



Blue Ridge *Gazette*



**Gate
Registration
Required**

**Deadline
June 15!!**

VOL XLIX NO. VI

Published by and for the Residents of Blue Ridge

JUNE 2023

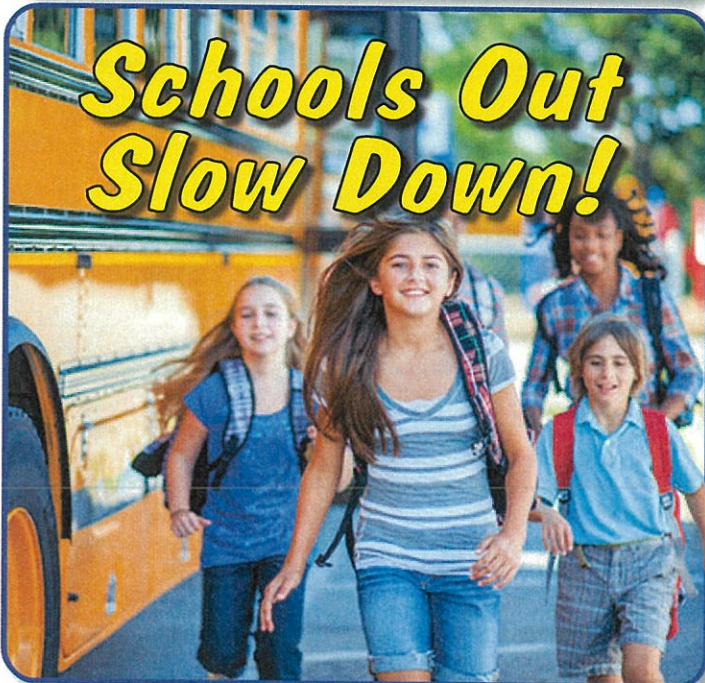


*Happy
Summer!*



Congrats

to all our Blue Ridge
Graduates



*Schools Out
Slow Down!*



HAPPY

Father's
DAY

GAZETTE STAFF

EditorAmanda Smith
Business Manager.....Barbara Monello

ADVERTISING MANAGER

Email: gazetteblueridge@gmail.com

CIRCULATION MANAGER

Ray Miehl

PROOF READER

Amanda Smith

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

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 \$40.00

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.



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.

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LETTERS TO THE EDITOR

A STATEMENT FROM THE EDITORIAL STAFF

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

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

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



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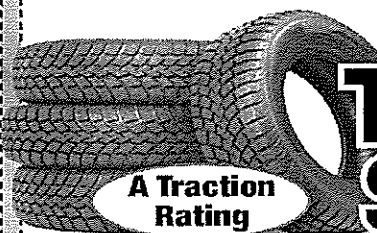
- Antifreeze Flush
- Install New Wiper Blades
- Rotate Tires
- Top Off All Fluids
- Check Drive Belts
- Standard Oil Change
- Check Brakes, Clean & Adjust Rear Brakes



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5/31/23



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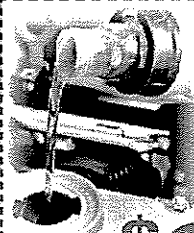
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Most cars, trucks & SUVs. Expires 6/30/23.



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Freeze
Special**

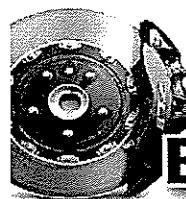
**AIR
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ONLY

Labor Only Freon Additional
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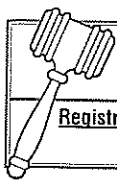
HOURS: MONDAY-FRIDAY 8-6 • SATURDAY 9-2



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• Timing Belts • Transmission Services • Starting & Charging Systems • Steering & Suspension •



H.O.A. BOARD of DIRECTORS

Registration Hours: (At Clubhouse Front Desk) Monday & Tuesday 8:00 AM – 3:30 PM, Thursday thru Saturday 8:00 AM – 3:30 PM, Closed Wednesday & Sunday
H.O.A. Office Hours: Monday thru Friday 10:00 AM – 3:00 PM, Closed Saturday & Sunday • Email: hoablueridge1@optimum.net

Blue Ridge Homeowners Association, Inc.

Board Committees

2/6/23

Committee	Chair	Other Board Committee Members	Consultants
Amenities – Clubhouse, Café, Tennis, Bocci, Bars, Policies & Procedures	Josephine Maiorano	Janet DuBois, Stephanie Milligan, Steven Wolmer	Nick Gabrielle
Communications	Robert Vulpis	Stephanie Milligan	
Website, Social Media etc.	Stephanie Milligan	Mariangela Barbieri,	
Community Relations – ACC, Gov't Relations, Special Events	Janet DuBois	Stephanie Milligan, Robert Vulpis	
Finance – Finance, Legal, Contracts, Insurance	Larry Browne	Mariangela Barbieri	Nick Gabrielle Anthony Spataro
Greens	Josephine Maiorano	Steve Wolmer, Larry Browne	Pat Frabizio,
Gazette	Kenneth Kimmel	Janet DuBois, Stephanie Milligan	
Security	Gerald Gelfand	Steven Wolmer, Bob Vulpis	
Sewer Treatment Plant	Josephine Maiorano	Steven Wolmer	Pat Frabizio
Maintenance	Josephine Maiorano	Steven Wolmer	

President: Josephine Maiorano

Vice President: Janet DuBois

Treasurer: Larry Browne

Secretary: Bob Vulpis

Asst. Treas.: Mariangela Barbieri

Consultants: Pat Frabizio, Nick Gabrielle, Tony Spataro

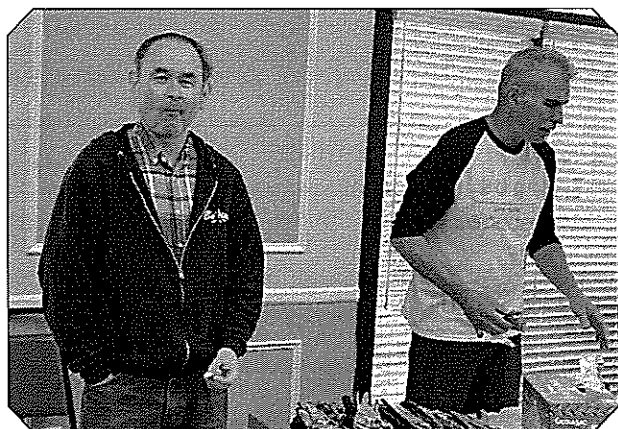
Director: Stephanie Milligan

Director: Steve Wolmer

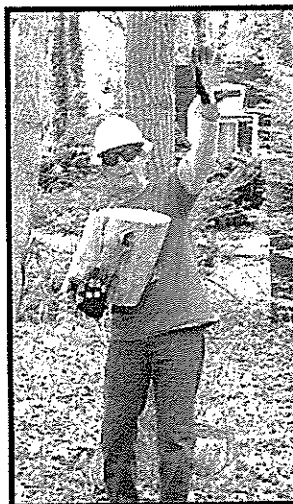
Director: Kenneth Kimmel

Director: Gerald Gelfand

Earth Day Clean Up



Mr. Tree



Well, it's spring again,
and no doubt,
you have seen
our tree guy
Fred
on the grounds
and
climbing into trees

Thanks, Fred, for all your help
keeping Blue Ridge pruned and
beautiful.

~Your Blue Ridge H.O.A.



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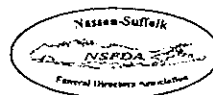
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H.O.A. Office Hours: Monday thru Friday 10:00 AM – 3:00 PM, Closed Saturday & Sunday • Email: hoablueridge1@optimum.net

VISION & MISSION STATEMENT FOR BLUE RIDGE HOA

- To promote harmony between/among all three seated community boards.
- To foster the communication process between/among all three seated boards.
- To continue to serve as Committee Chairs/Liaisons on select committees tapping our skill sets.
- To continue to build trust bridges between/among community boards.
- To help promote community enrichment by inviting professional speakers from all walks of life to present meaningful workshops to our resident population.
- To continue to build a rapport and self-confidence among board members.
- To engender good will and respect among our community resident population by exemplifying ethical standards held.

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**

ATTENTION RESIDENTS:

Please make sure your car doors are locked in the parking lots.

Please be advised that the Friends of Blue Ridge Facebook site is not officially recognized by the HOA and Condo Boards. Please direct any questions or concerns to the website: www.BRHomeowners.com

REGISTRATION HOURS

(At Clubhouse Front Desk)
 Monday & Tuesday
 8:00 AM – 3:30 PM
 Thursday thru Saturday
 8:00 AM – 3:30 PM
 Closed Wednesday & Sunday

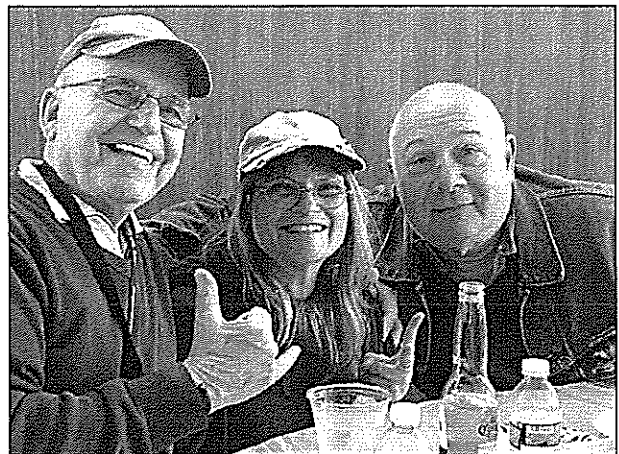
H.O.A. OFFICE HOURS

Monday thru Friday
 10:00 AM – 3:00 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.





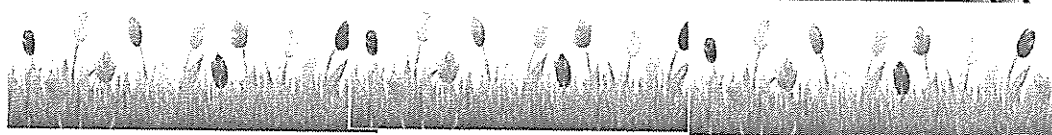
Mother's Day Tea Party

Sunday, May 7, 2023

Special *Thanks* to Josephine Maiorano and the HOA for sponsoring this lovely event; to event helpers—Elsie D., Susan L., Carolyn T., Jean L., and Mary D.; to our photographer, Robert V.; to Vinnie M., Sydney, Rosie, Kellie, and Brian; and of course, Josephine DiGiovanna.



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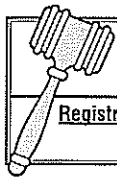
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*Have a
Happy and Safe
Holiday Season*



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BLUE RIDGE HOMEOWNERS ASSOCIATION, INC. BUDGET SUMMARY REPORT Year-To-Date MARCH 2023

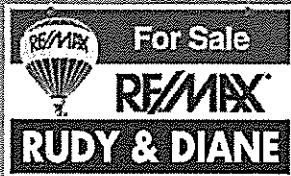
	ANNUAL BUDGET		YEAR-TO-DATE			THIS MONTH		
	TOTAL	BALANCE AVAILABLE	BUDGET	ACTUAL	DIFFERENCE	BUDGET	ACTUAL	DIFFERENCE
MAINTENANCE (HOA ONLY)	24,123	8,051	15,783	16,072	(289)	2,055	2,114	(59)
ADMINISTRATION	276,683	136,092	186,459	140,591	45,868	24,842	18,890	5,952
COMMUNITY BUILDING	501,683	133,707	327,886	367,976	(40,090)	43,167	53,045	(9,878)
POOLS	161,041	83,263	92,892	77,778	15,114	7,639	7,652	(13)
TENNIS	750	741	504	9	495	63	0	63
BOCCI	2,250	2,250	1,504	0	1,504	188	0	188
SEWER TREATMENT PLANT	350,038	145,035	230,815	205,003	25,812	29,114	23,192	5,922
GOLF COURSE	415,597	179,156	265,522	236,441	29,081	30,217	29,651	566
GENERAL EXPENSES	661,805	285,467	384,654	376,338	8,316	32,965	38,039	(5,074)
SECURITY	82,200	31,158	53,100	51,042	2,058	7,250	6,275	975
COMMUNITY ACTIVITIES ***	19,317	(272)	12,401	19,589	(7,188)	1,520	4,392	(2,872)
CAPITAL EXPENSES	148,105	107,522	59,430	40,583	18,847	6,085	0	6,085
TOTAL EXPENSES	2,643,592	1,112,170	1,630,950	1,531,422	99,528	185,105	183,250	1,855
LESS INCOME OTHER THAN COMMON CHARGES	(190,800)	(68,599)	(121,749)	(122,201)	452	(13,067)	(13,477)	410
EXPENSES TO BE REIMBURSED BY COMMON CHARGES	\$2,452,792	\$ 1,043,571	\$ 1,509,201	\$ 1,409,221	\$ 99,980	\$ 172,038	\$ 169,773	\$ 2,265

*** DETAIL OF COMMUNITY ACTIVITIES

	ANNUAL BUDGET		YEAR-TO-DATE			THIS MONTH		
	TOTAL	BALANCE AVAILABLE	BUDGET	ACTUAL	DIFFERENCE	BUDGET	ACTUAL	DIFFERENCE
Gazette Income	17,000	8,834	11,600	8,166	3,434	1,500	1,361	139
Gazette Expenses	42,276	15,544	28,350	26,732	1,618	3,540	3,452	88
Net Gazette Expense	25,276	6,710	16,750	18,566	(1,816)	2,040	2,091	(51)
Bar Revenues	39,000	11,967	23,240	27,033	(3,793)	880	2,877	(1,997)
Bar Expenses	30,891	7,332	18,015	23,559	(5,544)	660	4,626	(3,966)
Net Bar Expense (Revenue)	(8,109)	(4,635)	(5,225)	(3,474)	(1,751)	(220)	1,749	(1,969)
Community Events Expense, Net	6,950	(997)	4,076	7,947	(3,871)	100	1,352	(1,252)
Party Rental Income	4,800	1,350	3,200	3,450	(250)	400	800	(400)
TOTAL COMMUNITY ACTIVITIES	\$ 19,317	(\$ 272)	\$ 12,401	\$ 19,589	(\$ 7,188)	\$ 1,520	\$ 4,392	(\$ 2,872)

Unaudited - For Internal Use Only

SOLD



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"RE/MAX sold a house for us several years ago, so naturally they were the first choice when we were thinking about a change. Rudy was always available and responded promptly. It was a very easy process. Everyone was easy to work with including the office personnel. We would highly recommend RE/MAX and Rudy and Diane to anyone."

Vickie- Ronkonkoma



RUDY & DIANE AVERSANO

Associate Real Estate Brokers

OFFICE: 631.585.2222

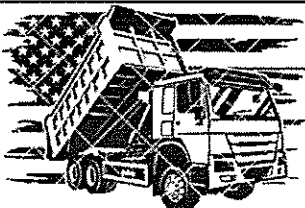
RUDY CELL: 631.831.1162

*531 Hawkins Avenue
Lake Ronkonkoma*



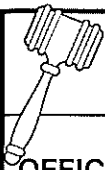
SERVING OUR COMMUNITY SINCE 2004
WE WOULD LIKE TO THANK YOU ALL
FOR YOUR CONTINUED SUPPORT.

Each Office is Independently Owned & Operated.



Clean out and Junk removal services available

Call: 631.478.9101 for a free quote



CONDO 1 BOARD of MANAGERS

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

OFFICE HOURS: MONDAY, TUESDAY, WEDNESDAY, THURSDAY 11:00 AM -2:00 PM. CLOSED FRIDAY
E-MAIL: BRCONDO1@OPTONLINE.NET

Robin D'Alessandro President Contracts, Legal, Finance
Brian Peterson Vice President . Finance, Chair, Property Management Committee
David Bell Treasurer Legal, Contracts, Chair, Finance Committee
Valerie Cafarelli Secretary Work Orders, ACCI, ACC, Finance, Property Management Committee
Brian Lamberson..... Manager Landscaping, Trees, Sprinklers, Snow
Joseph Nischo Manager Paving, Asphalt, Concrete, National Grid
Tim Gilson Manager Security, Fire Alarms, Exterminating
Laura Urban Manager Administration, Special Projects
Fred Webber Consultant Trees
Mary Desjeunes Volunteer Analytical Reporting
Jennifer Daub..... Volunteer Gazette
Kathleen Hansen..... Volunteer Birchwood Sign
Janette Velardi, Fran Cacace, Tracy Bell.....Volunteers.....Property Management Committee

Blue Ridge Website: brhomeowners.com

MESSAGE FROM THE PRESIDENT

Dear Residents,

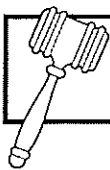
We are very happy that National Grid and Optimum have completed their installations for this year. Both the sprinkler and landscaper companies are working very hard to do the repairs and reseeding needed in the areas damaged by the utility companies. All costs for the necessary repairs will be paid by the utility companies. Thanks to Brian Lamberson on our Board for working with the landscaper and sprinkler companies to assure all required repairs are done.

In addition, we are in the process of planning the road and parking lot repaving with National Grid from Parking Plaza 11 to 18. We should have an open meeting within the next two months to provide the details.

The Board has also turned its attention to the aging water mains located in our roads. The seven shut off valves are 50 years old and the maintenance department has a difficult time shutting them when needed. We have already replaced one in Parking Plaza 1, and are planning and budgeting to replace the other six over the next year. These are the type of critical capital improvements the community must address. We will keep you informed as we move forward on this project.

I wish you all a very happy June and look forward to a pleasant summer!

Robin D'Alessandro --*President, Blue Ridge Condo 1 Board of Managers*



CONDO I BOARD of MANAGERS

~ Important Information ~

♦ COMMON CHARGES

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 1:00pm on the fifteenth (15th) of the month. After 1:00pm on the fifteenth of the month due, there will be a late charge of \$35.00. If the fifteenth of the month falls on a Saturday, Sunday or major holiday, this grace period will extend **until the next working day**. **NO EXCEPTIONS WILL BE MADE**. Post dated checks will not be accepted.

♦ FEES/FINES



Missed Fire Alarm Inspection Fine ..\$200.00

Returned Check Fee\$35.00

Late Common Charge Fee..... \$35.00

Illegal Parking

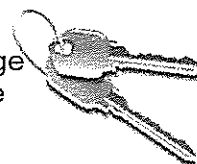
First a Written Warning, then \$100 after 5 days.

All other Violations of Rules & Regulations

First a Written Warning, then \$100 after 10 days, and \$250 after that.

♦ 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. Our files will be reviewed to determine which units have not complied with this requirement.



♦ UNIT NUMBERS

1 2 3 4

The Board of Managers of Condo I asks residents to be certain the unit number of their property is clear and visible. This is vital, particularly when responding to an emergency.

♦ DISPOSAL of WIPES

Residents are asked to refrain from flushing wipes in your toilet. Regardless of what is stated on the product packaging about "Flushable", this cannot be done at Blue Ridge. For one, wipes are causing serious clogs in the drains near your units. This ultimately results in severe backup situations to other residents. Beyond that problem there is the danger of these wipes reaching our Sewer Treatment Plant. Should this happen, there is the danger of irreparable damage to the equipment. This is our greatest danger because **IF THE SEWER TREATMENT PLANT CANNOT OPERATE, WE WILL NOT BE ABLE TO STAY HERE**. This is a serious situation that you can help prevent. Otherwise we will be forced to fine all units in the offending quad.

♦ SPRINKLERS

Residents should not tamper with any sprinkler heads. Please contact the Condo I office immediately so we can notify the irrigation company to have repairs made.

♦ PET WASTE

Pet owners are responsible to pick up their dog waste. If you are identified as an offender, at a minimum, you will be responsible to pay a \$250 fine. Do not confront an offender. If you can safely photograph them, submit it to Condo I on an Incident Report. Please include date, time and location of the offense. Your identity will be kept confidential.

**PLEASE PICK UP
AFTER YOUR DOG.**
We're all in this
community together.
*Be a respectful
neighbor!*

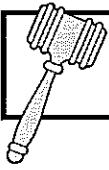


♦ COMMON AREAS

All permanent or semi-permanent personal items must be removed from the common areas adjoining your patio as soon as possible. This includes barbeques, storage boxes, patio furniture and/or any other personal items in the common area.

According to the By-Laws of Condo I, this rule is irrevocable and the common ground cannot be used without prior consent of the Board of Managers. As serious infractions are identified, the resident will be notified and given 10 days to remove those items. If not removed within 10 days, a fine of \$100 will be imposed, payable within 10 days. If the violation still continues, a fine of \$250 will be imposed and payable within 10 days. If violation continues, the items will be removed by Maintenance by order of the Condo I Board of Managers. The offending resident will lose Condo and HOA privileges immediately.





CONDO I BOARD of MANAGERS

~ Important Information ~

♦ PARKING VIOLATIONS

Drivers committing the following infractions will be ticketed/fined and towed at the owner's expense:

- Parking illegally in designated handicapped areas
- Parking in yellow-lined 'No Parking' areas
- Cars without proper NYS Registration
- Cars without Proper Blue Ridge Registration
- Cars need to be moved from parking spots every 5 days. (Vacation Forms are available at the front desk and must be filed with the Condo 1 office.)

♦ STOP SIGN VIOLATIONS

Drivers who commit any infractions will be sought out and fined heavily. The Safety of all of community members- including pedestrians, bike-riders, residents with baby carriages, and dog walkers-is our primary concern

♦ DUMPSTERS

We request that you close side panels or top covers on the dumpsters after disposing your trash. This will prevent animals from getting into the garbage. Also- Please do not use dumpsters to dispose of large items such as furniture. Please put those items outside the dumpsters. The maintenance department will retrieve those items Mondays-Thursdays. Please fold boxes into the recycling bins to allow more trash to fit.



♦ SMOKING in your UNIT

As many of us are spending more time in our homes now, smoking in your unit is causing smoke to filter into your neighbors units. Please make an effort to smoke on your patio.

♦ APPLIANCE DISPOSAL

Condo I follows New York State Law and the Federal Environmental Protection Agency Guidelines that require consumers to remove doors from refrigerators before disposal as a safety measure to prevent the entrapment and suffocation of innocent children. This has been the law for many years and offenders will be severely penalized.

♦ RENTAL FEE

Anyone who rents their unit is subject to a Rental Fee of \$500. This fee is due annually on August 1, or when the unit is rented for the first time. This fee is non-refundable, and will not be prorated. In addition, the unit owner is mandated to register the rented unit with the Town of Brookhaven.

♦ RESIDENT TRANSFER FEE

There is a Transfer Fee of \$1,000 on all new purchases of units. It is common throughout New York State to implement this fee and is not prohibited by the Blue Ridge By Laws. Estate or immediate family member transfers are the only exchanges that will be exempt from this fee.

♦ DELINQUENT COMMON CHARGES

According to NY State Real Property Law, Section 339-kk, if common charges are in arrears 60 days or more, the Condo may direct the renter to forward their monthly rental fees to Blue Ridge Condo 1. This will relieve the renter of any obligation to pay rent to the landlord and shall be an absolute defense to any non-payment proceedings by the owner.

CONSERVE WATER ♦ LIMIT USE

Condo I invoices are up over 20%. Help us keep costs under control. **Please:**

- ♦ Limit laundry
- ♦ Take shorter showers
- ♦ Curb use of outside garden hose



BE AWARE OF HOMEOWNER REPAIR COST RESPONSIBILITIES

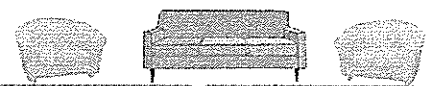
Make yourself familiar for what costs each homeowner is responsible such as:

- ♦ Plumbing & Electrical issues
- ♦ Fire/Smoke & CO2 Alarms



A Reminder from Condo I: Large items do not belong inside the dumpsters.

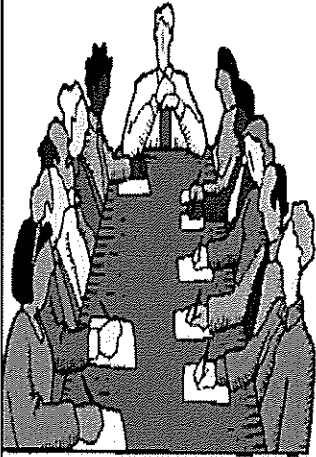
Please place items, such as furniture, outside the dumpsters so the Maintenance Dept. can pick them up separately.





CONDO I BOARD of MANAGERS

**The CONDO I
Board of Managers**
would love to have you join us!



There are open seats on the Condo I Board. These positions entail many interesting facets of running Condo I. Any homeowner who would like to discuss a seat must have their name noted on the deed of ownership, and be in good standing (no outstanding common charges, and no open legal issues with the community.)

*Please submit your resume to
the Condo I office.*

Call our office Monday through Thursday from 11:00 to 2:00 pm

NO CAR WASHING
please!

*Washing your car in the
parking plaza is prohibited.*



*Please do not bring hoses
into the parking plaza
in order to wash your car.*

Thanks for your cooperation!



Call today for a free estimate!

(631) 698-0580

www.twinairinc.com

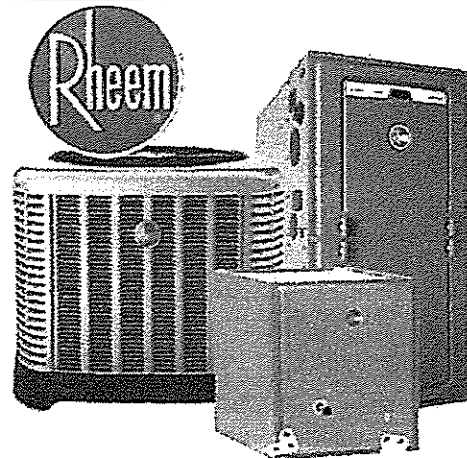
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CONDO 1 BOARD of MANAGERS

To get the most accurate information and updates regarding Condo 1, please access the newly created Condo 1 Board of Managers Facebook page where a board member is telling you what you need to know accurately and timely.

Search Blue Ridge Condo 1 Board of Managers on Facebook and answer three questions.

Once your residency of Condo 1 confirmed, you will be provided access.

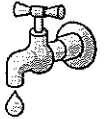
Common Charge Due Dates 2023

Common Charges are Due on the First Day of the Month.
Common Charges received after the First Day of the Month are considered LATE.

DUE DATE		Late Fee after 1 PM on	
Sunday	1/1/2023	Tuesday	1/17/2023
Wednesday	2/1/2023	Wednesday	2/15/2023
Wednesday	3/1/2023	Wednesday	3/15/2023
Saturday	4/1/2023	Monday	4/17/2023
Monday	5/1/2023	Monday	5/15/2023
Thursday	6/1/2023	Thursday	6/15/2023
Saturday	7/1/2023	Monday	7/17/2023
Tuesday	8/1/2023	Tuesday	8/15/2023
Friday	9/1/2023	Friday	9/15/2023
Sunday	10/1/2023	Monday	10/16/2023
Wednesday	11/1/2023	Wednesday	11/15/2023
Friday	12/1/2023	Friday	12/15/2023

Condo 1 Residents: Please be advised that any Homeowner who requests maintenance by phone or work order for something that is determined to be a homeowner issue will be billed for the service at the going rate billed to the condo. Also please be advised that if the call is after business hours, (7:00 am. -3:30 pm.) the charge will increase for overtime pay as well as a service charge for the "on call" hours.

Water shut-offs may be scheduled Monday through Saturday. Appropriate paperwork (Hold Harmless, Certificate of Insurance and copy of the contractor's license) must be filed with the Condo Board 48 hours prior to the shut-off. Neighbors must be notified 24 hours in advance of the shut-off. No water shut-offs on Sunday or observed holidays. Thank you



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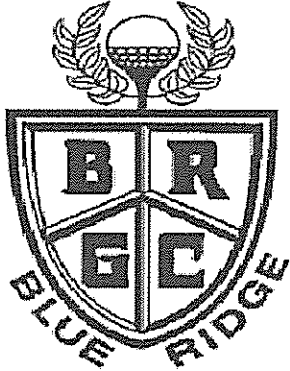
- POWER WASHING
- DEMO
- PAINTING

(631) 681-1236

FOR MORE INFORMATION:
BAYBERRYEXTERIORS.LI.COM
@BAYBERRYEXTERIORS



CONDO I BOARD of MANAGERS



Request for Demands, Lender Questionnaires, and Association Documents

As of April 1, 2020, Blue Ridge Condo I was pleased to announce its transition to HomeWiseDocs.com, the next generation in document and data delivery for community associations. HomeWiseDocs.com provides reliable, around-the-clock online access to all governing documents and critical project data for lenders, closing agents, real estate agents and homeowners from Blue Ridge Condo I.

Log on to www.HomeWiseDocs.com and select the Sign-Up link to register. The many system enhancements geared toward an improved user experience include:

- ☐ **Order by address or association name searches**
- ☐ **Share your order with up to ten email addresses**
- ☐ **Hard copy delivery options available**
- ☐ **Email and SMS text completion notices for users**
- ☐ **Rush order requests**
- ☐ **Track your orders online with order confirmation number**
- ☐ **Pay for your orders by credit card, check or e-check**

Blue Ridge Condo I will continue to bring the latest tools and practices to the community association industry and affiliated professionals. HomeWiseDocs.com simplifies the process of obtaining the association information that you require. Please share this important notice with those parties that regularly request Closing Letters, Lender Questionnaires and other association documents from our company.

Blue Ridge Condo I

877 Golf Lane
Medford, NY 11763
631-736-0166
BRCondo1@optonline.net

HomeWiseDocs.com

5520 Kietzke Lane Suite 200
Reno, NV 89511
Online Chat at www.HomeWiseDocs.com
Help Desk: 866-925-5004
e-mail: contactsupport@homewisedocs.com



CONDO I BOARD of MANAGERS

Blue Ridge Condo I April Budget 2023

EXPENSES	2022/2023 Budget	Expense as of 3/2023	Apr-23	Expense to Date	YTD Balance
ADMINISTRATIVE					
Accounting	\$9,850.00	\$5,375.00	\$650.00	\$6,025.00	\$3,825.00
Data Processing	\$5,600.00	\$3,865.15	\$393.66	\$4,258.81	\$1,341.19
Legal	\$12,000.00	\$3,205.00	\$215.00	\$3,420.00	\$8,580.00
Office	\$14,300.00	\$6,851.82	\$852.11	\$7,703.93	\$6,596.07
Payroll Taxes	\$17,000.00	\$6,208.88	\$1,761.06	\$7,969.94	\$9,030.06
Reserve Study	\$9,000.00	\$0.00	\$0.00	\$0.00	\$9,000.00
Salary/Wages	\$44,000.00	\$18,896.86	\$2,276.99	\$21,173.85	\$22,826.15
State & Fed Taxes	\$2,500.00	\$150.00	\$0.00	\$150.00	\$2,350.00
INSURANCE					
Property & Liability	\$400,000.00	\$225,650.75	\$0.00	\$225,650.75	\$174,349.25
Insurance Deduction Reserves	\$25,000.00	\$6,776.27	\$0.00	\$6,776.27	\$18,223.73
MAINTENANCE DEPT.					
HOA Maintenance Contract	\$243,000.00	\$140,872.62	\$24,549.63	\$165,422.25	\$77,577.75
HOA Material Cost	\$30,000.00	\$21,634.61	\$3,487.66	\$25,122.27	\$4,877.73
OTHER MAINT. & OPERATION					
Alarm System	\$18,000.00	\$10,360.20	\$0.00	\$10,360.20	\$7,639.80
Concrete	\$15,000.00	\$12,777.24	\$0.00	\$12,777.24	\$2,222.76
Electrical Panels	\$5,000.00	\$650.00	\$0.00	\$650.00	\$4,350.00
Fence Incentives	\$8,800.00	\$2,400.00	\$400.00	\$2,800.00	\$6,000.00
Gutter Cleaning	\$12,500.00	\$7,685.22	\$0.00	\$7,685.22	\$4,814.78
Hydrants	\$5,000.00	\$2,844.35	\$0.00	\$2,844.35	\$2,155.65
Landscaping	\$122,000.00	\$76,479.28	\$9,000.00	\$85,479.28	\$36,520.72
Outside Contractors (Misc.)	\$3,000.00	\$1,627.03	\$0.00	\$1,627.03	\$1,372.97
Painting	\$15,000.00	\$12,070.00	\$0.00	\$12,070.00	\$2,930.00
Parking Lot Repairs	\$5,000.00	\$0.00	\$0.00	\$0.00	\$5,000.00
Pest Control	\$8,000.00	\$4,809.15	\$2,335.47	\$7,144.62	\$855.38
Playgrounds	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
Plumbing Back Up/Drainage Repairs	\$45,000.00	\$20,504.80	\$814.69	\$21,319.49	\$23,680.51
Railings	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00
Refuse	\$85,000.00	\$57,381.16	\$7,223.56	\$64,604.72	\$20,395.28
Street Maintenance	\$3,000.00	\$0.00	\$0.00	\$0.00	\$3,000.00
Roofing Maintenance	\$30,000.00	\$4,209.22	\$0.00	\$4,209.22	\$25,790.78
Snow Removal	\$84,500.00	\$73,864.83	\$1,375.00	\$75,239.83	\$9,260.17
Sprinklers Maintenance	\$40,000.00	\$12,381.72	\$0.00	\$12,381.72	\$27,618.28
Tree Removal	\$8,000.00	\$5,865.75	\$0.00	\$5,865.75	\$2,134.25
Walkway Lights Maintenance	\$14,000.00	\$6,072.39	\$4,837.62	\$10,910.01	\$3,089.99
UTILITIES					
Electrical	\$23,000.00	\$17,989.56	\$1,701.41	\$19,690.97	\$3,309.03
Telephone/Internet	\$3,300.00	\$1,747.73	\$213.87	\$1,961.60	\$1,338.40
Water	\$72,600.00	\$28,504.62	\$12,772.25	\$41,276.87	\$31,323.13
BAD DEBT					
Reserve for Bad Debt	\$25,000.00	\$0.00	\$0.00	\$0.00	\$25,000.00
LOANS					
Paving Loan	\$98,300.00	\$65,478.88	\$8,184.86	\$73,663.74	\$24,636.26
CAPITAL BUDGET					
Capital Replacement Expense	\$0.00	\$36,000.00	\$35,500.00	\$36,000.00	-\$36,000.00
Capital Replacement Reserves	\$200,000.00	\$133,333.35	\$16,666.67	\$150,000.02	\$49,999.98
TOTAL CONDO I BUDGET	\$1,763,750.00	\$1,034,523.44	\$135,211.51	\$1,134,234.95	\$629,515.05
INCOME					
	2022/2023 Budget	Rev. as of 3/2023	Apr-23	Revenue to Date	
Condo I Common Charges	\$1,763,750.00	\$1,508,496.05	\$238,973.98	\$1,747,470.03	
Other Income	\$0.00	\$49,230.70	\$4,044.21	\$53,274.91	
Recovery & Misc. Income	\$0.00	\$29,387.72	\$0.00	\$29,387.72	
TOTAL INCOME	\$1,763,750.00	\$1,587,114.47	\$243,018.19	\$1,830,132.66	
Year to Date Totals				YTD Revenue \$1,830,132.66 Net	YTD Expenses \$1,134,234.95 \$695,897.71
HOA COMMON CHARGES					
	2022/2023 Budget	As of 3/31/2023	Apr-23	YTD Paid HOA	
HOA Common Charges Collected	\$1,279,413.12	\$819,438.65	\$102,134.98	\$921,573.63	
HOA Common Charges Paid to HOA	\$1,279,413.12	\$852,933.60	\$106,616.70	\$959,550.30	

Dryer Vent & Duct **CLEANING**



Prevent Potential Fires



Special Offer for the Blue Ridge Condo Association

\$149 per Dryer Vent cleaning service

Add on HVAC Duct Cleaning for an additional \$299

Save when Same-Day Scheduling with a neighbor:

- +1 neighbor: 10% discount !
- +2 neighbors: 15% discount !!
- +3 neighbors: 20% discount !!!

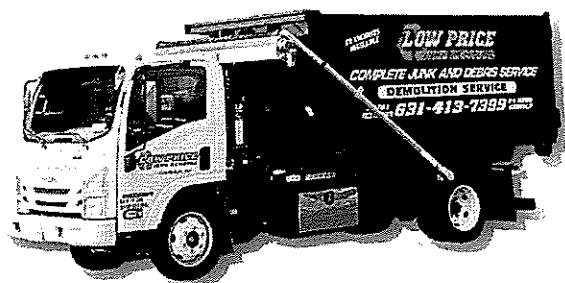


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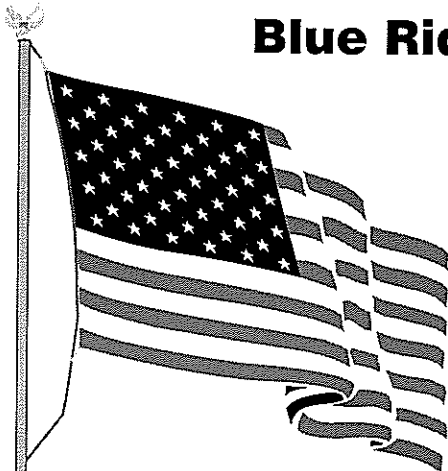


CONDO II BOARD of MANAGERS

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

RANK	NAME	DUTIES
President	John Mills	Contracts, Snow, Construction, Safety, Legal, Lighting
Vice President	William Roach	Work Orders, Safety, ACC, Fences
Treasurer	Kenneth Groshans	Accounting, CPA, Budge, Banking
Asst. Treasurer	Marguerite Bellucci	Appfolio, CPA, GRC, Playgrounds, Rentals, Gazette
Secretary	Deborah Nicastro	Insurance, Legal
Manager	Zackary Will	VMS, Refuse
Manager	Michael Cilmi	Administrative Duties, Appfolio
Manager	John Madonia	Social Media, Insurance legal
Manager	Joan Convery	Administrative Duties
Website Editor	Chrissie Roach	Posting Board approved information to Website, Gazette
Office Manager	Wendi	Accounts Receivables, Collections

Blue Ridge Condo I and Condo II Residents:



If you are one of my neighbors that proudly displays our Nation's flag – or would like to display our flag, I would like to make you an offer.

I often notice there are many flags displayed that are tattered and in disrepair and may even be ready for proper disposal. I would be happy to stop by your unit and untangle or replace a flag that you've purchased. Locally, Harbor Freight sells flag kits at a modest cost, or it can be easily purchased on Amazon. If any of this sounds good to you, please give Wendi at the Condo II office a call and she will help put us in touch. Again, this applies to all Blue Ridge residents. My offer to help is free of charge.

Let's all see if we can make our Blue Ridge Community look like the most Patriotic Community on Long Island! I'm here to help....

Regards,
Bill Roach, Vice President
Blue Ridge Condo II Board of Managers

Advertise your Business in the BLUE RIDGE GAZETTE!



- Advertising Rates - (based on size):

- **FULL PAGE: \$90**
- **HALF PAGE: \$60**
- **QUARTER PAGE: \$40**
- **BUSINESS CARD: \$25**
- **CLASSIFIED- 40 word max: \$15**
- **THANK YOU/CONDOLENCE: \$10**
- **Ask about our FULL COLOR ADS**

The
Blue Ridge Gazette
circulates to the
residents within the
Blue Ridge Condominium
Community,
which consists of
over 800 units!

Ads must be paid for by check made out to: Blue Ridge H.O.A.
No cash will be handled.

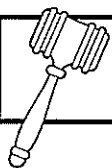
The above rates are for camera-ready ads only. There will be an additional charge if layout and design is required. All ads must be paid for in advance. Returned checks will incur an additional fee of \$40.

ASK ABOUT OUR SPECIAL DISCOUNTS!

If you're interested in advertising, call Ken or Barbara weekdays at

631-698-8394

or send an email to: gazetteblueridge@gmail.com



CONDO II BOARD of MANAGERS



Father's Day originated in the United States with a Washington woman's idea more than a century ago, according to widely accepted accounts. After listening to a Mother's Day sermon in church in 1909, Sonora Smart Dodd wanted to honor and celebrate her dad—a widower and father of six.

The nation's first Father's Day was celebrated on June 19, 1910, in the state of Washington. However, it was not until 1972—58 years after President Woodrow Wilson made Mother's Day official—that the day honoring fathers became a nationwide holiday in the United States.

The warmer weather is upon us, and children will use their bicycles more than ever.

As children ride their bikes on the walkways and from the walkway ride into the parking plazas, they do not think about any vehicles entering or exiting the plaza.

Please speak with your children about the safety of riding their bikes in the plazas; we are also reaching out to the drivers when entering or exiting the plaza to watch out for them.

When riding your bike on the main roads,

following the rules of the road is always important to help reduce the chances of an accident.

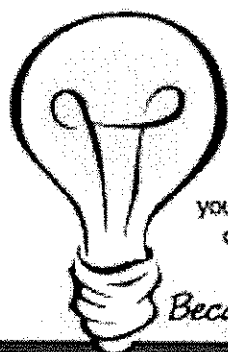


A bicyclist, following the rules means **riding on the right side of the road** and with traffic flow whenever possible. When riding your bicycles in the evening, reflectors on bikes or clothing are helpful.

Also, when taking a stroll, you should walk **against** the traffic and wear reflectors or walk with a flashlight when strolling in the

evening.

Let's do our best to keep each other safe. It is the best we can do for each other.



Share

your bright idea, suggestion for improvement
or pet peeve we might be able to help fix

Because helping you matters to us!

The Condo II Board of Managers (BOM) is reaching out to our residents to assist us with informative articles for the Gazette. Also, if you have any ideas or suggestions that would benefit the community, please let us know. Please email to officebrcond2@optonline.net. Indicate 'Gazette' in the subject line. The BOM will respond to the emails in a timely manner.

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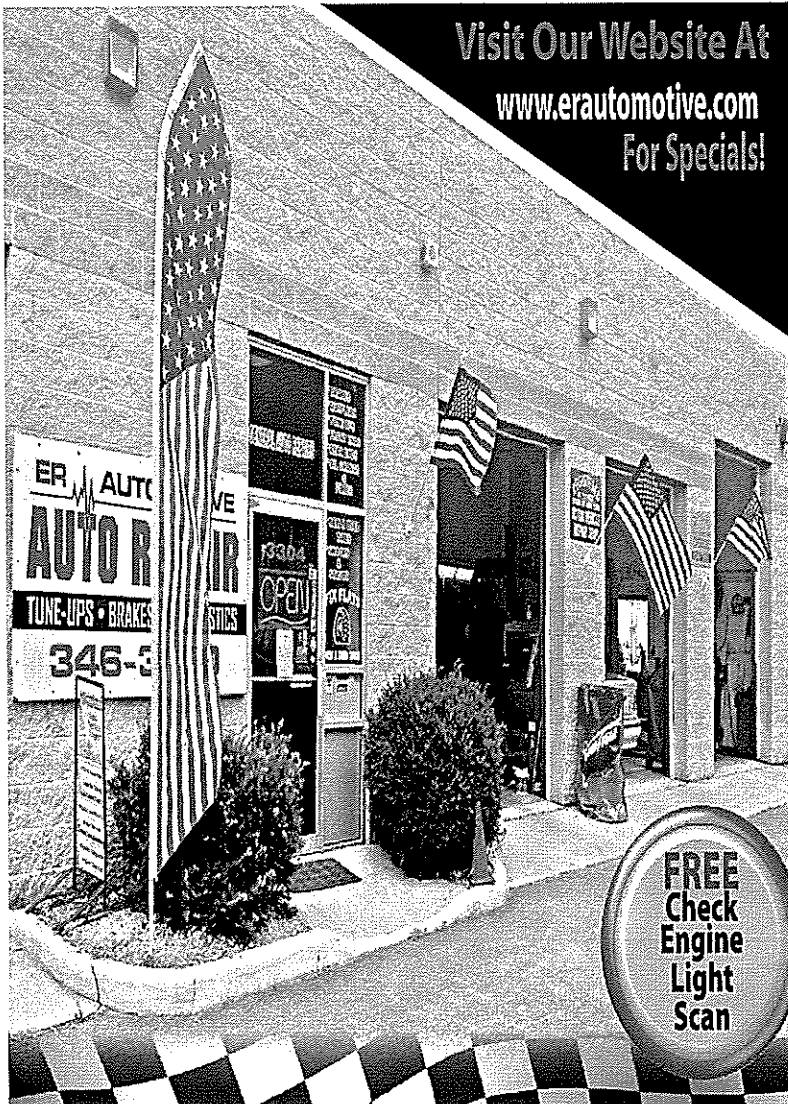
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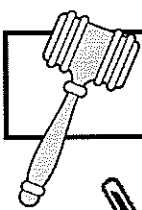


CONDO II BOARD of MANAGERS

Blue Ridge Condo II Fiscal Year Budget 2022-2023 Spent Through April 30th, 2023

	a	b	c = a - b
	Approved Budget 2022-23	Actual Collected & Spent to Date	Remaining Balance
REVENUE			
CONDO II COMMON CHARGES	\$ 1,455,400	\$ 1,061,664	\$ 393,736
HOA COMMON CHARGES	1,171,852	878,880	292,972
LESS: NON-PAYING UNITS (5)	(29,000)	-	(29,000)
SECURITY GATE ASSESSMENT INCOME *	-	1,535	(1,535)
OTHER INCOME	29,000	42,296	(13,296)
TOTAL REVENUE	\$ 2,627,252	\$ 1,984,375	\$ 642,877
EXPENSES			
HOA COMMON CHARGES	1,171,852	878,880	292,972
LESS: NON-PAYING UNITS (5)	(15,000)	-	(15,000)
HOA MAINTENANCE	195,000	154,742	40,258
SECURITY GATE *	-	25,080	-
CEMENT WORK - CURBS & SLABS	25,000	37,069	(12,069)
ELECTRICAL METER PANS	15,000	-	15,000
ELECTRICAL POLES & PARKING PLAZAS	15,000	4,197	10,803
ELECTRIC GENERAL REPAIRS	5,000	279	4,721
EXTERMINATING	8,000	6,540	1,460
FENCES (INCENTIVES)	10,000	12,234	(2,234)
FIRE ALARMS	15,000	9,361	5,639
FIRE HYDRANT TESTING	5,000	2,139	2,861
GUTTER CLEANING	6,000	7,685	(1,685)
LANDSCAPING	137,000	72,359	64,641
PAINTING	20,000	-	20,000
RAILINGS	8,000	-	8,000
REFUSE	77,000	62,111	14,889
REPAIRS & SUPPLIES MAINT.	20,000	22,266	(2,266)
ROAD REPAIR/SPEED TABLES	10,000	-	10,000
ROOFING	130,000	100,794	29,206
SNOW REMOVAL	115,000	70,125	44,875
IRRIGATION	40,000	14,941	25,059
TREE SERVICES	20,000	14,773	5,227
ACCOUNTING SERVICES	6,000	2,250	3,750
BAD DEBT	30,000	-	30,000
CONSULTING SERVICES	8,000	4,950	3,050
ELECTRICITY	30,000	18,565	11,435
INCOME TAXES	1,000	-	1,000
INSURANCE	360,000	208,117	151,883
LEGAL SERVICES	15,000	16,937	(1,937)
OFFICE SUPPLIES AND EXPENSES	9,000	6,185	2,815
EQUIPMENT LEASES	4,000	2,861	1,139
PAYROLL AND PAYROLL TAXES	55,000	42,427	12,573
PHONE & INTERNET	5,000	2,452	2,548
SUBSCRIPTIONS	7,000	5,532	1,468
WATER	54,400	55,196	(796)
CAPITAL RESERVE ALLOCATION	10,000	-	10,000
TOTAL EXPENSES	\$ 2,627,252	\$ 1,861,047	\$ 791,285
REVENUES (LESS THAN) EXPENSES	\$ -	\$ 123,328	

* Special Assessment for Security Gate approved in prior fiscal year



JOINT CONDO I & CONDO II BOARD of MANAGERS

Reminder – Fill Out & Return the Security Gate Access Form



Reminder - Fill Out & Return the Security Gate Access Form

Please be sure to fill out and return the Security Gate Registration Form along with copies of driver's licenses and vehicle registrations. This form and documents are required to obtain your Security Gate Pass. Read the full instructions on the opposite page. All forms and copied documents should be returned to your Condo II office.

Documents

Many residents have voiced concern about the information required to receive the tag to enter the complex. **Residents are worried about identity theft, which is a great concern.** To help minimize this concern, you can block out your ID number on your license and the VIN on your automobile registration. We only need to validate that you are a resident of Blue Ridge and that your automobile is registered here, too. The Condo II Board of Managers would also like to inform the residents that the information is in a locked file cabinet.

The Condo II Board of Managers cannot emphasize the importance of completing the Security Gate Application form and handing it to the Board. When we begin handing out the tags when the time comes, it will be easy for the residents to receive their tags for entrance into the community. Delaying in turning in your application only delays you in receiving the tags.

Note: The form has been updated for the residents to indicate the order in which the guest calls to request entrance into the community. For residents who already completed the forms, we will contact you requesting this information. Only three numbers can be added for each unit.



ACC Notice to Residents



The ACC Committee is now operational and functioning. Any time a unit owner wishes to improve anything involving the exterior of the home or patio you must submit the appropriate forms to the ACC Committee along with all requested and required information and checks. You will need to wait for an acceptance letter and permit which must be hung prominently in your window before any work can commence. You will have 90 days to complete the work submitted. After 90 days the permit is voided.

The following is a list of items which require ACC approval.

- | | | |
|--------------------------------|-----------------------|-----------------------|
| • Concrete patio | • Patio extension | • Solar Tube |
| • Fence Gate or section – wood | • Paving stone Patio | • Wood/Composite deck |
| • Front Door | • Replacement windows | • Vinyl Fence |
| • Gutters/Leaders | • Satellite Dishes | |
| • Patio Enclosure – wood | • Sensor lights | |

Paperwork is available at the front desk in the clubhouse lobby and may be returned to the appropriate Condo Board office. Failure to comply may result in a fine or removal of work performed at the Homeowner's expense.



BLUE RIDGE CONDO I & II BOARD OF MANAGERS

877 & 888 GOLF LN

MEDFORD, NY 11763

SECURITY GATE AND PERMIT PASS REGISTRATION FORM
ONLY INDICATE INDIVIDUALS (OVER 18) WITH VALID DRIVER'S LICENSE AND REGISTRATION

DATE: _____

UNIT NUMBER: _____

Check One: ☐ Owner ☐ Renter

WHEN FILLING OUT THE FORM, PLEASE INDICATE WHO IS THE PRIMARY NAME AND PHONE NUMBER; SECONDARY NAME AND PHONE NUMBER; TERTIARY NAME AND PHONE NUMBER TO CALL WHEN REQUESTING ENTRANCE.

FIRST NAME, LAST NAME (PRINT ONLY)

PRIMARY PHONE NUMBER

FIRST NAME, LAST NAME (PRINT ONLY)

SECONDARY PHONE NUMBER

FIRST NAME, LAST NAME (PRINT ONLY)

TERTIARY PHONE NUMBER

EMAIL ADDRESS (IF NO EMAIL ADDRESS, INDICATE N/A)

LICENSED DRIVERS ONLY

The following information is required below with copies of your Driver's license(s) and Registration to receive your Security Gate Pass. Resident vehicles registered out of state (Snowbirds) must provide alternate proof of residency. Acceptable proof such as a Property Deed, Rental Lease Agreement, Utility Bill, etc., will be accepted.

Number of Cars _____

Plate # _____ State _____ MAKE/MODEL/YR _____ TAG# _____ *

Plate # _____ State _____ MAKE/MODEL/YR _____ TAG# _____ *

Plate # _____ State _____ MAKE/MODEL/YR _____ TAG# _____ *

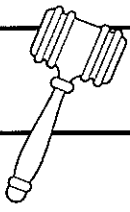
Plate # _____ State _____ MAKE/MODEL/YR _____ TAG# _____ *

*Assigned by BRC2BOM

HOME OR RENTER SIGNATURE

CONDO BOARD SIGNATURE

DATE OF APPROVAL



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

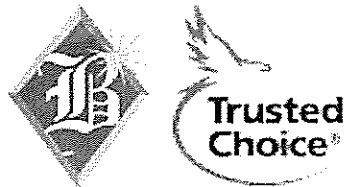
Condo II – Wendi Peycke: OfficeBRCondo2@optonline.net

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) 736-0166

WORK PROPOSAL / WORK ORDER

Date: _____

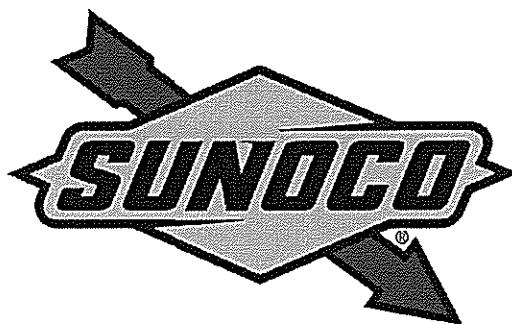
Contractor / Subcontractor:

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 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



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Rotate all four tires and inspect your brakes plus
Up to 5 Quarts of Premium 10W30 Motor Oil Only
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*Check Thermostat
*Dexcool Additional
*Additional for Manufacturer's Special Antifreeze
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Limited Time Offer w/ Coupon

SEE KEVIN - FOR ALL YOUR AUTOMOTIVE NEEDS
OFFICIAL NEW YORK STATE INSPECTION STATION
12 MONTH / 12,000 MILE LIMITED WARRANTY

TRI BOARD

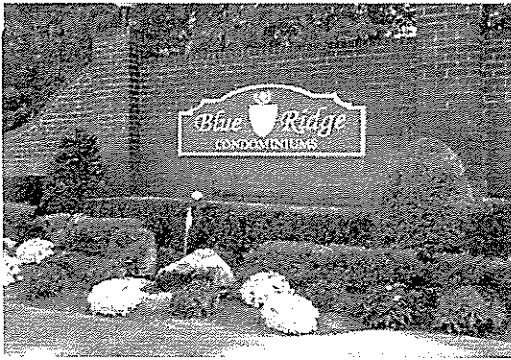
Welcome to Blue Ridge

The welcome committee would like to invite all new residents to join us at 6:30pm on the 2nd Friday of every other month at the club house. This informational meet will help you to understand the workings of our Boards and what you need to know if you want to make changes to your units and more.

All residents are welcome.

Please RSVP to Lorraine @ 631.838.0222 Hope to see you there

RE/MAX Integrity Leaders



BUYING or SELLING?
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For a free, no obligation market consultation of your home contact Rosa today!

ROSA ... Your Blue Ridge Specialist.

Call Direct: **631-871-0904**

Email: RosaBejarano@Remax.net
www.rosabejarano.com



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- ▶ Trane Comfort Specialist ▶ Financing Available
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Greenport * Sag Harbor * Ronkonkoma

Blue Ridge Community

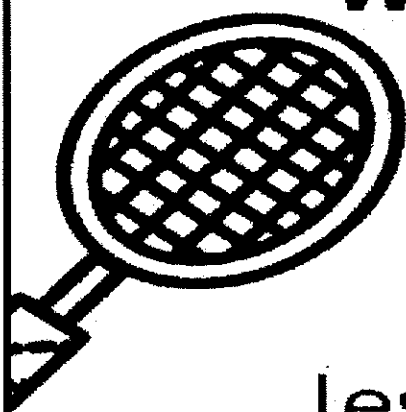
Interested in Free Tennis
Lessons ?

Saturdays

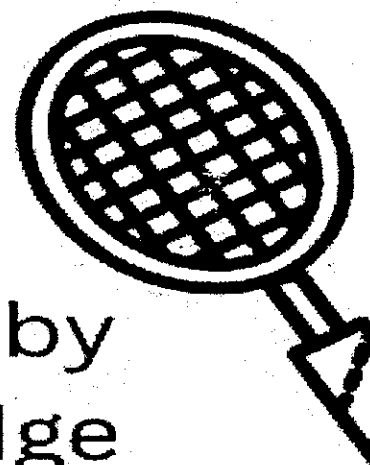
1030 am

Starting Saturday April 29th

Weather Permitting



It's tennis time!



lessons offered by
current Blue Ridge
resident

Larry Browne

Signup at front Desk

BLUE RIDGE CLUB NEWS



BLUE RIDGE LADIES GOLF CLUB

Submitted by Nicole M. Tumilowicz

Come join the fun with Blue Ridge Ladies Golf. Our beautiful golf course is ready for Spring.

We are always excited to welcome new members. Whether you are new to the game or experienced player you're sure to enjoy meeting friends and the challenge of our beautifully manicured course.

Current members and new members will start this season by teeing off at 8:45 am either on Sunday May 14th or on Tuesday, May 16th.

During the season, weekly scores are tailed whether club members play together on a Sunday or a Tuesday.

The season membership fee of only \$30 is due at the clubhouse by May 9th. Please write a check out to Blue Ridge Ladies Golf Club and drop it off at front desk to put in the envelope for Joyce Sachs.

Golf joke: How many golfers does it take to change a lightbulb? Fore.



BLUE RIDGE MEN'S GOLF CLUB

Come join us May 15th at 10 AM in the clubhouse for coffee and bagels. This is for current members as well as an opportunity for new members to join. There is a \$75.00 sign up fee. The club is for all ages and levels. You can play daytime or evenings. The club plays on Thursday mornings from 8am to 11am.

Any questions contact:

Vinnie Monello 631-698-0062

Barry Boeckel..... 631-451-7079

Buddy Rego..... 631-874-4316

Blue Ridge AQUACIZE!

We meet Monday, Wednesday, Friday at 10:00 am.

Welcomes you! Come join us!

We meet Monday, Wednesday,
and Friday at 10:00 am



Pictured from left to right:

Front row: Cruz T., and Instructor Linda K.

Next Row: Ann B., Liz M., and Marcia R.

Back row: Caryn S., Yvonne, Sylvia C., and Terry C.

Missing: Ruth K

PHOTO BY MARY D.

**Join a Club
and have some Fun!**

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Owner

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Cleaningfairies143@gmail.com

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Nesconset, New York 11767

Joanne & Julie Fontanella

YOUR MOTHER/DAUGHTER
REAL ESTATE SPECIALISTS



Thinking of buying or selling this year?

LET JOANNE & JULIE MAKE YOUR MOVE

Joanne and Julie are a real estate mother/daughter duo who are partnering up in 2023 to assist you with any and all of your real estate needs! When it comes time to list your property or look for a new home, working with the right real estate agents who are not only experienced but have your best interest in mind is very important. We always make sure our clients get the utmost personalized and professional service!

Joanne Fontanella

LICENSED ASSOCIATE
REAL ESTATE BROKER

Cell: 516.818.2248

joanne@joanneproperties.com



Julie Fontanella

LICENSED REAL ESTATE
SALESPERSON

Cell: 917.880.9899

jfontanella@signaturepremier.com

SIGNATURE
PREMIER PROPERTIES



275 ROUTE 25A, MILLER PLACE, NY 11764

*If your property is currently listed with another broker, please disregard. It is not our intention to solicit the listings of other brokers.



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Call Ray from

Pro. Door installation

Doors are my Specialty

631-697-2020

Ray@prodoorinstallation.com

GREENS COMMITTEE

Blue Ridge Greens Committee

The Greens Committee is
sponsoring ladies only golf day

June 24, 2023



Between the hours of 9 am-Noon.

Feel free to invite a guest,
pizza afterwards.

Please sign up on sheet at golf
shack

\$20.00 Per Person

We will be selling men and ladies golf shirts for \$21.00. Color is blue and the Blue Ridge logo will be on shirts. Shirts are available for purchase by all residents. If playing this year at the tri-condo tournament, would be nice if we all wore one of these shirts. Contact Vinnie Monello for information at 631-698-0062.

Quality Pharmacy

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

PHARMACY HOURS

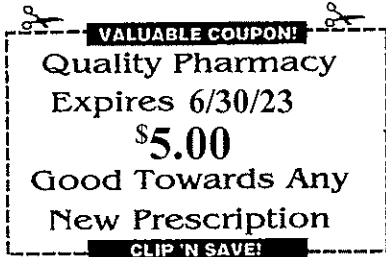
9:00AM to 7:00PM Monday thru Friday

9:00AM to 5:00PM Saturday



Mark Shah, R. PH.

Phone: 732-7373



NOT GOOD TOWARDS

THIRD PARTY INSURANCE CO PAYMENT



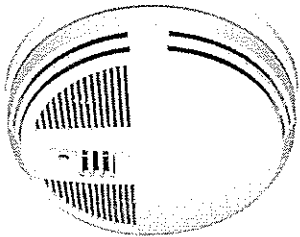
GAZETTE DELIVERERS for May 2023

Sue Beck
Bill Bernstein
Rich Burch
Adriana Burtoff
Debbie Cianciulli
Jen Daub
Mary Desjeunes
Louis Driscoll
Michael Gisler
Kathy Hansen
Kenny Kimmel
Gerry Maroney
Raymond Miehl
Margie Mills

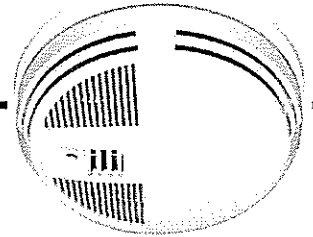
Vincent Monello
Chuck Murphy
Tina Myer
Carolyn Nook
Lee Ann Orlando
Jeanann Pappaeliou
Bud Rego
Mindy Rigert
Tom Rivoli
Bill Roach
Chrissie Roach
Ira Sachs
George Scholl
Debbie Ungaro

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!



ATTENTION



**All Residents
are required to have a
Carbon Monoxide Detector
in their home.**

It is now a law!

For more information, contact the Condo Offices.

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

HOMEIMPROVEMENTS: HANDYMAN+PAINTER + MORE! NO JOB TOO SMALL. Painting, Trim, Floors, Cabinets, Spackling, Sheet Rock, Tile, Grout, Walls, Doors, Power Washing, and More. Highly Experienced, Fair Prices, Top Notch Finish, Free Estimates. James Fesselmeyer (631) 671-0120

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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
BOARD OF MANAGEMENT CONDO 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
HOA Website	BRHomeowners.com

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

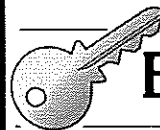
and then advise maintenance immediately, no matter what day or time this occurs.

**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



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.

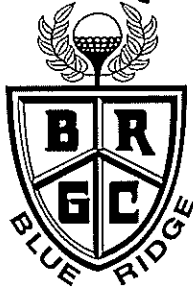
For your security, the residents' keys are in a locked metal cabinet. The key to the cabinet is also in a locked box. Only a member of the Condo Board of Managers has access.

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

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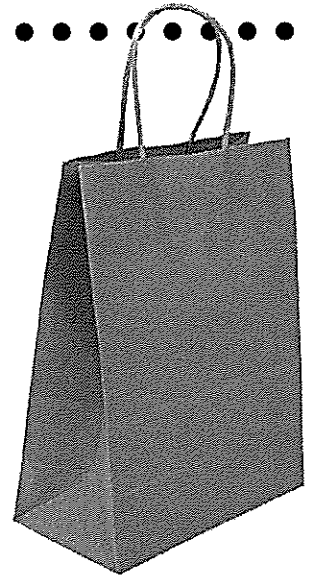
Tell them you saw their ad

in the



Blue Ridge

Gazette



DOG WASTE

**LEASH AND CLEAN UP
AFTER YOUR DOG**



IT'S REQUIRED BY LAW!



Judy and I would like to introduce ourselves as the new Cafe Operators and thank the HOA for giving us the opportunity to be able to cook some really good food for you all. We are very excited to be here and we're looking forward to meeting & serving the entire Blue Ridge Community. Thanks for having us.

Rich, Judy and the Soul Shine Family