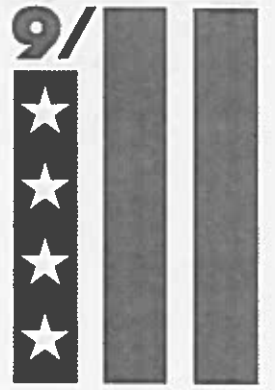




Blue Ridge *Gazette*

REMEMBER



VOL XLV NO. IX

Published by and for the Residents of Blue Ridge

SEPTEMBER 2019



Labor Day POOL PARTY



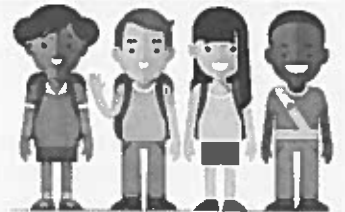
Monday, September 2nd



*Condo I and Condo II
Board of Managers Elections
Saturday, September 14th*



Back to School DRIVE SAFE!



Defensive Driving Sign-Up



SEE PAGE 12

GAZETTE STAFF

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

ADVERTISING MANAGER

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

CIRCULATION MANAGER

Ray Miehl790-1107

PROOF READER

Connie Garone

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
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 LIE, across from the 7-11, in the same center as Aid 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

Many heartfelt "thank you"s to all the cards and in-person reaching out in the sudden passing of my beloved wife, Arlene (Cookie) Hutt. She loved her Blue Ridge Community activities: bocci, from its start, card room mahjong, canasta, pan, and all the social activities, pool, plays, and Saturday night functions, and mostly all the wonderful people. She lived by the rules and was the most honest, concerned lady I have ever known. She will be truly missed. Wife, mother, grandmother, and great-grandmother.

Alan Hutt & Family

Old System Costing You?

Start Saving Today...

Financing Available
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\$500 OFF

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

exp 10-15-19

Call Now for a FREE Energy Survey! PLUS... Ask About Our "Peace of Mind" Service Agreement Starting at \$15.95/month. exp 10-15-19



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<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



2019

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 <i>Labor Day Pool Party</i> <i>Yoga class 7:00PM</i>	3 <i>Tai-chi 11:00 AM</i> <i>Duplicate Bridge 7:00 PM</i> <i>Yoga class 7:00PM</i>	4 <i>Aquacize 10:00 A.M</i> <i>CONDO II Board Meeting 7:30 PM</i>	5 <i>First Day of School Mah-Jongg/Canasta Club Card Room 12:30 PM CONDO I Meet the Candidates Night 7-9PM</i>	6 <i>Aquacize 10:00 A.M. Friday Movie 2:00 PM & 7:00 PM Friday Night Social Tiki Bar 6:30 -10:30 PM</i>	7 <i>Tiki Bar 1:00 -7:00 PM</i>
8 <i>Tiki Bar 1:00 -7:00 PM</i>	9 <i>Aquacize 10:00 A.M</i> <i>HOA Board Meeting 7:00 PM Yoga class 7:00PM</i>	10 <i>Tai-chi 11:00 AM</i> <i>Duplicate Bridge 7:00 PM</i> <i>Yoga class 7:00PM</i> <i>Gazette Meeting 7:00 PM</i>	11 <i>Aquacize 10:00 A.M</i>	12 <i>Mah-Jongg/Canasta Club Card Room 12:30 PM CONDO I Board Meeting 10:00 AM</i>	13 <i>Aquacize 10:00 A.M. Friday Movie 2:00 PM & 7:00 PM Friday Night Social Tiki Bar 6:30 -10:30 PM <u>GAZETTE DEADLINE</u></i>	14 <i>Blue Ridge Condo's Board Elections 9:00 AM - 2:00 PM</i> <i>Tiki Bar 1:00 -7:00 PM</i>
15 <i>Tiki Bar 1:00 -7:00 PM</i>	16 <i>Aquacize 10:00 A.M</i> <i>HOA Board Meeting 7:00 PM</i> <i>CONDO II Board Meeting 7:00 PM</i>	17 <i>Tai-chi 11:00 AM</i> <i>Duplicate Bridge 7:00 PM</i> <i>Yoga class 7:00PM</i>	18 <i>Aquacize 10:00 A.M</i>	19 <i>Greens Men's Club 10-2PM</i> <i>Mah-Jongg/Canasta Club Card Room 12:30 PM</i>	20 <i>Aquacize 10:00 A.M. Friday Movie 2:00 PM & 7:00 PM Friday Night Social Tiki Bar 6:30 -10:30 PM</i>	21 <i>Tiki Bar 1:00 -7:00 PM</i>
22 <i>Tiki Bar 1:00 -7:00 PM</i>	23 <i>Aquacize 10:00 A.M</i> <i>HOA Board Meeting 7:00 PM Yoga class 7:00PM</i>	24 <i>Tai-chi 11:00 AM</i> <i>Duplicate Bridge 7:00 PM Yoga class 7:00PM</i>	25 <i>Aquacize 10:00 A.M</i> <i>HOA Board Open Meeting 7:00 PM</i>	26 <i>Mah-Jongg/Canasta Club Card Room 12:30 PM CONDO I Board Meeting 10:00 AM</i>	27 <i>Aquacize 10:00 A.M. Friday Movie 2:00 PM & 7:00 PM Friday Night Social Tiki Bar 6:30 -10:30 PM</i>	28 <i>Tiki Bar 1:00 -7:00 PM</i>
29 <i>Tiki Bar 1:00 -7:00 PM</i>	30 <i>Aquacize 10:00 A.M</i> <i>HOA Board Meeting 7:00 PM</i> <i>Yoga class 7:00PM</i>					

**CELEBRATE CATERERS @
BLUE RIDGE CAFE
OPEN TUESDAY THROUGH SUNDAY
OPENS 9:00 A.M.
631-698-8394 EXT 132**



**ON SEPTEMBER 2ND WE HAVE OUR
BBQ ON THE PATIO WITH ALL
YOUR HOLIDAY FAVORITES
INCLUDING ICE CREAM STARTING
AT 1:00 P.M.**

**WE ARE FULL SERVICE CATERERS
WE CAN MAKE YOUR LIFE EASIER
WITH OUR SETUP AND
CLEANUP-REMEMBER WE ARE
"INVITED TO
THE BEST PARTIES"
1-800-GO-GOURMET**



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*

LETTER FROM THE HOA BOARD PRESIDENT

Dear Blue Ridge Residents,

Labor Day is here and our Blue Ridge summer is coming to a close. We hope our residents have enjoyed ALL the amenities that Blue Ridge has to offer.

It has been a very busy summer for the HOA Board, and we have great news to report:

- The Tiki Bar will remain open on weekends in September, as well as the pool, weather permitting.
- The Clubhouse LED lighting project is complete. All lighting has been converted to more efficient LED lighting by taking advantage of a PSEG rebate program which will reimburse us 88% of the cost of materials. The HOA will benefit from substantial savings in ongoing electrical costs as a result of this project.
- The Sewer Treatment Plant operational issues have finally been resolved. After extensive time and effort by the HOA Board, coordinating with multiple different vendors, and despite uncooperative weather, the necessary repairs to equipment, computers and storage facilities are complete.
- The HOA will host an Open Meeting for the residents on Wednesday, September 25, 2019, to meet the new Sewer Treatment Plant operator company, and to have any questions about the STP answered.
- The Golf Course continues a steady improvement under the management skills of Greg Fox from Long Island Golf Maintenance, Inc., and we hope that residents see and enjoy the difference!
- With the arrival of the new fiscal year, the Board has begun working on planned improvements to the Clubhouse. We will also continue to search for potential cost savings wherever possible. Look for more information to follow in the months ahead.

Happy Labor Day to all!

Patrick Frabizio, HOA President

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.



*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



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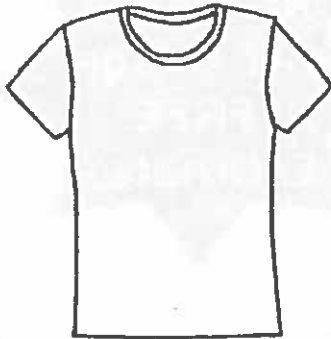


CELL PHONES FOR SOLDIERS

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,

September means back to school, and even if you aren't sending kids to school, we all share the road with school buses. School buses are the safest – and most regulated – vehicles on the road. They are highly visible, have multiple flashing lights, and numerous mirrors. Statistically it is safer for a child to ride a bus than to ride in a car. However, many children are hit because people aren't taking safety precautions around school buses. And more than 50,000 cars pass school buses every single year in New York State. That is a scary thought.

Safety doesn't start at on the bus, it starts at the curb. Parents should arrive five minutes early and be aware of where the bus will stop. Wait until the bus comes to a complete stop, and then board your child. Drivers must come to a FULL and COMPLETE stop while the bus has their lights on and door open. By following basic safety rules, we can prevent accidents.

If you have any questions about school bus safety or your child's transportation, you can contact the Pat-chogue-Medford School District at 631-687-6300. If you have any further 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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Service & Installation Contractor.**

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BLUE RIDGE HOMEOWNERS ASSOCIATION, INC. BUDGET SUMMARY REPORT Eleven Months Ended June 30, 2019

	ANNUAL BUDGET		YEAR-TO-DATE			THIS MONTH		
	TOTAL	BALANCE AVAILABLE	BUDGET	ACTUAL	DIFFERENCE	BUDGET	ACTUAL	DIFFERENCE
MAINTENANCE (HOA ONLY)	113,628	26,617	108,923	87,011	21,912	10,646	7,343	3,303
ADMINISTRATION	183,170	22,499	168,758	160,671	8,087	13,526	13,244	282
COMMUNITY BUILDING	363,042	30,985	322,737	332,057	(9,320)	29,045	32,732	(3,687)
POOLS	132,546	39,894	108,655	92,652	16,003	14,442	13,800	642
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	84,555	400,868	364,531	36,337	33,507	34,039	(532)
GOLF COURSE	333,505	308	291,450	333,197	(41,747)	44,804	34,575	10,229
GENERAL EXPENSES	497,800	(48,473)	529,278	546,273	(16,995)	50,812	43,337	7,475
SECURITY	76,100	15,349	68,072	60,751	7,321	5,352	5,362	(10)
COMMUNITY ACTIVITIES ***	9,473	5,568	12,546	3,905	8,641	1,036	387	649
CAPITAL EXPENSES	142,500	(22,705)	129,500	165,205	(35,705)	20,000	25,282	(5,282)
TOTAL EXPENSES	2,308,600	162,347	2,141,887	2,146,253	(4,366)	223,170	210,101	13,069
LESS INCOME OTHER THAN COMMON CHARGES	(189,500)	(18,092)	(168,445)	(171,408)	2,963	(13,157)	(13,534)	377
EXPENSES TO BE REIMBURSED BY COMMON CHARGES	2,119,100	144,255	1,973,442	1,974,845	(1,403)	210,013	196,567	13,446

OPEN MEETING

Wednesday, September 25

7:00 PM - Lower Level



**Our Pool & Tiki Bar
 OPEN ON WEEKENDS
 in September Until 7:00 PM
 WEATHER PERMITTING**



**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



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

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Centereach, NY 11720

Equal Housing Opportunity logo

Julia ROSA Bejarano
Licensed Real Estate Salesperson



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FAX: (631) 580-7542

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Tune up * Upgrades * Replacements

Lower your bills with a better running system

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EXP 9/30/2019*

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& CONDENSOR CLEAN
COMBINATION PACKAGE

\$ 199.00 PER UNIT
EXP 8/31/2019
CALL FOR DETAILS*
FREON/PURON IS EXTRA

ANY SERVICE CALL

\$25.00 OFF

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- *Bonded *Price Match Guarantee



Cut and save the ad, fridge or phone book

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

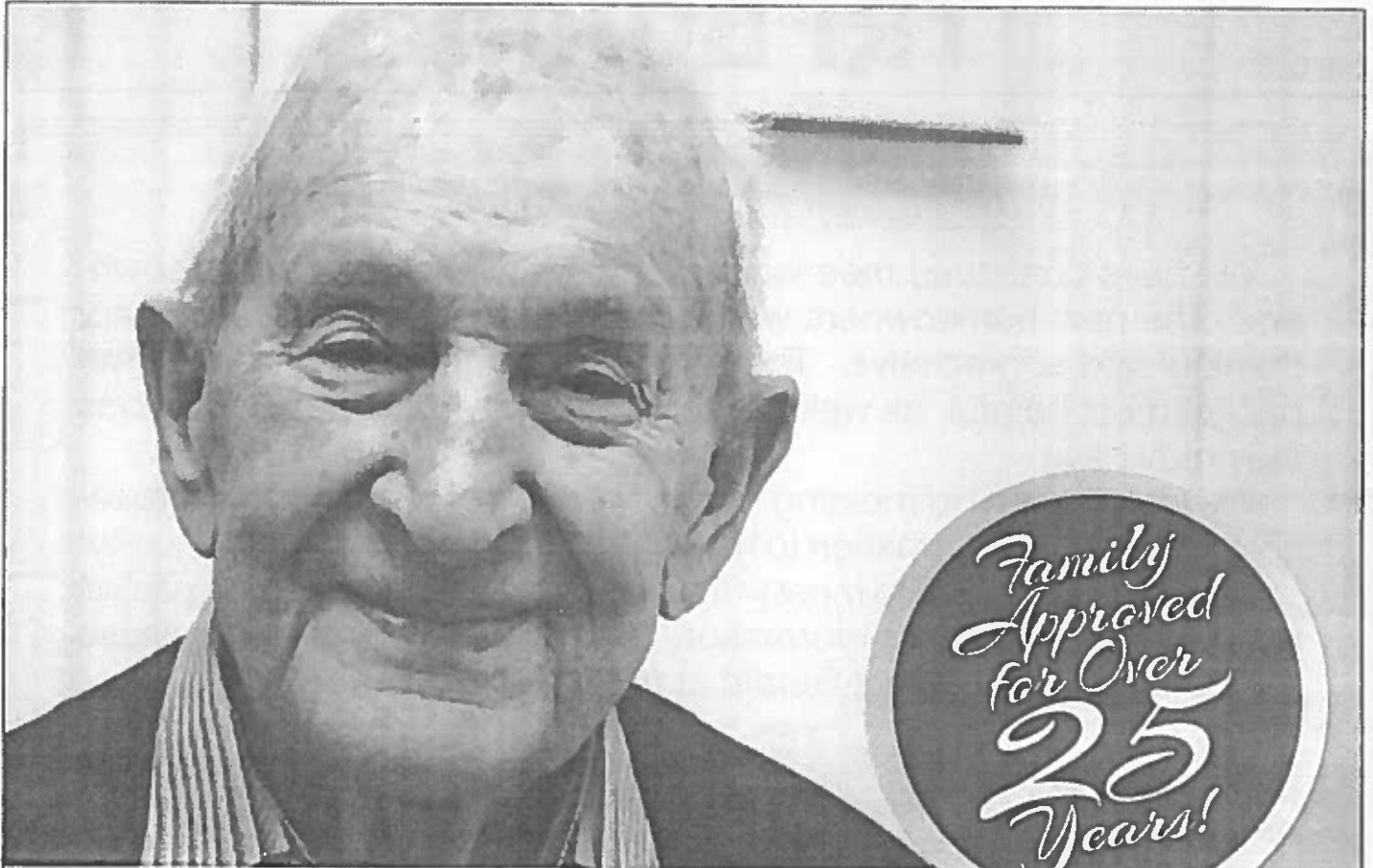


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- ▶ Keyspan Energy Delivery Value Plus Installer
- ▶ Trane Comfort Specialist ▶ Financing Available
- ▶ Humidification ▶ Aprilaire Indoor Air Quality Specialist

Servicing all Long Island

Greenport * Sag Harbor * Ronkonkoma



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.

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CONDO I BOARD of MANAGERS

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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

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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

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Fred Webber - Trees

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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

Since I'm writing this letter in mid-August, the only thing I can say with certainty is that the road paving should have begun on August 14, weather permitting. Residents will have been alerted to cooperate with all instructions for moving their vehicles to facilitate the process. Let me say again that your patience and cooperation is very much appreciated. When we work together, we all benefit.

The Board welcomes David Alamia as a new Manager, and Ellen Becker Gelfand as a Condo I Volunteer.

Happy Labor Day!

Rich Hansen

WE REMOVE WINDOW TINT



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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.

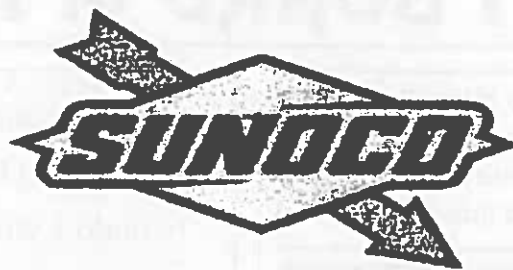
NO EXCEPTIONS WILL BE MADE

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.



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* BRAKE AND
LIGHT CHECK
* COOLANT
SYSTEM CHK.
* 10 PT. SAFETY
CHECK
* WITH COUPON
ONLY
* MOST CARS

**PREMIUM OIL CHANGE
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Up to 5 Quarts of Premium 10W30 Motor Oil Only

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

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**TRANSMISSION
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*Maintain Your Transmission and Prevent Costly Repairs
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(Filter & Pan Cabnet Add'l)*

*Most Front Wheel and Rear
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At Participating Locations Only

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

- 10 Point Vehicle Inspection
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- Other Oil Types Additional
- Some Oil Filters Additional
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• Drain & Fill Radiator w/ Up to 1 Gal. Antifreeze

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- Check Thermostat
- Dexcool Additional
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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.

Meet the Candidates

Thursday, September 5th at 7:00 PM

**Condo I Election for the Board of Managers
will be held on Saturday, September 14, 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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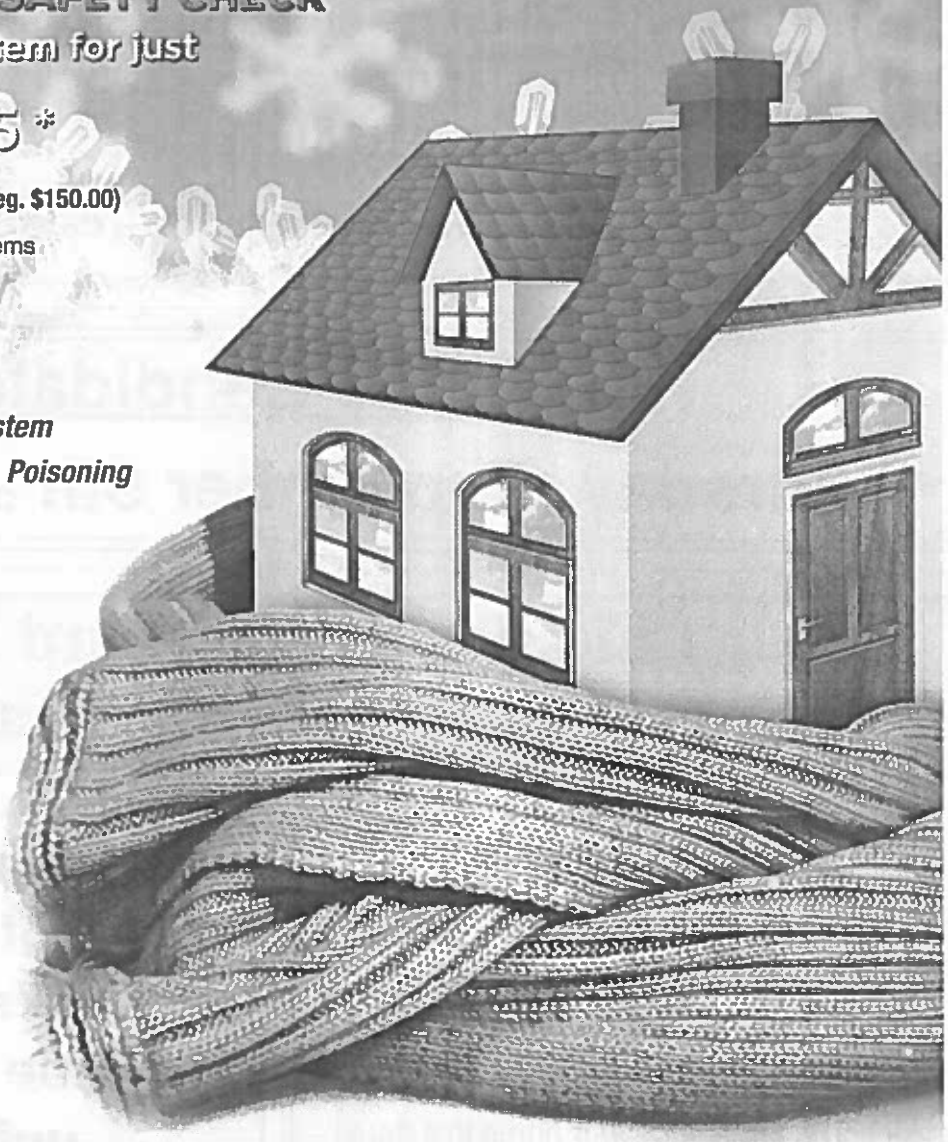
- *Avoid Costly Breakdowns*
- *Lower your Energy Costs*
- *Extend the life of your System*
- *Prevent Carbon Monoxide Poisoning*
- *Have Peace of Mind*

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to schedule an
appointment

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CONDO I BOARD of MANAGERS

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

CONDO I July 2019 Monthly Budget

Category	Total Budget	Balance	7/2019 Expense	YTD Balance
Accounting	\$7,600.00	\$500.00	\$1,300.00	(\$800.00)
Alarm System	\$20,000.00	\$5,128.78	\$103.19	\$5,025.59
Concrete	\$20,000.00	(\$2,105.81)	\$0.00	(\$2,105.81)
Data Processing	\$6,000.00	\$2,722.07	\$0.00	\$2,722.07
Electric	\$24,000.00	\$4,442.82	\$1,666.51	\$2,776.31
HOA CC/CAP	\$1,138,334.88	\$94,021.69	\$94,862.08	(\$840.39)
HOA Maint/Contr	\$200,000.00	\$2,011.00	\$12,049.22	(\$10,038.22)
HOA Material Cost	\$26,000.00	\$8,737.25	\$3,023.71	\$5,713.54
Hydrants	\$5,000.00	\$2,335.86	\$0.00	\$2,335.86
Insurance	\$335,000.00	\$27,865.45	\$27,264.32	\$601.13
Insurance Ded Res.	\$35,000.00	\$31,539.76	\$0.00	\$31,539.76
Landscaping	\$98,000.00	\$5,845.25	\$13,278.80	(\$7,433.55)
Legal	\$14,000.00	(\$4,391.17)	\$12,856.51	(\$17,247.68)
Office	\$12,000.00	(\$3,544.06)	\$844.02	(\$4,388.08)
Outside Contractors	\$40,000.00	(\$15,837.27)	\$3,880.00	(\$19,717.27)
Painting	\$20,000.00	\$11,893.25	\$3,050.00	\$8,843.25
Paving	\$95,000.00	\$75,066.67	\$13,070.00	\$61,996.67
Playgrounds	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00
Payroll Taxes	\$9,000.00	\$1,843.34	\$2,709.30	(\$865.96)
Pest Control	\$9,000.00	\$66.51	\$0.00	\$66.51
Refuse	\$59,000.00	\$1,087.92	\$5,889.01	(\$4,801.09)
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	(\$173,184.84)	\$19,887.34	(\$193,072.18)
Salary Wages	\$24,000.00	(\$607.09)	\$3,755.02	(\$4,362.11)
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	(\$13,034.04)	\$17,901.40	(\$30,935.44)
State & Fed Taxes	\$4,000.00	\$3,122.00	\$0.00	\$3,122.00
Telephone/Cable	\$2,500.00	\$247.59	\$209.14	\$38.45
Walkway Lights	\$8,000.00	(\$11,515.00)	\$2,000.00	(\$13,515.00)
Water	\$45,000.00	\$2,818.28	\$3,837.14	(\$1,018.86)
Total	\$2,461,434.88	\$125,766.53	\$243,436.71	-\$117,670.18

BLUE RIDGE RESIDENT



Glenn Mayernik

glenn@nyreos.com
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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

BOARD OF MANAGERS ASSIGNMENTS

- President **Ken Groshans**..... *Legal, CPA, EAS, Electrical, Lighting, Plumbing, Roads, Roofing, Maintenance, Concrete*
- Vice President... **Anne Marie Quaranta** *Arches, Budget, Fences, Insurance, Legal, Refuse, Snow Removal*
- Treasurer **Michael Cataldo** *Budget/Banking, Liason w/CPA, Work Orders, Basements, Insurance*
- Secretary **Virginia Podmore**
- Manager **Alan Hutt**..... *Painting, ACC, Refuse, Tree Trimming, Safety /Security, Arches, Office*
- Manager **Richard Schmidt** *Work Orders, Exterminating, Landscaping, Maintenance, Sprinklers, Tree Trimming*
- Manager **Joe Kanner**..... *Arches, ACC, Budget, CPA, Insurance, Legal, Rentals, Safety/Security, Snow Removal*
- Manager **Deborah Nicastro**.....
- Manager **Marguerite Bellucci**...
- Office Manager . **Wendi**..... *Accounts Recievables/Collections/Budget*

-LETTER FROM THE CONDO II PRESIDENT-

"Sometimes it is not about whether or not it is your job, Sometimes it is about whether or not it needs to be done." ~ Jeffrey G. Duarte

As the Condo II Board of Managers election approaches this month, remember as you are voting, the people you are choosing will be your advocates for the next three years in helping to transform your community. They will be your voice, your confidants to concerns and issues your community will face. These fellow residents have just as much of an investment in this community as you, yourself, do. They pay common charges, just as you do. They use the same amenities as you do. They walk the same path as you do. Their goals are the same as your goals, and that is to see a more efficient, updated, upgraded, united community. By making the commitment in volunteering to dedicate their time, these friends, and neighbors need your support. Let us begin by showing that support and coming out to vote this September 14th, and choose your next Condo II Board of Managers.

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

THANK YOU !

Please take a moment and join me in thanking fellow Blue Ridge Residents, Barbara Bowen, Howie Finkelstein, Lorraine Groshans, and Mike Finkelstein for their precious time in helping out around the community and in the office where needed this past month

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CONDO II ELECTIONS

Elections will be held on Saturday September 14, 2019

*For anyone who will not be able to present to vote, September 14th,
Proxy's will be available for you to pick up.*

NOTICE AS PER THE COMMUNITY RULES:

No resident shall be permitted to enclose or cover the patio area of their home except for approved fence and gates. Residents shall not be permitted to keep, store, or display any furniture or furnishings or any property of things of any nature whatsoever in such patios, **except:** BBQ, patio or garden type furniture may be displayed on the patio which is an irrevocably restricted part of each home. Residents will keep their patios tidy and clean at all times. Residents will not be permitted to paint the brick work or any other part of the exterior of the buildings. Residents shall be encouraged to plant shrubs and flowers in the non-sodden areas adjacent to their home, as long as such planting is consistent with beautification of the community. The Boards of Managers reserves the right to remove any such planting as it might deem



necessary. It will be the responsibility of the residents to maintain their planting. Residents may Barbecue, cook or broil in their patio areas, provided adequate safety procedures are followed at all such times. At no time shall the grass areas surrounding the patio areas be utilized by the residents, residents guests or invitee for such purposes. Barbecues must be kept on the patio and away from buildings when in use.

Condo II will be conducting a walk around to take note of any homeowners who are non compliant to these rules and regulations. Please be sure to clear out and straighten up your patio areas.

Pride of ownership helps to keep our property value up, and safety issues down.

>>> FIRE HAZARD <<<

Due Potential Fire Hazard and insurance cost,

All Tiki Torches and Fire Pits

must be removed from patio areas, fencing, and common areas of your unit immediately.
There is NO exception.





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 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.



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) 736-0166

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 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 AUGUST 2019**



Kathy Hansen
Ray Miehl
Gina Mirabile
Jeff Ward
Adriana Burtoff
Bill Bernstein
Roz Flomberg
Liz Mazzara
Carol Amato
Havie Gross
Janies Flores
Leonard Mirabile
Sylvia Cervantes
Rich Burch
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Gerry Maroney
Bill Talal
Lee Ann Orlando
Tom Rivoli
Vincent Monello
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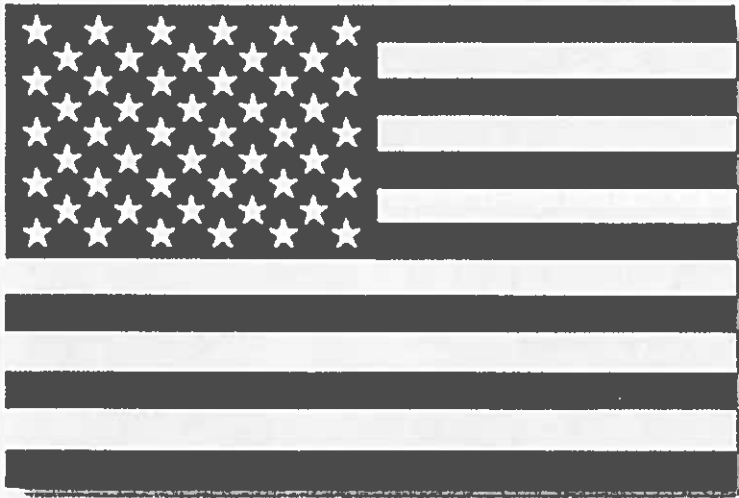
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Condo II Hours of Operation- Monday, Tuesday, Thursday, Friday 9:00am to 2:00pm
 Wednesday office will be Closed • Phone : 736-2574 • Fax 736-2865 • officebrcondo2@optonline.net

Blue Ridge Condo II Fiscal Year Budget 2018/19 Spent Through July 31, 2019

	<i>a</i>	<i>b</i>	<i>c = a - b</i>
	Budget 2018/19	Actual Collected & Spent through July 31st, 2019	Remaining Balance
REVENUE			
COMMON CHARGES	\$ 2,307,000	\$ 2,309,421	\$ (2,421)
LESS: NON-PAYING UNITS (7)	(40,000)		(40,000)
OTHER INCOME	28,000	103,950	(75,950)
TOTAL REVENUE	\$ 2,295,000	\$ 2,413,371	\$ (118,371)
EXPENSES			
HOA COMMON CHARGES	1,043,000	1,042,644	356
LESS: NON-PAYING UNITS (7)	(18,000)	-	(18,000)
HOA MAINTENANCE	195,000	159,043	35,957
ARCHES	7,000	-	7,000
BEAUTIFICATION	15,000	12,334	2,666
CEMENT WORK - CURBS & SLABS	25,000	20,583	4,417
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	11,876	(6,876)
FENCES (INCENTIVES)	5,000	2,400	2,600
FIRE ALARMS	15,000	15,219	(219)
FIRE HYDRANT TESTING	4,000	4,300	(300)
GUTTER CLEANING	6,000	3,900	2,100
OUT OF POCKET REPAIRS	-	-	-
LANDSCAPING	115,000	113,680	1,320
PAINTING	4,000	4,550	(550)
REFUSE	56,000	65,107	(9,107)
REPAIRS & SUPPLIES MAINT.	25,000	32,087	(7,087)
STREET LIGHTS AND PARKING PLAZAS	-	7,933	(7,933)
ROAD REPAIR/SPEED TABLES	20,000	4,292	15,708
ROOFING REPAIRS	50,000	64,069	(14,069)
EMERGENCY EXPENDITURE - NEW ROOFS	-	-	-
SNOW REMOVAL	75,000	27,429	47,571
IRRIGATION	20,000	18,273	1,727
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	25,945	4,055
INCOME TAXES	1,000	(358)	1,358
INSURANCE	315,000	226,371	88,629
LEGAL SERVICES	25,000	35,977	(10,977)
LINE OF CREDIT - REPAYMENTS (INTEREST)	2,000	2,425	(425)
OFFICE SUPPLIES AND EXPENSES	6,000	16,372	(10,372)
EQUIPMENT LEASES	4,000	4,108	(108)
PAYROLL AND PAYROLL TAXES	41,000	42,280	(1,280)
PHONE	3,000	2,939	61
SECURITY - CAMERA UPDATE	5,000	1,872	3,128
SUBSCRIPTIONS	5,000	4,823	177
WATER	34,000	42,479	(8,479)
TOTAL EXPENSES	\$ 2,212,000	\$ 2,059,185	\$ 152,815
OPERATING REVENUES (LESS THAN) EXPENSES	\$ 83,000	\$ 354,186	\$ (271,186)
Lighting Project Expensed In Prior Year, Paid for In Current Year	\$ 83,000	\$ 72,653	10,347
EXCESS REVENUES OVER EXPENDITURES PAID	\$ -	\$ 281,533	\$ (281,533)

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BLUE RIDGE CLUB NEWS



MAH JONGG - CANASTA CLUB

By Janet DuBois

The Mahjongg/Canasta Club is having their annual Canasta Tournament on Sept. 19th at 10:30am.

If you would like to join us, there is a \$5.00 entrance fee for non-members. This fee includes our traditional lunch of bagels/rolls with cream cheese and jelly finishing with coffee and tea. Sign up at the front desk from 5-9pm

We would love to have more competition so come on, join the fun!

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.



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.



TAI-CHI NEWS

Submitted by Helen and Carmella

Hi! Welcome back to 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!



Susan Rose

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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

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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.

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