MODERN TECHNOLOGY - CLASSIC QUALITY

2164 ROUTE 112, MEDFORD

654-0542



*Blue Ridge
Walks for
Breast Cancer*



**Come Join Us On Our
8th Annual Walk
Sunday, October 6th , 2019
At 12:00 Noon**

Refreshments and snacks to follow.

After you have had your fill, our famous Chinese Auction will begin.

Buy raffles, cakes and fun things.

**Last year, we sent \$8,012 to the Breast Cancer
Research Foundation, Thank you for your Support
and together we can beat the number in 2019.**

Donations of new items for our Chinese Auction should be placed
in boxes near the front desk as soon as possible. Baked goods
need to be brought day of event. Donations of ready done
baskets are accepted with utmost appreciation!

They are to be brought in Ping Pong room week of
October 1st. Please label who it's from.



Thank you
Josephine DiGiovanna



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

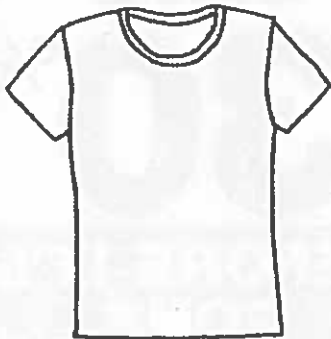


CELL PHONES FOR SOLDIERS

JoAnn Bedell is collecting old cell phones to help our troops call home. The purpose is for troops to connect with their families. You can take your SIM Cards out--or they will wipe the phones clean. For more info, visit www.cellphonesforsoldiers.com. The drop-off box is in the cafe.

Thank you!

2019 Blue Ridge Breast Cancer Fundraiser October 6, 2019



T-Shirts
and Sweatshirts
Pre-Sale



ORDER NOW!

See Josephine or whoever is at the table
for more information.

In Clubhouse when available for sale.

Support the Cure!



A Letter from Your Legislator:

Suffolk County Legislator

Rob Calarco

7th District

Dear Residents,

Last summer I wrote to you about the new early voting initiative that was adopted by New York State. As a reminder, early voting starts on October 26 and runs through November 3 at Brookhaven Town Hall. If you choose to vote on Election Day, your location and times have not changed and you should turn up as you usually do. Check out www.suffolkvotes.com for more information about early voting. The early voting hours will be:

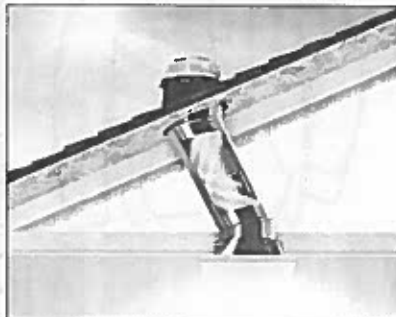
- Saturday, October 26 10AM – 3PM
- Sunday, October 27 10AM – 3PM
- Monday, October 28 7AM – 3PM
- Tuesday, October 29 12PM – 8PM
- Wednesday, October 30 8AM – 4PM
- Thursday, October 31 8AM – 4PM
- Friday, November 1 12PM – 8PM
- Saturday, November 2 10AM – 3PM
- Sunday, November 3 10AM – 3PM

This is also the time to change your party registration if you wish to vote in primaries next year (including the Presidential Primary). The last day to change your party affiliation will be **October 11** and will become effective **7 days after the general election**. For example, if you are an unaffiliated voter and wish to register in a party, you must submit the form (found at your local library, downloaded at the BOE website, or by calling our office) before October 11 and it will become effective after November 12.

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

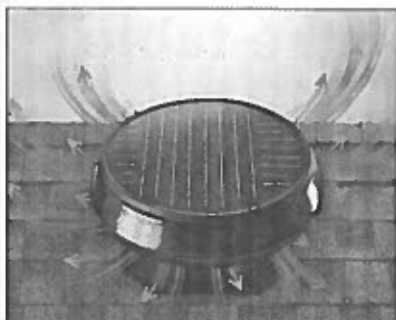
LAST CHANCE



Solatube® Daylighting

Bring beautiful, natural light into your home.

- Great for hallways, bathrooms & kitchens
- Decorative fixtures available
- Save up to \$300 with 30% Federal Tax Credit* - **ENDING SOON!**



BIG POWER for BIG IMPACT

Solar attic fans remove heat and moisture from your attic and/or garage.

- Powerful new 35-watt solar panel
- Saves energy costs
- Save up to \$200 with 30% Federal Tax Credit* - **ENDING SOON!**

SAVE 30%

BEFORE IT'S GONE



Ends December 31st!

Solar Reflections

631 567-1076

solarreflections.com



SOLATURE
Premier Dealer

• **FREE** In-home design consultation • 2-hour certified installation • **Locally owned**



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

BLUE RIDGE HOMEOWNERS ASSOCIATION, INC. BUDGET SUMMARY REPORT Year ended July 31, 2019

	ANNUAL BUDGET		YEAR-TO-DATE			THIS MONTH		
	TOTAL	BALANCE AVAILABLE	BUDGET	ACTUAL	DIFFERENCE	BUDGET	ACTUAL	DIFFERENCE
MAINTENANCE (HOA ONLY)	113,628	19,335	116,508	94,293	22,215	7,586	7,282	304
ADMINISTRATION	183,170	8,163	183,714	175,007	8,707	14,958	14,337	621
COMMUNITY BUILDING	363,042	3,826	355,148	359,216	(4,068)	32,411	27,161	5,250
POOLS	132,546	20,060	131,887	112,486	19,401	23,232	19,834	3,398
TENNIS	6,500	6,500	500	0	500	0	0	0
BOCCI	1,250	1,250	600	0	600	0	0	0
SEWER TREATMENT PLANT	449,086	11,088	442,911	437,998	4,913	42,043	73,467	(31,424)
GOLF COURSE	333,505	(33,781)	335,573	367,286	(31,713)	44,123	34,091	10,032
GENERAL EXPENSES	497,800	(113,701)	562,450	611,501	(49,051)	33,172	65,228	(32,056)
SECURITY	76,100	8,899	73,323	67,201	6,122	5,251	6,450	(1,199)
COMMUNITY ACTIVITIES ***	9,473	12,514	9,473	(3,041)	12,514	(3,073)	(6,947)	3,874
CAPITAL EXPENSES	142,500	(32,795)	163,200	175,295	(12,095)	33,700	10,090	23,610
TOTAL EXPENSES	2,308,600	(88,642)	2,375,287	2,397,242	(21,955)	233,403	250,993	(17,590)
LESS INCOME OTHER THAN COMMON CHARGES	(189,500)	3,695	(190,100)	(193,195)	3,095	(21,655)	(21,792)	137
EXPENSES TO BE REIMBURSED BY COMMON CHARGES	2,119,100	(84,947)	2,185,187	2,204,047	(18,860)	211,748	229,201	(17,453)

*** DETAIL OF COMMUNITY ACTIVITIES

	ANNUAL BUDGET		YEAR-TO-DATE			THIS MONTH		
	TOTAL	BALANCE AVAILABLE	BUDGET	ACTUAL	DIFFERENCE	BUDGET	ACTUAL	DIFFERENCE
Gazette Revenue	\$ 20,000	\$ 2,577	\$ 20,000	\$ 17,423	\$ 2,577	\$ 1,387	\$ 350	\$ 1,037
Gazette Expenses	\$ 33,923	\$ 1,711	\$ 33,923	\$ 32,212	\$ 1,711	\$ 2,341	\$ 2,508	(\$ 167)
Net Gazette Expense	\$ 13,923	(\$ 866)	\$ 13,923	\$ 14,789	(\$ 866)	\$ 954	\$ 2,158	(\$ 1,204)
Bar Revenues	\$ 42,000	(\$ 13,172)	\$ 42,000	\$ 55,172	(\$ 13,172)	\$ 12,418	\$ 13,383	(\$ 965)
Bar Expenses	\$ 36,000	(\$ 2,420)	\$ 36,000	\$ 38,420	(\$ 2,420)	\$ 8,015	\$ 4,644	\$ 3,371
Net Bar Expense (Revenue)	(\$ 6,000)	\$ 10,752	(\$ 6,000)	(\$ 16,752)	\$ 10,752	(\$ 4,403)	(\$ 8,739)	\$ 4,336
Community Events Expense, Net	\$ 6,550	(\$ 622)	\$ 6,550	\$ 7,172	(\$ 622)	\$ 626	(\$ 116)	\$ 742
Party Rental Income	(\$ 5,000)	\$ 3,250	(\$ 5,000)	(\$ 8,250)	\$ 3,250	(\$ 250)	(\$ 250)	\$ 0
TOTAL COMMUNITY ACTIVITIES	\$ 9,473	\$ 12,514	\$ 9,473	(\$ 3,041)	\$ 12,514	(\$ 3,073)	(\$ 6,947)	\$ 3,874

Unaudited - For Internal Use Only

Event Sponsored by the HOA

KIDS HALLOWEEN PARTY



October 19TH from 2pm – 4pm
In The Clubhouse Lower Lounge with

DJ Charlie



A Costume Parade / Games / Dancing / and lots of fun

\$3 per child (all ages) \$3 per child will be for
Treats and a Halloween Treat bag with goodies

Ticket Sales (cash or check)
on the week 10/10-10/17

In the clubhouse see Josephine or whoever is at the table.



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**

OPEN MEETING

Community Security Presenter:

Ed Katta
KPS OWNER

Wednesday
October 16th at 7:00 PM

Refreshments Served

Neither the Gazette Committee nor the Blue Ridge Homeowners Association, Inc., endorses any of the products or services offered in this publication. We are not responsible for work done by any licensed or unlicensed contractors and/or for any of the consequences thereof.

HOA Elections

3 SEATS OPEN

Resume Due Date:

Friday
October 25th

To both
Condo I & Condo II
Board of Managers

Interviews and Elections will be held
Saturday,
November 2nd

**THE BRETTON WOODS
PLAYERS PRESENT**



“THROUGH THE YEARS”

An Original Musical

**Featuring Many Favorite Songs That We
Grew Up With**

**Written and Directed by Leslie Mac Millan
and Judy Jelinek**

**FRIDAY, OCTOBER 18TH @ 7:30 PM
SATURDAY, OCTOBER 19TH @ 7:30 PM
SUNDAY, OCTOBER 20TH @ 2 PM**

REFRESHMENTS WILL BE SERVED

TICKETS - \$10.00

TICKET BOOTH OPEN AT BLUE RIDGE

**For tickets & show time call Mary Lou Nolan
631-335-5389 or 631-846-8546**



ELDER LAW PRESENTATION

Wednesday, October 23rd, 2019 at 7:00 PM

Where: Blue Ridge Condo Clubhouse, Lower Lounge

What: The “Elder Law presentation” will teach residents of your community how they can best protect their homes and assets in the event that they need long term care, either in a nursing home or at home.

The high cost of long term care has made proper planning such an important issue for all Long Islanders and their families. Appropriate and timely planning can help avoid financial ruin often associated with long term care costs.

Steven Kramer of Feldman Kramer & Monaco will spend the majority of time discussing:

1. Power of Attorney and why it is such an important, powerful and necessary planning tool.
2. Spousal Refusal and why a healthy spouse should not run out of money caring for the ill spouse.
3. Homecare Medicaid eligibility rules and how it's possible to keep your loved one at home, with homecare and how not to run out of money.
4. Income or pension trust and how one can protect assets as well as one's income including a pension, social security, while receiving Medicaid homecare benefits.
5. Veterans Benefits and the eligibility requirements.
6. Trusts and how to protect your most valuable asset, your home.

Why: Learn to protect your assets!

There will be an opportunity for a question and answer period as well.

The Blue Ridge Home Owners' Association will be hosting.

Refreshments will be served.



**Attention
all**



Blue Ridge Residents

A Defensive Driving Class

will be held on

Saturday, October 19th, 2019

Time: 9:00 am - 4:00 pm

Cost: \$32.00 per person

The class must consist of 20 minimum,
and 40 maximum people.

Sign Up begins at the Front Desk
September 2nd, 2019
thru

October 11th, 2019

PAYABLE BY CHECK ONLY

Make check payable to National Safety Council

One day class must have: Pens and Driver License

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



AIRMAX

Long Island, Inc.

Quality Heating & Air Conditioning Service & Installations



(631) 737-5566

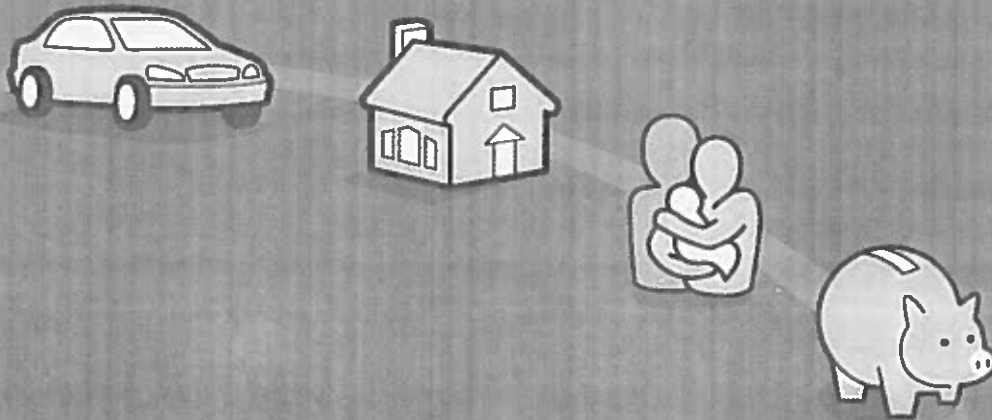
- ▶ Licensed & Insured
- ▶ Service Contracts Available
- ▶ Keyspan Energy Delivery Value Plus Installer
- ▶ Trane Comfort Specialist ▶ Financing Available
- ▶ Humidification ▶ Aprilaire Indoor Air Quality Specialist

Servicing all Long Island

Greenport * Sag Harbor * Ronkonkoma

Protect your world

Auto • Home • Life • Retirement



Call me today to discuss your options.

Some people think Allstate only protects your car. Truth is, Allstate can also protect your home or apartment, your boat, motorcycle - even your retirement and your life. And the more of your world you put in Good Hands[®], the more you can save.

**No Obligation Financial Consultation:
Retirement • Life Insurance • College Saving
Long-Term Care Disability and Supplemental Insurance**

Michael Cirigliano

631-758-7225

629 Rt 112 Ste 10 Patchogue NY11772

mcirigliano@allstate.com

<https://allstate.com/mcirigliano>



Allstate

You're in good hands.

One place to help with all your insurance needs.

Auto Home Life Retirement

Insurance subject to terms, qualifications and availability. Allstate Property and Casualty Insurance Co., Allstate Fire and Casualty Insurance Co., Allstate Indemnity Co., Allstate Vehicle and Property Insurance Co., Northbrook, IL. Life Insurance offered through Allstate Life Ins. Co. & Allstate Assurance Co., Northbrook, IL, Lincoln Benefit Life Co., Lincoln, NE, and American Heritage Life Insurance Co., Jacksonville, FL. In New York, life insurance offered through Allstate Life Insurance Co. of New York, Hauppauge, NY. Securities offered by Personal Financial Representatives through Allstate Financial Services, LLC (LSA Securities in LA and PA). Registered Broker-Dealer, Member FINRA, SIPC. Main Office: 2920 South 84th Street, Lincoln, NE 68506. (877) 525-5727. © 2010 Allstate Insurance Co.



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
OR CALL FOR AN APPOINTMENT. EVENING HOURS ON REQUEST. E-MAIL: BRCONDOI@OPTONLINE.NET

OFFICERS

Richard Hansen, President

Contracts, Legal, Finance, Insurance, Fire Alarms

Alfred Lombardi, Vice President

Contracts, Roofs, ACC

Gerald Gelfand, Treasurer

Finance, Contracts, Legal, Concrete, Paving,
Sprinklers, ACC

Robin D'Alessandro, Secretary

Secretary, Maintenance Requests, Exterminator

CONSULTANTS

Fred Webber - Trees

MANAGERS

Ronald Porcelli

Painting, Landscaping, Paving, Snow

Dorothy Sarrubbo

Administrative Assistant

Constance Garone

Legal, Gazette

Anthony Caldarella

BOM

David Alamia

VOLUNTEERS

Kathleen Hansen Ellen Becker Gelfand

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

I want to say Thank You to all the residents of Blue Ridge. Your cooperation and patience while the road project was in process made it easier on the workers and our members. Though it took some time, the inconvenience was well worth it. We hired a quality company who did quality work, and that kind of work always takes more time. Now that we've completed a major project, we can now concentrate on other projects like the playground on Golf Lane and our sprinkler system. Stay tuned.

We also made it through another Condo election process. Gerald Gelfand, Dotty Sarrubbo and David Alamia all won by a landslide. To all who voted, we send our thanks.

Rich Hansen

WE REMOVE WINDOW TINT

ER

AUTOMOTIVE

631-346-3130

NEW YORK STATE INSPECTIONS

OFFICIAL
NO. _____
STATE OF NEW YORK
MOTOR VEHICLE
INSPECTION STATION

REGISTERED
NO. _____
STATE OF NEW YORK
MOTOR VEHICLE
REPAIR SHOP

FREE
CHECK ENGINE
LIGHT SCAN



Exp. 10/31/19

OIL CHANGE
\$5.00 OFF

Exp. 10/31/19

COOLANT SERVICE
\$59.95

Most Makes & Models
Up To 2 Gallons

Exp. 10/31/19

FREE
BRAKE CHECK

Not To Be Combined.

FREE
BATTERY & CHARGING
SYSTEM TEST

Batteries From

\$49.95

Not to Be Combined.
Exp. 10/31/19

We Specialize In:

- Tires • Electrical • Tune Ups
- Differential & Transmissions
- Front Ends
- Suspension & Steering
- Cooling System • Batteries and more!

FREE Shuttle Service When Available Within 5 Miles

Visit Our
Website @
www.erautomotive.com
For Specials!

Factory Maintenance Schedule
Stop getting ripped off. Finally get the service you deserve.
Certified Technicians you can trust. Satisfaction Guaranteed.

421877-1

FREE
Check Engine Light Scan

3304 Route 112, Medford, NY 11763
631-346-3130



Just South of
Country Fair
Behind King Auto



CONDO I BOARD of MANAGERS

All unpaid balances for fines and miscellaneous past due balances will be charged a \$35.00 late fee after 90 days. Please pay your outstanding balances promptly to avoid extra late charges.

FEES / FINES

Closing / Refinance Letter	\$50.00
Financial Statement.....	\$35.00 each year
Missed Fire Alarm Inspection Fine..	\$200.00
Prospectus / Offering Plan	\$55.00
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.

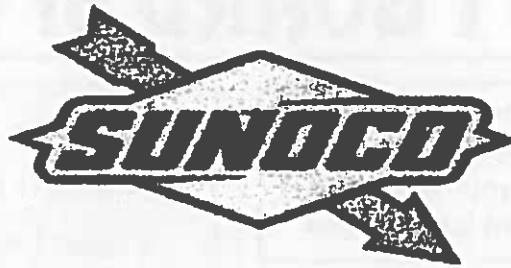
NO EXCEPTIONS WILL BE MADE

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.



**10% OFF ON ALL
LABOR REPAIRS
** BLUE RIDGE **
RESIDENTS ONLY**

CORAM SUNOCO
3423 RT. 112 & GRANNY RD.
CORAM, NY 11727
631-732-0788

**WEDNESDAY IS
SENIOR DAY
10% OFF
ANY SERVICE
CANNOT BE COMBINED WITH ANY OTHER
OFFER. SEE STORE FOR DETAILS.**

**WE SPECIALIZE IN OLD
FASHIONED TRUST, AND
CUSTOMER RELATIONS**

**CONVENIENCE STORE
AND AUTO SHOP
OPEN 6 DAYS A WEEK**

**AUTOMOTIVE SERVICE
CENTER
WINDSHIELD/AUTOBODY
REPAIRS**

(WE ACCEPT ALL MAJOR CREDIT CARDS)

**24 HOUR TOWING & ROAD SERVICE – CUSTOMER
DROP OFF & PICK- UP SERVICE OFFERED**

**YEAR ROUND
SPECIAL \$ 89.95**
*TIRE ROTATION
*BATTERYSERVC.
* OIL CHANGE
* WIPER BLADES
* BRAKE AND
LIGHT CHECK
* COOLANT
SYSTEM CHK.
* 10 PT. SAFETY
CHECK
* WITH COUPON
ONLY
* MOST CARS

**PREMIUM OIL CHANGE
FILTER & LUBE**

Up to 5 Quarts of Premium 10W30 Motor Oil Only

- 10 Point Vehicle Inspection
- Chassis Lubrication
- Other Oil Types Additional
- Some Oil Filters Additional
- Oil Filter Disposal Extra

\$19⁹⁵
Most American Cars

Limited Time Offer w/ Coupon

**TRANSMISSION
SERVICE**

Maintain Your Transmission and Prevent Costly Repairs
with New Transmission Fluid
(Filter & Pan Coreset Add'l)

Most Front Wheel and Rear
Wheel Drive Vehicles
At Participating Locations Only

\$59⁹⁵
Most American Cars

Limited Time Offer w/ Coupon

**OIL CHANGE w/ TIRE ROTATION
& BRAKE INSPECTION**

*Rotate all four tires and inspect your brakes plus
Up to 5 Quarts of Premium 10W30 Motor Oil Only*

- 10 Point Vehicle Inspection
- Chassis Lubrication
- Other Oil Types Additional
- Some Oil Filters Additional
- Oil Filter Disposal Extra

\$29⁹⁵
Most American Cars

Limited Time Offer w/ Coupon

**COOLING SYSTEM
MAINTENANCE**

- Drain & Fill Radiator w/ Up to 1 Gal. Antifreeze
- Check and Tighten Belts
- Check Thermostat
- Dexcool Additional
- Additional for Manufacturer's Special Antifreeze

\$49⁹⁵
Most American Cars

Limited Time Offer w/ Coupon

SEE KEVIN – FOR ALL YOUR AUTOMOTIVE NEEDS

**OFFICAL NEW YORK STATE INSPECTION STATION
12 MONTH / 12,000 MILE LIMITED WARRANTY**



CONDO I BOARD of MANAGERS

DISPOSAL OF WASTE MATERIALS

Residents are cautioned to observe procedures when disposing of certain materials as follows:

- All large glass, mirrors or ceramics must be wrapped, taped and marked "GLASS"
- Appliances - All doors on refrigerators, freezers, stoves, washing machines and dryers must be removed before placing appliance next to dumpster.

Let's keep our children and residents safe.



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.**

RE/MAX



Julia ROSA Bejarano
Licensed Real Estate Salesperson

Integrity Leaders
Licensed Real Estate Broker

Cell 631-871-0904
Office: 631-736-2000 x117
Fax: 631-736-2100
RosaBejarano@Remax.net
www.RosaBejarano.com



1315-1 Middle Country Rd
Centereach, NY 11720

Each Office Independently Owned and Operated



FREE ESTIMATES
LIC./INSURED

PHONE: (631) 580-7500
FAX: (631) 580-7542

B & R PLUMBING & HEATING
OF L.I. INC.

24 Hour Emergency Service

BILL DE PAOLO

315 Smithtown Blvd.
Nesconset, New York 11767

Blue Ridge "Howl-O-Ween" Costume Party

Sponsored by the Blue Ridge Social Club

Date: Saturday, October 26

Time: 6:30 pm until 10:30 pm

Place: Blue Ridge Clubhouse

Price: \$35 per person
(checks only, payable to Blue Ridge Social Club)

Includes: DJ, buffet dinner and costume prizes for best overall costume, best couples costume, scariest costume and most original costume.

Adults Only* *Cash Bar

Sign up by **October 20** (Non-refundable after October 22)

At the Clubhouse Front Desk, through

Denise Sturm @ 631-680-2773, Jennifer Gisler @ 516-297-9854

or during Clubhouse sign up on

Friday October 11 & Thursday October 19 from 7 to 8:30pm



CONDO I BOARD of MANAGERS

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

CONDO I August 2019 Monthly Budget

Category	Total Budget	8/2019 Expense	YTD Balance
Accounting	\$7,500.00	\$625.00	\$6,875.00
Alarm System	\$18,000.00	\$11,792.94	\$6,207.06
Concrete	\$10,000.00	\$0.00	\$10,000.00
Data Processing	\$6,000.00	\$0.00	\$6,000.00
Electric	\$22,000.00	\$1,454.85	\$20,545.15
HOA CC/CAP	\$1,192,574.88	\$99,383.03	\$1,093,191.85
HOA Maint/Contr	\$200,000.00	\$17,166.67	\$182,833.33
HOA Material Cost	\$25,000.00	\$1,669.51	\$23,330.49
Hydrants	\$5,000.00	\$2,664.14	\$2,335.86
Insurance	\$345,000.00	\$27,622.76	\$317,377.24
Insurance Ded Res.	\$25,000.00	\$200.00	\$24,800.00
Landscaping	\$98,000.00	\$12,117.51	\$85,882.49
Legal	\$14,000.00	\$140.00	\$13,860.00
Office	\$12,000.00	\$864.92	\$11,135.08
Outside Contractors	\$40,000.00	\$3,972.50	\$36,027.50
Painting	\$15,000.00	\$1,500.00	\$13,500.00
Paving	\$100,000.00	\$0.00	\$100,000.00
Parking Plaza's	\$7,500.00	\$2,465.00	\$5,035.00
Playgrounds	\$35,000.00	\$0.00	\$35,000.00
Payroll Taxes	\$9,000.00	\$0.00	\$9,000.00
Pest Control	\$10,000.00	\$2,575.94	\$7,424.06
Refuse	\$59,000.00	\$4,915.28	\$54,084.72
Reserve F/Bad Debt	\$25,000.00	\$0.00	\$25,000.00
Reserve/Cap Repl	\$30,000.00	\$0.00	\$30,000.00
Roofing	\$150,000.00	\$32,097.32	\$117,902.68
Salary Wages	\$25,000.00	\$2,521.04	\$22,478.96
Snow Removal	\$25,000.00	\$0.00	\$25,000.00
Sprinklers	\$25,000.00	\$3,953.95	\$21,046.05
State & Fed Taxes	\$3,000.00	\$0.00	\$3,000.00
Telephone/Cable	\$2,700.00	\$209.14	\$2,490.86
Walkway Lights	\$8,000.00	\$0.00	\$8,000.00
Water	\$47,000.00	\$6,081.48	\$40,918.52
Total	\$2,596,274.88	\$235,992.98	\$2,360,281.90

Tomatoe Appliance Repair

"Others Can't Ketchup!"

WE SPECIALIZE IN:

- Refrigerators • Washer/Dryers
- Stove/Ranges • Microwaves
- Heating • Hot Water Heaters

**ALL MAKES
ALL MODELS**

**Ask about
Installation Special**



**No Service
Charge with
any repair**

LIC./INS. AR237

Trip Charge- Only \$45.

Tomatoe To Serve You Thank You

631-TOMATOE(866-2863)

631-737-0077 - 516-322-8063 - FAX: 631-588-2777

BUNKO NIGHT

Friday, October 11th, 2019

6:30 PM to 10:00 PM

**LIMITED
SEATING**

\$10. PP

(must pay at sign up)

**PRIZES
50/50
REFRESHMENTS**

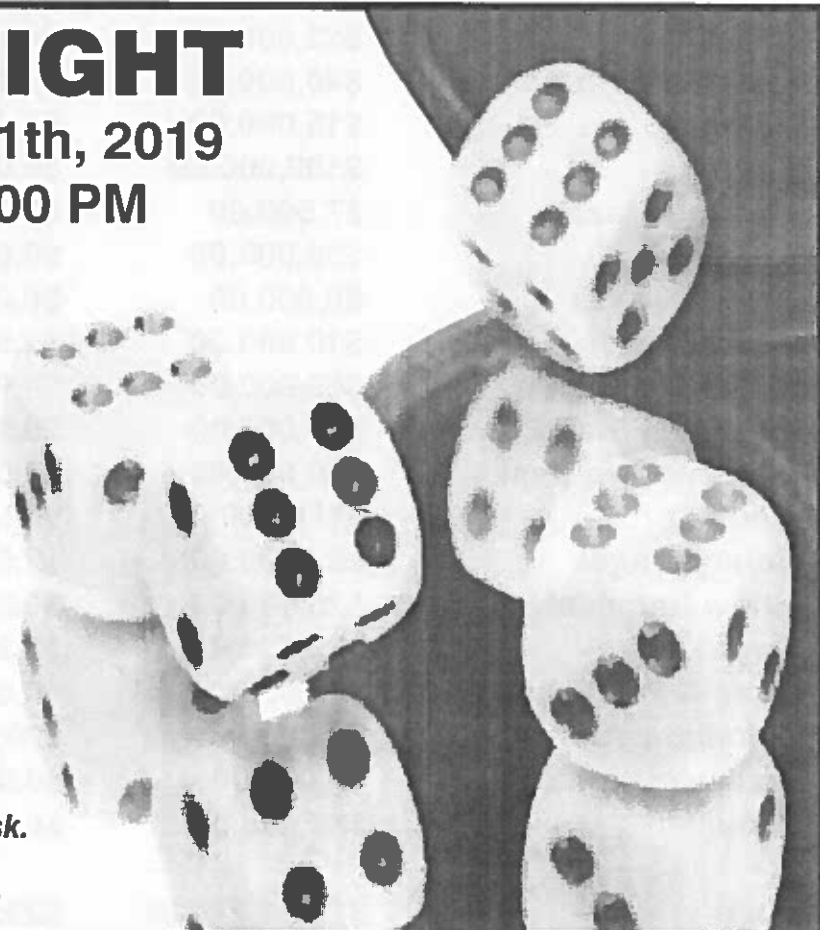
Sign Up:

Friday, October 4th

from 7:00 PM - 9:00 PM

Other days, please go to the front desk.

Hosted by the Blue Ridge Social Club





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

BOARD OF MANAGERS ASSIGNMENTS

- President..... Ken Groshans Legal , Insurance, PAC, Snow, Oversight
- Vice President ... Jay Abrams Contracts, Construction, ACC, Legal, Website
- Treasurer Zackary Will Accounting, CPA, Budget, Banking
- Co-Treasurer Marguerite Bellucci .. Tops, CPA, PAC
- Secretary..... Virginia Podmore Insurance, Playgrounds, Committees, Gazette
- Co-Secretary..... Deborah Nicastro Website, Legal
- Manager Joseph Kanner EAS, Maggio, Fences
- Manager Michael Cataldo Work Orders, Exterminating
- Manager John Mills Safety, Cement, Sprinklers, Landscaping, Work Orders, Oversight
- Office Manager .. Wendi Accounts Recievables, Collections

-Letter from the Condo II Board of Managers-

BOARD OF MANAGERS

KEN GROSHANS	DEBORAH NICASTRO
MICHAEL CATALDO	JAY ABRAMS
MARGUERITE BELLUCCI	ZACHARY WILL
VIRGINIA PODMORE	JOHN MILLS
JOSEPH KANNER	

"He who wishes to secure the good of others has already secured his own." ~ Confucius

With the whirlwind of the elections last month behind us, and the new Board of Managers in place, Condo II is ready to rev up those engines and get moving on the implementation of many projects ahead. Our first Open meeting is Monday, October 10th. We invite all of the residents to attend, meet the new Board members, and hear about the plans we will begin implementing. The meeting will have a twist on the questions, and answer portion. Look inside this issue for further details.

We would like to take this opportunity to thank the residents who stepped forward to run for the three open Board positions in this election, Howard Finkelstein, Karen Marie Filippone, Janette Guzman, and Brian Lamber-son. The community has never seen such an outpouring of involvement in many years. We invite you to continue to remain active alongside the Condo II Board in the coming year.

To the incumbents of the election, Annmarie Quaranta, and Richard Schmidt, your presence and passion as members of the Board of Managers, has left a mark and has set a precedence for the positive direction of this Board to follow in moving this community forward. To simply say say Thank you, is not significant enough in showing our gratitude of the talent, time and improvements your have brought to this community. Your involvement, we hope, will not end with the election. You have much yet to contribute, and again, we Thank You for all of your time and efforts put forth.

To Alan Hutt, your time and energy over the last thirty-eight years has no doubt, left its mark, not only in your involvement with the Boards, and the community, but on our hearts as well. Your presence will be missed. We wish you the very best on your new journey.

Regards,

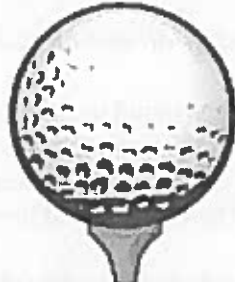
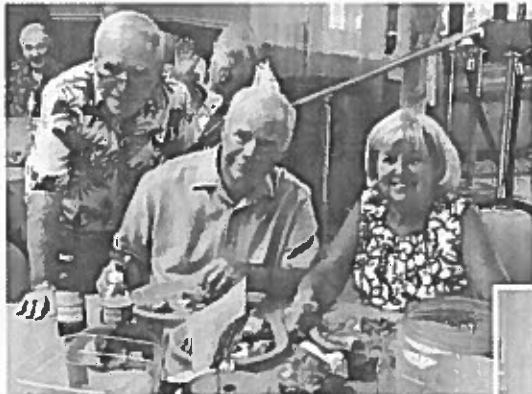
Ken Groshans, President And the Standing Condo II Board of Managers



★★★★★★★★★★
Labor Day 2019
★★★★★★★★★★



HAWAII GOLF OPEN AT BLUE RIDGE





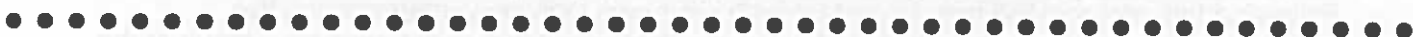
CONDO II BOARD of MANAGERS

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

Meeting Dates:

October 10, 2019, 7:00pm, Condo II Open Meeting - Meet the new BOM

October 22nd, 7:00pm, Board of Managers Meeting



BRING YOUR QUESTIONS TO THE CONDO II BOARD MEMBERS

In attempting to open and improve communication between the Board and the residents, we will be listening to your suggestions and recommendations. The Condo II Board would like to hear what topics and concerns you want answers to.

Between October 1st, and October 9th, Please submit your questions to the Condo II office by email: officebrcondo2@optonline.net, or by stopping by the office and filling out a form.

During the Open meeting on October 10th, The Board of Managers will be answering those questions.



LOOKING TO THE FUTURE

In looking to the future, Condo II will be looking into the possibility of adding charging stations for homeowners who have, or are looking to invest in electric/hybrid vehicles. We are asking any resident who has researched what this would entail, to come forward to become part of the committee being now formed. Please email the Condo officebrcondo2@optonline.net attn: BOM Secretary who will then forward your contact information along to the committee. Your interest and involvement in this project will be most appreciated.



JOINT CONDO I & CONDO II BOARD of MANAGERS

REQUIREMENT FROM OUR INSURANCE COMPANY

Any Resident who will have any work performed by a Contractor/Subcontractor, within their residence, MUST submit the following Work Order form to the appropriate Condo I or Condo II Board signed by both the Contractor/Subcontractor, and the homeowner before any work begins.

From time to time, we understand that our residents may directly hire a contractor for repairs or upgrades to their home. Whether it be a General Contractor updating your whole kitchen, an electrician putting in dimmer switches, or a handyman helping with a few items around your home, we need to ask that you please obtain some documentation from these companies. Following this protocol will help to protect both your own individual interests and the condominium's and keep us both out of any potential lawsuit that could arise as a result of the contractor's work.

Three items should be requested from these contractors and should be received prior to them beginning any work in your home. Here's a rundown of what we need to request from them, and why:

- *Certificate of Liability insurance, listing the unit owner(s) and the condo (whether it be Blue Ridge Condominium I or Blue Ridge Condominium II) as Additional Insured.* This will enable the contractor's policy to respond to a lawsuit that is brought against the resident or condo that results from the contractor's work. Without this certificate and Additional Insured status, the resident or condo can be brought in and held liable if the contractor does something to cause bodily injury or property damage.
- *Current proof of Workers' Compensation coverage.* The contractor's Workers' Compensation policy should respond to cover the injuries of any of their workers. If they do not have Workers' Compensation coverage in effect and their employee is injured while working on your home, the employee will look for another way to have their medical bills and lost wages paid – possibly by suing the resident or condo.
- *Signed hold harmless agreement* in favor of the unit owner(s) and the appropriate condominium. A template can be obtained either in person at the condo office or by emailing your request to:

Condo I – Lisa Manas: BlueRidgeCondo1@optonline.net

Condo II – Wendi Peycke: OfficeBRCondo2@optonline.net

Jeannette Dreydoppel

Senior Account Advisor - Ext 655

Borg & Borg, Inc., 148 East Main Street, Huntington, NY 11743

P:631-673-7600 F: 631-351-1700 E: JeannetteD@borgborg.com



Concerned about your Cyber Risk: [Click Here](#) to complete our Cyber Liability Insurance Application and receive your Cyber Liability Proposal within 24 hours.



JOINT CONDO I & CONDO II BOARD of MANAGERS

Blue Ridge Homeowners' Association Inc., Blue Ridge Condominium I, and Blue Ridge Condominium II
899 Golf Lane, Medford NY 11763
(631) 736-0165

WORK PROPOSAL / WORK ORDER

Date: _____

Contractor / Subcontractor:

This agreement and contract between _____, hereinafter referred to as the "Owner" and _____ hereinafter referred to as the "Contractor / Subcontractor" outline terms and conditions as follows:

1. **Insurance:** Owner will not allow on the job site and not pay any money to any subcontractor unless the subcontractor has previously filed with the Owner, a current Certificate of Insurance which includes:

- A. **Commercial General Liability** coverage with minimum limits of \$1 million per occurrence and \$2 million aggregate, with \$2 million products / completed operations aggregate. Limits shall apply on a per project or per location basis as the case may apply and Contractual Liability must be included with the same limits as above with no exclusions, endorsements and/or riders containing fellow employee or third party over coverage exclusions. Coverage will be written on a primary, non-contributory basis and include a waiver of subrogation. The Certificate of Insurance and Policy must include the Owner and Blue Ridge Homeowners' Association, Blue Ridge Condominium I and Blue Ridge Condominium II as additional insured for all the above. Copies of the policies may be requested for review.
- B. **Automobile Liability** coverage with minimum limits of \$1,000,000 CSL.
- C. **Worker's Compensation** A certificate of insurance must indicate the existence of statutory coverage as well as Employers' Liability coverage with Accident limits no less than \$100,000 per accident, Disease limits no less than \$100,000 per employee and \$500,000 per policy and must include a waiver of subrogation.
- D. **Excess/Umbrella Liability** coverage is required with no less than a \$1,000,000 limit per occurrence. Coverage shall be primary and non-contributory, include a waiver of subrogation, and include the Owner and Blue Ridge Homeowners' Association, Blue Ridge Condominium I and Blue Ridge Condominium II as additional insured.

2. **Indemnity:** To the fullest extent permissible by law the Contractor / Subcontractor hereby agrees to indemnify and to hold harmless the Owner and Blue Ridge Homeowners' Association, Blue Ridge Condominium I and Blue Ridge Condominium II, including the owner's agents and/or employees, the homeowner and/or any future homeowners harmless from any and all losses, claims, penalties or expenses including reasonable attorney's fees arising from bodily injury or death to any person, including but not limited to bodily injury or death or any of the contractor / subcontractor's employees or sub-sub contractor's employees and/or property damage including but not limited to loss of use arising out of or in any way relating to the work performed made by any owner or any person, or successor owner, or any mortgagee in possession, against the Owner, from all damages which were caused by the work that was performed or should have been performed or any omission caused by the contractor / subcontractor, their subcontractors and employees, agents or employees of the subcontractors hired by him under the terms and conditions of this contract. The contractor / subcontractor agrees to make good on all work and warranties regardless of who owns this property.

3. **Contractors / Subcontractors Using Non-Employees:** The contractor / subcontractor agrees that all work to be performed is to be completed by him or people employed and insured directly by the contractor / subcontractor. Should you, the contractor / subcontractor hire a sub-subcontractor, the sub-contractor must obtain a Certificate of Insurance from the sub-subcontractor naming the Owner and the contractor / subcontractor as additional insured. The sub-subcontractor's Certificate of Insurance must include all the coverages and limits stated in Items #1 and #2 above. *The presence of workers not directly employed and insured by the contractor / subcontractor, or sub-subcontractors hired by the subcontractor at the construction site, shall constitute a breach of this contract by the contractor / subcontractor. When this occurs, all work completed is subject to non-payment at the discretion of the Owner.*

4. **Safety:** The Contractor / Subcontractor shall conform to all OSHA, Federal, State and local occupational safety requirements. Any injuries occurring on the work site must be reported to the Owner within 24 hours of occurrence and contractor / employee / injured party must complete an incident report form for the Owner. The completed form must be submitted to the Owner within five (5) days of the occurrence.

Ladder safety is of the utmost importance, as such you are required to follow Ladder Alternative Job-Site Safety. Limit the use of A Frame ladders utilizing lifts, scaffolds and/or podium ladders whenever and wherever possible. For all our benefit we are enclosing a safety bulletin regarding the use of ladders which we strongly encourage you to use.

5. **New York Law:** This agreement shall be interpreted under the laws of New York State.

6. **Duration of Contract:** This agreement will remain in effect for any and all work performed by the contractor / subcontractor for the Owner until terminated in writing and signed by both parties.

By: _____
Owner Date

By: _____
Subcontractor Date

GAZETTE DELIVERERS for SEPTEMBER 2019



Kathy Hansen
Gina Mirabile
Jeff Ward
Adriana Burtoff
Bill Bernstein
Roz Flomberg
Liz Mazzara
Carol Amato
Havie Gross
Janies Flores
Leonard Mirabile
Sylvia Cervantes
Rich Burch
Ira Sachs
Janet McElroy
Louis Driscoll

Gerry Maroney
Bill Talal
Lee Ann Orlando
Tom Rivoli
Vincent Monello
Janet Lacacia
Joe Kanner
Tina Myer
Ronnie Perks
Carmela Calcasola
Chuck Murphy
Jean Pappaeliou
Joan Dale
Raymond Miehl
Bud Rego

Attention Gazette Deliverers!

In the event you are unable to deliver your route, please inform a member of circulation so we can arrange for a substitution. Thank You!

FLOORING & CARPET Warehouse

Mark Singer



Tel: (631) 451-0258

Fax: (631) 451-0281

432 Middle Country Rd.
Coram, NY 11727

Email: mark.fcw@optimum.net
Flooringandcarpetwarehouse.com

the Smilist

- \$79 New Patient Special - Exam, Cleaning & x-Rays
- Weekend & Evening Appointments Available
- Most Insurances Accepted

770 Middle Country Rd., Middle Island, NY 11953
Tel (631) 337-8322

middleisland@thesmilist.com www.thesmilist.com

ATTENTION LARGE BULK ITEMS

- **MONDAY THROUGH THURSDAY ONLY.**
- **PLEASE PUT LARGE BULK ITEMS LIKE MATTRESSES, FURNITURE, AND APPLIANCES NEXT TO THE DUMPSTER ON EITHER SIDE.**
- **DO NOT PUT THESE ITEMS IN THE DUMPSTER.**





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

Blue Ridge Condo II Fiscal Year Budget 2019/20 Spent Through August 31, 2019

	a	b	c = a - b
	Proposed Budget 2019-20	Actual Collected & Spent through August 31, 2019	Remaining Balance
REVENUE			
CONDO II COMMON CHARGES	\$ 1,255,000	\$ 106,368	\$ 1,148,632
HOA COMMON CHARGES	1,092,000	\$ 91,028	1,000,972
LESS: NON-PAYING UNITS (5)	(20,000)		(20,000)
OTHER INCOME	28,000	670	27,330
TOTAL REVENUE	\$ 2,355,000	\$ 198,066	\$ 2,156,934
EXPENSES			
HOA COMMON CHARGES	1,092,000	91,028	1,000,972
LESS: NON-PAYING UNITS (5)	(13,000)		(13,000)
HOA MAINTENANCE	195,000	15,500	179,500
ARCHES	40,000		40,000
BEAUTIFICATION	10,000		10,000
CEMENT WORK - CURBS & SLABS	15,000		15,000
DRYER VENT CLEANING	5,000		5,000
ELECTRICAL METER PANS	5,000		5,000
ELECTRICAL POLES & PARKING PLAZAS	25,000		25,000
ELECTRIC GENERAL REPAIRS	10,000		10,000
EXTERMINATING	10,000	978	9,022
FENCES (INCENTIVES)	15,000	750	14,250
FIRE ALARMS	15,000		15,000
FIRE HYDRANT TESTING	4,000		4,000
GUTTER CLEANING	6,000		6,000
LANDSCAPING	105,000		105,000
PAINTING	14,000		14,000
REFUSE	56,000	5,524	50,476
REPAIRS & SUPPLIES MAINT.	20,000		20,000
ROAD REPAIR/SPEED TABLES	20,000		20,000
ROOFING REPAIRS	73,000	2,150	70,850
SNOW REMOVAL	75,000		75,000
IRRIGATION	25,000	652	24,348
TREE REMOVAL	8,000		8,000
ACCOUNTING SERVICES	6,000	384	5,616
BAD DEBT	15,000		15,000
CONSULTING SERVICES	8,000	2,475	5,525
ELECTRICITY & GAS	30,000	1,787	28,213
INCOME TAXES	1,000		1,000
INSURANCE	325,000	25,167	299,833
LEGAL SERVICES	25,000		25,000
LINE OF CREDIT - (INTEREST)	-		-
OFFICE SUPPLIES AND EXPENSES	9,000	264	8,736
EQUIPMENT LEASES	4,000	309	3,691
PAYROLL AND PAYROLL TAXES	43,000	4,340	38,660
PHONE	3,000	250	2,750
SECURITY	5,000	71	4,929
SUBSCRIPTIONS (Tops)	5,000	480	4,520
WATER	36,000	5,614	30,386
CAPITAL RESERVE ALLOCATION	10,000		10,000
TOTAL EXPENSES	\$ 2,355,000	\$ 157,723	\$ 2,197,277
REVENUES (LESS THAN) EXPENSES	\$ -	\$ 40,343	



First Night Golf Fun



SUMMER BOCCI



BLUE RIDGE CLUB NEWS



BOCCI NEWS

Submitted by Scott Friedman

The 2019 Bocci season is over and what a great year we had! There were a record breaking 58 teams between Wednesday and Thursday nights (29 teams on each night). This was 6 teams more than last year - which was record breaking at that time! We persevered through the long and rainy nights, but with the cooperation of all of the players, we had a wonderful time!

The best 6 teams from each night were in the playoffs. After many hard fought games, the team representing Wednesday night was the SURVIVORS and the team representing Thursday night was a brand new team JUST ONE MORE. The championship games were postponed due to rain and when they were finally played, the Survivors bested Just One More in two well played games to take the championship. Congratulations to all of the teams that made the playoffs and thanks to all of the spectators who came out to watch!

I would like to thank all of the referees, the 50/50 people and all of the players on every team for making this the best season ever! I would also like to recognize the maintenance crew for raking the courts and to Norman

and his crew for their fabulous Bar-b-ques. Finally, kudos to the bartenders Mallory and Cory for their friendliness and skills at the Tiki Bar.

The annual Bocci Dinner was held on Friday September 13th. at the Mill Pond Country Club, and what a spectacular night it was. The food was excellent, the drinks flowed and we all danced late into the night. There was an outside veranda with cocktail tables and a bar which was utilized by many on such a perfect night. I think it is safe to say that everyone had a wonderful time.

Awards and gifts were presented to the top teams as well as the referees and 50/50 people. A special plaque was given to Jack Rosenberg for his many years of service for the Bocci Community in which Jack subsequently led us all in singing the infamous song "Family". It was a very touching moment.

Chip, Jeff & Lynn (from Wednesday night) and Stella & myself (from Thursday night) would like to express our sincere gratitude to all of the players for their very generous gifts presented to us. Please know that we enjoy doing what we do and we appreciate the cooperation and camaraderie that all of the players have shown. Also, we would like to express our thanks to Jen Gisler, Jean Lombardi and Elsie Delaney for their kind words to us at the dinner.

Lastly, on behalf of Chip, Jeff, Lynn, Stella and myself, we wish you all a very pleasant Autumn and Winter and are looking forward to seeing you in the Spring!



BEGINNERS YOGA CLASS



Taught by Mallory Pagels
certified Vinyasa Yoga Instructor

Tuesday Evenings
7pm-8pm

What you need:
Bring your own mat, water, and towel
Suggested donation.....\$5-10

Have you ever wanted to try Yoga or learn more about it?

In the Lower Level Hall, Mallory Pagels (Certified Vinyasa Yoga Instructor) will be giving free Beginners classes. Classes will be held Tuesday evenings from 7pm sharp til 8pm. Please bring your own yoga mat, water and towel. These classes will be provided free of charge, but a suggested donation of \$5-10 would be most appreciated.

Knit and Crochet Club

Bring your needles, bring your yarn and join us on Wednesday evenings in the Clubhouse from 7:00 PM to 9:00 PM for knitting and crocheting, fellowship and fun.

For information call Marcia....631-736-9744.



TAI-CHI NEWS

Submitted by Helen and Carmella

Tai-Chi on Tuesday,
at 11:00 AM. I will only be doing Tai-Chi on
Tuesdays. Hope to see you soon. -Helen

Join a Club!
Join the Fun!



SEAN B. MCGUINNESS

DOCTOR OF PODIATRIC MEDICINE

**SPORTS MEDICINE
SURGERY & TOTAL
CARE OF THE FOOT**

**1 ALLEGHENY DR. WEST • FARMINGVILLE, NY 11738
PH (631) 696-0123 • FAX (631) 696-1541**



EMPIRE ELECTRICAL CONTRACTING INC

RESIDENTIAL • COMMERCIAL

COMPLETE ELECTRICAL SERVICE

ALTERATIONS • NEW WORK • REPAIRS
• SERVICES • TROUBLESHOOTING

- ALUMINUM TO COPPER
- RECESSED/HIGH HAT
- POOLS / HOT TUBS
- PHONE / CABLE
- CEILING / ATTIC FAN
- SECURITY LIGHTING
- A/C WIRING
- APPLIANCE WIRING

SERVING ALL OF LONG ISLAND

NO JOB TOO BIG OR SMALL!
SENIORS DISCOUNT

PROMPT • RELIABLE • SERVICE

OWNER OPERATED
MICHAEL

FREE ESTIMATES
LICENSED & INSURED



24 HOUR EMERGENCY SERVICE
516-779-2624

Quality Pharmacy

(formerly Medicine Shoppe)
In Best Market Shopping Center
Middle Country Road
Selden-Coram

PHARMACY HOURS

9:00AM to 7:00PM Monday thru Friday
9:00AM to 5:00PM Saturday



Mark Shah, R. PH.

Phone: 732-7373

VALUABLE COUPON!

Quality Pharmacy
Expires 10/31/19

\$5.00

Good Towards Any
New Prescription

CLIP 'N SAVE!

NOT GOOD TOWARDS
THIRD PARTY INSURANCE CO PAYMENT

THE BITTER COLD WEATHER WILL BE UPON US BEFORE YOU KNOW IT...

Protect your family from the dangers
of Carbon Monoxide Poisoning!



Book your appointment today for a
MAINTENANCE & SAFETY CHECK
on your Heating System for just

\$99.95*
(Reg. \$150.00)

*Additional fees apply for oil systems

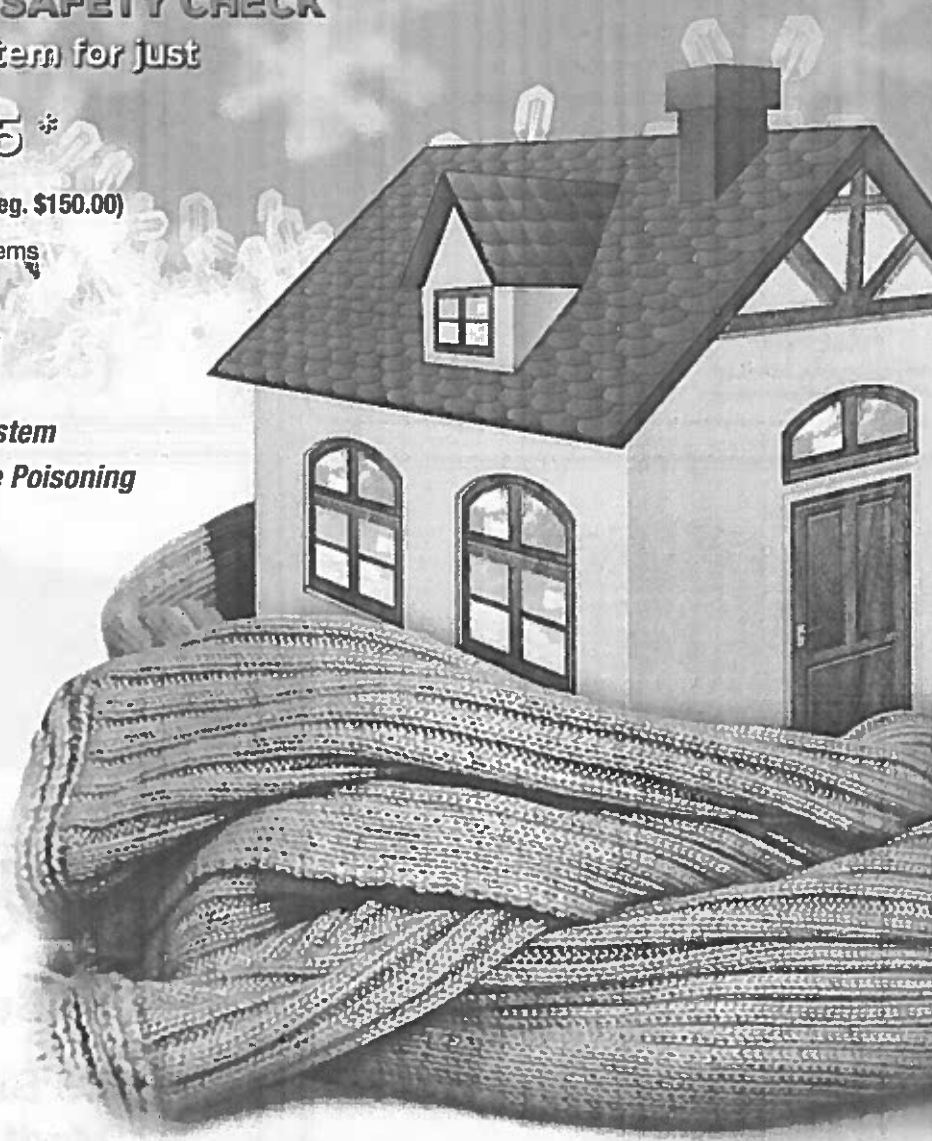
- Avoid Costly Breakdowns
- Lower your Energy Costs
- Extend the life of your System
- Prevent Carbon Monoxide Poisoning
- Have Peace of Mind

**DON'T GET
LEFT OUT
IN THE**

COLD!

Call us NOW
to schedule an
appointment

631.494.2850



HEATING • COOLING • GEOTHERMAL • INSTALLATION • MAINTENANCE • REPAIRS



(631) 732-1112
(800) 734-1243

McManus-Lorey Funeral Home

2084 Horse Block Road, Medford, NY 11763
www.mcmanuslorey.com

Charles J. Lorey - Dorothy C. Pacimeo - Michael J. Gorton, Jr.

A Caring, Family Business

Traditional and Alternative Funerals

Pre-Arrangement Consultation

Pre-Planning through L.I.F.E.

At Home Arrangements

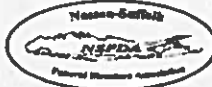
After Care Program and Bereavement Literature

Ample Parking • Handicap Entrance

*Conveniently located one block north of the Long Island Expressway
between exits 63 and 64
(North Ocean Avenue and Route 112)*



LONG ISLAND FUNERAL ENDOWMENT
Hudson-Suffolk Funeral Directors Association



Susan Rose
Licensed Salesperson

(631) 399-5300 Office
(631) 680-7712 Cell
(631) 399-5368 Fax
surose@mdgoodlife.com
http://mdgoodlife.com



M&D GOOD LIFE

Each Office is Independently
Owned And Operated.

850 Montauk Highway, Shirley, NY 11967



NAT'S ELECTRIC & TRINAGRIA ELECTRIC

69 LAMERT AVE
MASTIC, NY 11950

(631) 729-3950



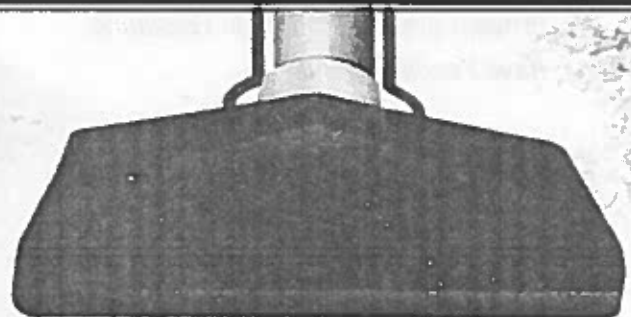
Christopher Dale
longislanddentrepair.com

(516) 603-2331

rapidpdrny@gmail.com

Text or E-Mail
Your Dent Photos

Rapid Paintless Dent Removal



CARPET CLEANING FOR LESS

Sean Boland

435 Birchwood Road
Medford, NY 11763

631-627-0069

sboland7@gmail.com



October 31st



word search



B O B B I N G F O R A P P L E S Q G
 P V L B O M O F D V H V S J Y V Y T
 V V A M P I R E S U Q K K L H T C R
 I L R Y O R U P Q U N Q E M C C I I
 X G O X Y N U H Y P Q H L M X L A C
 Y V G T U H S B I T D A E V Q N L K
 J F R R A W B T H J W Y T T M S L O
 D A W K W Y U L E J W R O A M U H R
 P U M P K I N C A R V I N G J R A T
 U N S I B A T S K C S D S T I E L R
 B Q B N P Q Y C T J K E C A S M L E
 D D Y X M D N K H H U C A N D Y O A
 D T A H A L L O W E E N A O X N W T
 E Z Y D S K H Q N V S W I T E L S C
 P U M P K I N P A T C H R J S T E Q
 F R C O S T U M E S K T K H F X V X
 H M H N B H A U N T E D H O U S E T
 K P J D X H E M P C B U J Z E C U A

ALL HALLOWS EVE
 BATS
 BLACK CATS
 BOBBING FOR APPLES
 CANDY
 COSTUMES

HALLOWEEN
 HAUNTED HOUSES
 HAYRIDE
 MASKS
 MONSTERS
 PARTY

PUMPKIN CARVING
 PUMPKIN PATCH
 SKELETONS
 TRICK OR TREAT
 VAMPIRES
 WITCHES

Classifieds

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

MISCELLANEOUS

CHORES GALORE and MORE: Licensed House-cleaning, House Keeping, House-sitting, Shopping/Errands, Driving/Dr. Visits, Organizing, Purging, 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)

INDEPENDENT AVON REPRESENTATIVE: Skin So Soft available. Please call for FREE catalog. Products for men, women and children. Call (631) 880-7283

FOR SALE

FORRESTER-FOR SALE BY OWNER \$264,000: Blue Ridge Condo II Daryl Drive, Medford. 5 Rooms including 2 Bedrooms, 1.5 Baths. This charming & comfortable move-in ready home has recently updated appliances. tohloo60@optonline.net or 631-220-4854 Carol (Furniture also available for purchase)

**Reach the Entire Blue Ridge
Community and More!**

**Advertise in the
Blue Ridge Gazette**

CALL TODAY

880-7283



We Are 100% Hand Delivered!

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

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

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.**

ATTENTION ALL BLUE RIDGE RESIDENTS

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

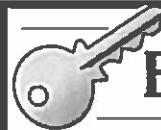
THE MEDFORD AMBULANCE COMPANY HAS ADVISED THAT ALL NON-TRAINED PERSONNEL OR RESIDENTS ARE INSTRUCTED NOT TO TAMPER WITH THIS DEVICE. IT IS DIRECTLY CONNECTED TO ALL EMERGENCY SERVICES.

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.



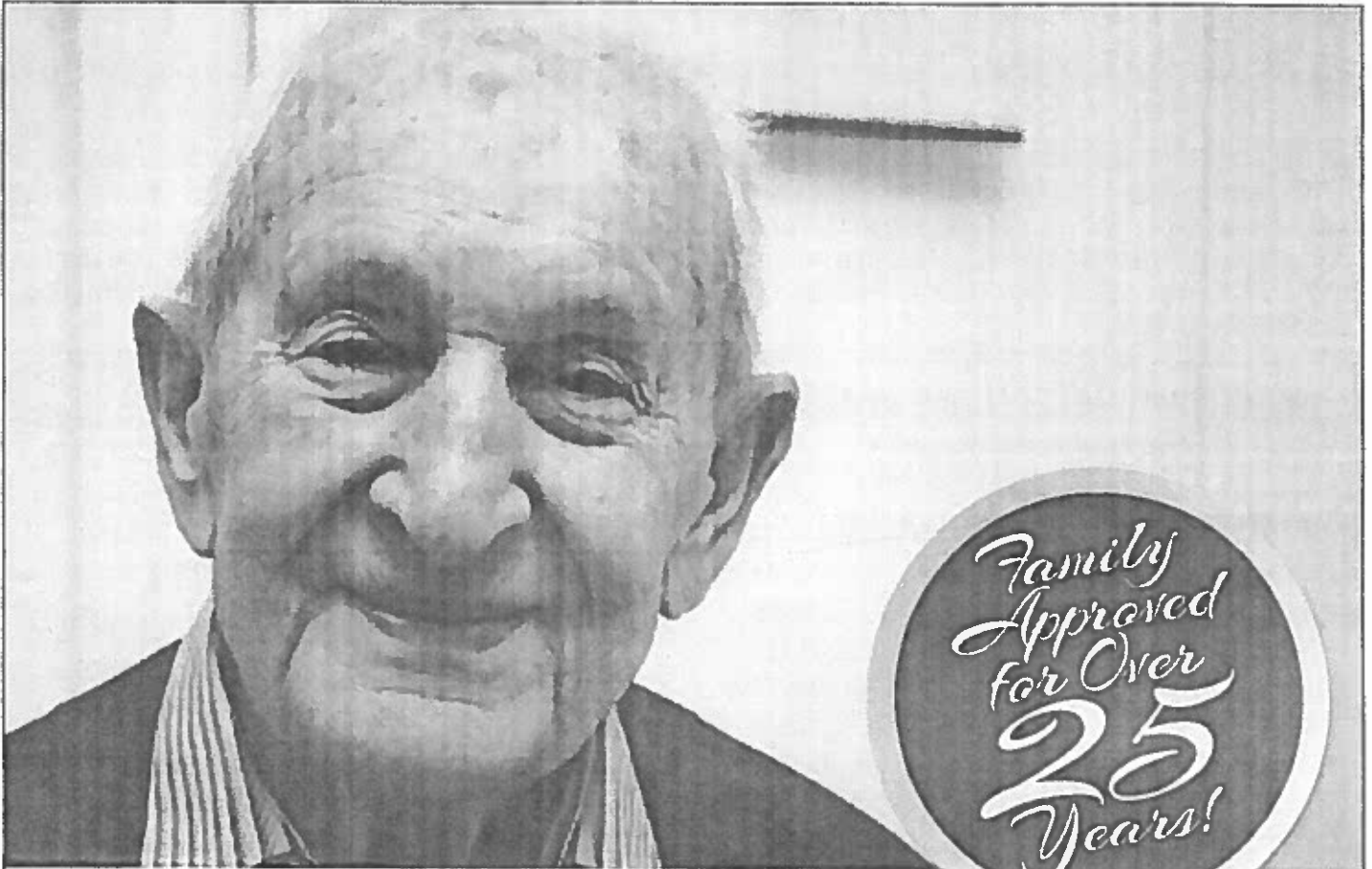
EMERGENCY KEYS

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.



MY DAD NEEDS A LITTLE BIT OF SUPPORT. NOT A NEW ADDRESS.

At Home Companion Services we help the people you care about continue to live active and full lives in the comforts of their own home.

You have questions? We have the answers.

Call us today for a free consult.

Light Housekeeping | Shopping Escort to Appointments | Meal Prep

Alzheimer's and Dementia Trained Companions

Hourly • Overnight • Live-In



HOME COMPANION SERVICES

1-800-473-4427 | HOMECOMPANION.COM