

# Blue Ridge Homeowners Association, Inc.



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To the Residents of Blue Ridge

Many residents want to know about the common charges, the amenities, and when the Clubhouse will reopen for resident use.

Our major concern here is the safety of everyone that lives here. So, until the Governor of New York State lifts the current ruling on social distancing, and closure of public buildings, and facilities, your Boards will not risk the spread of the COVID-19 virus. Consequently, the Blue Ridge Clubhouse, and all other outdoor amenities, including playgrounds, will remain closed, and all social events are cancelled.

Regarding the reduction of common charges, since you cannot use the amenities, you need to understand how your money is distributed. The monthly fee is broken down in two parts – HOA fee, and your Condo fee.

The Condo portion covers expenses of sanitation, landscaping, extermination, irrigation, roofing, and lighting services, as well as maintenance, paid personnel, and emergency repairs. None of the cost of these services have decreased during the health crisis.

The HOA has a similar process, and expenses. As far as the current situation, while amenities are currently not available to the residents, none have been removed, nor the cost of upkeep eliminated. There are still maintenance costs involved so the amenities are ready when the time comes to open them.

At this time, the three Boards cannot afford a reduction in the monthly common charges.

Let's remember that we're all in this together. No one is immune to the consequences we face from the terrible pandemic, whether individually, or as a community. The daily horrors we see on TV, and read in the newspaper, serve to make us aware just how serious the situation is. It will not go away just because we want it to. We have to follow the rules if we want to remain safe. In the meantime, we have to be reasonable and civil to each other. In the end, we all have the same goals. We want to return to the lives we had, and we hope that it will be soon.

Please contact the HOA or the Condo offices by phone, email, or the website ([www.brhomeowners.com](http://www.brhomeowners.com)), with any questions or concern you may have. You can pay your common charges, complete work orders, and place them in the locked mailboxes in front of the Clubhouse.

HOA - 631-698-8394 - [hoabarb@optimum.net](mailto:hoabarb@optimum.net)  
Condo I - 631-736-0166 - [brcondo1@optonline.net](mailto:brcondo1@optonline.net)  
Condo II - 631-736-2574 - [officebrcondo2@optonline.net](mailto:officebrcondo2@optonline.net)

Thank you again for your cooperation

Blue Ridge Tri-Board

Condo I

Condo II

HOA