

# Blue Ridge

# Gazette

**DON'T FORGET**



VOL XLVI NO. XI

Published by and for the Residents of Blue Ridge

NOVEMBER 2020

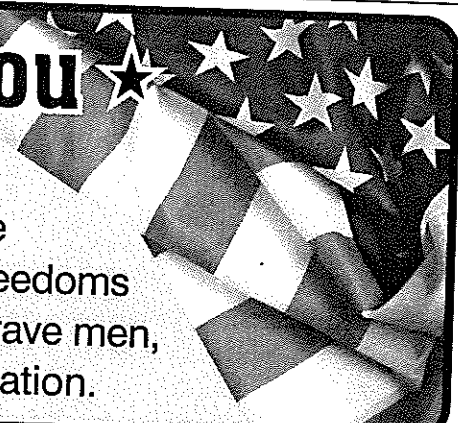


## TUESDAY NOVEMBER 3RD

- See Back Cover -

### ★ Veterans Day Thank You ★

**Happy Veterans Day!** A heartfelt Veterans Day salute of thanks to those who made the ultimate sacrifice for our country while protecting the freedoms of our great nation. Remembering with gratitude, the brave men, and women who made the ultimate sacrifice for our nation.



**GAZETTE STAFF**

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

**ADVERTISING MANAGER**

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**CIRCULATION MANAGER**

Ray Miehl .....790-1107

**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.



**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.



**Susan Rose**  
Real Estate Salesperson



**COLDWELL BANKER**  
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O: 631-399-5300 • C: 631-680-7712

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**\$25.00 OFF**  
any service with  
presentation of this coupon.  
Offers cannot be combined.  
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Call Now for a **FREE** Energy Survey! **PLUS...** Ask About Our "Peace of Mind" Service Agreement Starting at \$15.95/month. exp 12-15-20



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Sales • Service • Installations

# BLUE RIDGE CAFE

OPEN TUESDAY THROUGH SUNDAY 9:00 A.M.-4:00 P.M.

631-698-8394 EXT 132

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**THE CAFE IS NOW OPEN FOR OUTDOOR  
AND LIMITED INDOOR SEATING**

**WE ALSO OFFER TAKEOUT SERVICE**

**WE ARE ALSO AVAILABLE FOR PRIVATE  
CATERING NEEDS**

**HOPING TO SEE EVERYONE AND WE THANK  
YOU FOR YOUR SUPPORT**



# 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

**John Madonia**- President: Pool, STP, Bar Security, Gazette Communication, Maintenance, Contracts, Insurance, Legal

**Nicholas Gabriele**- Vice President: Café, Contracts, Insurance, Legal Policy & Procedure, STP

**Anthony Spataro**- Treasurer: Finance, Pools, Golf, Bar, Security, Clubhouse Liaison, HOA Events, Insurance, Special Events

**Robert Vulpis**- Secretary: Gov't Relations, Clubhouse Liaison, Gazette, Communication, HOA Events, Contracts, Legal, Special Events, Policy & Procedure

**Thomas Rivoli**- Director: ACC, Golf, Tennis/Bocci, Clubhouse Liaison, Maintenance

**Josephine Maiorano**- Director: ACC, Bar, Policy & Procedure

**Jennifer Gisler**- Director: Finance, Golf, Tennis/Bocci, Gov't Relations, Gazette, Special Events

**Jeffrey Barnett**- Director: Finance, STP, Maintenance, Gov't Relations

Consultants: **Caryn Feldman, Josephine DiGiovanna, Leonard Melnick**

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**

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.

## 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.



## A Letter from Your Legislator:

*Suffolk County Legislator - 7th District*

***Rob Calarco***

Dear Residents,

Whether the issue is job loss, overdue and piling up bills, or those who were not doing well financially before Covid-19, food insecurity has become a major concern facing our community. Thankfully, so many have stepped up to serve our neighbors who are struggling, and there are many different ways for all of us to help each other during this difficult time.

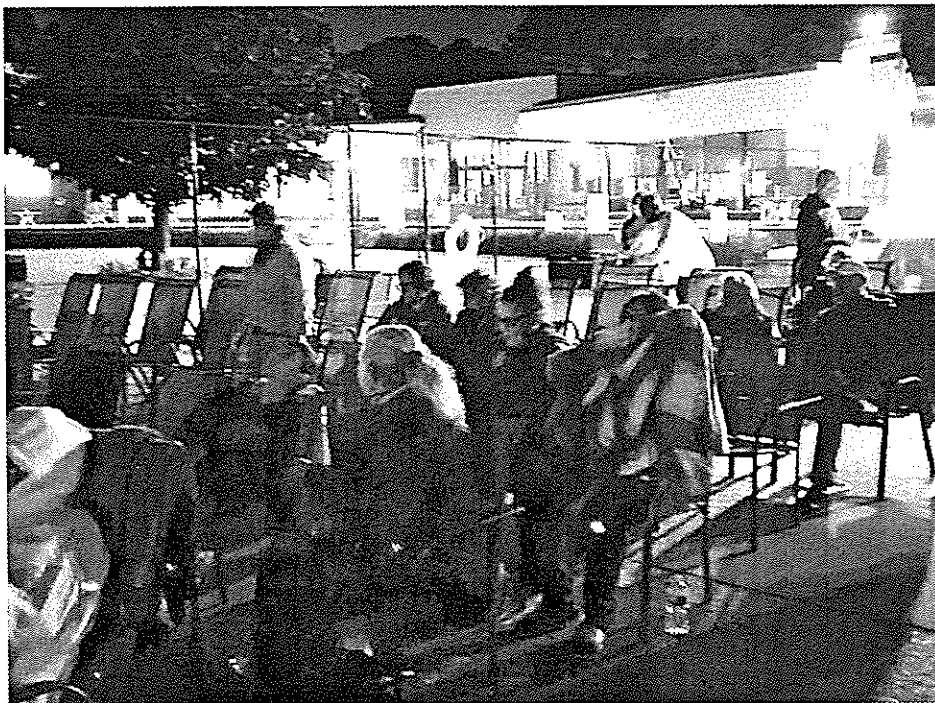
Suffolk County is doing our part to care for our residents by making it easier to connect food pantries with those most in need. If you are experiencing food insecurity you can now call 311, and the operator will connect you with a local food bank pantry, delivery service, or pop-up food distributor. For those who are able to donate, there are plenty of local food pantries in need of your help. Donations can be anything from your traditional non-perishable canned food, to even a bag of potatoes. Pantries that are accepting fresh produce would love to have a portion of your backyard's harvest. Anything that you are able to donate will go a long way in making the lives of your neighbors better, and playing a part in ending food insecurity.

Together as a community, we can put an end to food insecurity. Please know if you or someone you know is in need of food my office is here to assist. I am available at 631-854-1400. Have a safe and happy Thanksgiving!

Until next month,

~Rob Calarco

# Outdoor Movie Night



The event was well attended and enjoyed. John Madonia, HOA President, provided pizza, snacks and soft drinks to all residents in attendance as a thank you for supporting the HOA during these challenging pandemic times we are all facing.



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## BLUE RIDGE HOMEOWNERS ASSOCIATION, INC. BUDGET SUMMARY REPORT One Month Ended August 31, 2020

	ANNUAL BUDGET		YEAR-TO-DATE			THIS MONTH		
	TOTAL	BALANCE AVAILABLE	BUDGET	ACTUAL	DIFFER-ENCE	BUDGET	ACTUAL	DIFFER-ENCE
MAINTENANCE (HOA ONLY)	124,468	116,389	9,355	8,079	1,276	9,355	8,079	1,276
ADMINISTRATION	231,219	212,458	20,052	18,761	1,291	20,052	18,761	1,291
COMMUNITY BUILDING	384,338	356,547	35,324	27,791	7,533	35,324	27,791	7,533
POOLS	117,000	103,763	23,979	13,237	10,742	23,979	13,237	10,742
TENNIS	750	750	375	0	375	375	0	375
BOCCI	750	750	0	0	0	0	0	0
SEWER TREATMENT PLANT	307,933	284,788	24,585	23,145	1,440	24,585	23,145	1,440
GOLF COURSE	402,834	364,285	34,854	38,549	(3,695)	34,854	38,549	(3,695)
GENERAL EXPENSES	609,810	567,929	43,543	41,881	1,662	43,543	41,881	1,662
SECURITY	73,200	68,100	5,700	5,100	600	5,700	5,100	600
COMMUNITY ACTIVITIES ***	15,028	17,198	(113)	(2,170)	2,057	(113)	(2,170)	2,057
CAPITAL EXPENSES	213,000	210,529	0	2,471	(2,471)	0	2,471	(2,471)
TOTAL EXPENSES	2,480,330	2,303,486	197,654	176,844	20,810	197,654	176,844	20,810
LESS INCOME OTHER THAN COMMON CHARGES	(191,400)	(178,233)	(13,939)	(13,167)	(772)	(13,939)	(13,167)	(772)
EXPENSES TO BE REIMBURSED BY COMMON CHARGES	2,288,930	2,125,253	183,715	163,677	20,038	183,715	163,677	20,038

### \*\*\* DETAIL OF COMMUNITY ACTIVITIES

	ANNUAL BUDGET		YEAR-TO-DATE			THIS MONTH		
	TOTAL	BALANCE AVAILABLE	BUDGET	ACTUAL	DIFFER-ENCE	BUDGET	ACTUAL	DIFFER-ENCE
Gazette Income	\$ 17,000	\$ 15,217	\$ 1,416	\$ 1,783	(\$ 367)	\$ 1,416	\$ 1,783	(\$ 367)
Gazette Expenses	\$ 36,287	\$ 33,919	\$ 2,763	\$ 2,368	\$ 395	\$ 2,763	\$ 2,368	\$ 395
Net Gazette Expense	\$ 19,287	\$ 18,702	\$ 1,347	\$ 585	\$ 762	\$ 1,347	\$ 585	\$ 762
Bar Revenues	\$ 35,000	\$ 29,195	\$ 5,300	\$ 5,805	(\$ 505)	\$ 5,300	\$ 5,805	(\$ 505)
Bar Expenses	\$ 29,200	\$ 26,650	\$ 4,340	\$ 2,550	\$ 1,790	\$ 4,340	\$ 2,550	\$ 1,790
Net Bar Expense (Revenue)	(\$ 5,800)	(\$ 2,545)	(\$ 960)	(\$ 3,255)	\$ 2,295	(\$ 960)	(\$ 3,255)	\$ 2,295
Community Events Expense, Net	\$ 6,041	\$ 5,541	\$ 0	\$ 500	(\$ 500)	\$ 0	\$ 500	(\$ 500)
Party Rental Income	(\$ 4,500)	(\$ 4,500)	(\$ 500)	\$ 0	(\$ 500)	(\$ 500)	\$ 0	(\$ 500)
TOTAL COMMUNITY ACTIVITIES	\$ 15,028	\$ 17,198	(\$ 113)	(\$ 2,170)	\$ 2,057	(\$ 113)	(\$ 2,170)	\$ 2,057

Unaudited - For Internal Use Only



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- Check Drive Belts
- Standard Oil Change
- Check Brakes, Clean & Adjust Rear Brakes

**\$129.99** plus tax

Expires 10/30/20

#### BRAKE SPECIAL

**ONLY \$99.99** plus tax

Pads & Labor Most Cars.  
Disc Brakes Only

Rotor resurface or replace additional. Trucks & exotic vehicles additional. Expires 10/30/20

#### SUSPENSION STRUTS FRONT OR REAR

**\$459.99** plus tax

PAIR INSTALLED\*

#### SHOCKS

**\$259.99** plus tax

PAIR INSTALLED\*

WHEEL ALIGNMENT ADDITIONAL

\*\* Most Cars. Expires 10/30/20

#### OIL CHANGE SPECIAL

**\$24.99** plus tax

Up to 5 Quarts

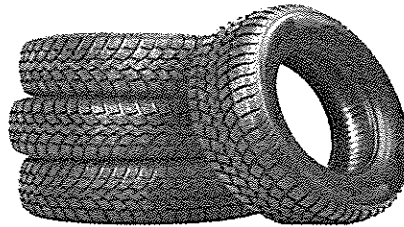
Premium Synthetic Blend includes  
24 point vehicle maintenance.  
Includes Standard Oil Filter.  
FULL SYNTHETIC ADDITIONAL

Most cars, trucks & SUVs. Expires 10/30/20

### Large 6 Bay Facility

## 4 TIRES SALE

ALL SEASON



A Traction Rating

**50K Warranty**  
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**\$299.99** INSTALLED + Tax & disposal

tire price for P215/60R16 prices vary by size. expires 10/30/20

Special Price Based On Stock Availability & Size

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- Shocks & Struts
- Radiator Services
- Heating & Cooling
- Exhaust Systems
- Wheel Alignment
- Batteries

**BLUE RIDGE RESIDENT**

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HOURS: MONDAY-FRIDAY 8-6 • SATURDAY 9-2



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# CONDO 1 BOARD of MANAGERS

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

OFFICE HOURS: MONDAY, TUESDAY, THURSDAY, FRIDAY 9:00 AM - 1:00 PM. CLOSED WEDNESDAY

E-MAIL: BRCONDO1@OPTONLINE.NET

The hours listed above will remain the same once we return to normal operations. However, until conditions from the COVID19 pandemic improve, we will operate as follows by telephone - 631-736-0166: Monday to Thursday 9:00 am to 1:00 pm - Closed Friday

## BOARD OF MANAGERS

<b>Robin D'Alessandro</b>	President	Contracts, Legal, Finance, Insurance, Fire Alarms
<b>Alfred Lombardi</b>	Vice President	Roofs, Painting, Wood Work, ACC
<b>Gerald Gelfand</b>	Treasurer	Finance, Sprinklers, Plumbing, Exterminator, Trees
<b>David Alamia</b>	Secretary	Legal, Contracts, Letters to Resident
<b>Valerie Cafarelli</b>	Manager	Work Orders, Insurance, Roofing Report, Fire Alarms, Administrative, ACCI
<b>Brian Lamberson</b>	Manager	Landscaping, Trees
<b>Joe Nischo</b>	Manager	Paving and Cement
<b>Constance Garone</b>	Manager	Gazette, Rules & Regulations
<b>Anthony Caldarella</b>	Manager	BOM
<b>Fred Webber</b>	Consultant	Trees
<b>Richard Hansen</b>	Consultant	
<b>Ronald Porcelli</b>	Consultant	Snow
<b>Kathleen Hansen</b>	Volunteer	
<b>Ellen Becker Gelfand</b>	Volunteer	

## MESSAGE FROM THE PRESIDENT

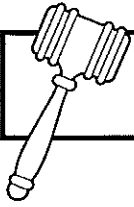
Just one month into my term as President of Condo 1, I am facing issues I never anticipated, particularly a major pandemic. Despite the inconveniences this disease has dealt us, life here in Blue Ridge goes on and we have to deal with it every day. Our new Board is very motivated to improve current services that we provide. In addition, the Board is looking at some new ideas. You will hear about them as we progress.

I look forward to working with the Board to meet the community's needs. I hope I can count on all of you to support our Board and our goals.

*Robin D'Alessandro*



**Daylight Savings Time occurs on November 1. This is a perfect time to change the battery in your smoke and carbon monoxide detectors.**



# CONDO 1 BOARD of MANAGERS

## **To Condo 1 Residents:**

*We are happy to announce we have had our Condo 1 Elections. Robin D'Alessandro, Connie Garone and Brian Lamberson were elected. The Board would like to thank all the residents for their support over the past year. It has been a challenging year with multiple priorities and limited access to the office. The Board persevered and everyone picked up extra duties to insure continued service and repairs to Condo 1 and we will continue to do so. Following are some accomplishments for this past year.*

## **Sprinklers**

We changed sprinkler companies this spring (interviewing during the pandemic) and are very pleased with the updates and service to our system. We were able to get over 90% of the system running, compared to about 65% last year. The board is confident that we will be running 100% next spring.

## **Landscapers**

We hired a new landscaper this spring. Reviews have been overall positive, but some feedback has raised concerns. The board meets with the landscaper monthly to review concerns and questions. They have to become more familiar with our needs, and we have to become more familiar with their process.

## **Roofs**

We replaced over one-third of the roofs over the last 2 years. In previous years, roofs were repaired until a study of the repairs showed we were going back and replacing the same roofs within 2 years which was a waste of money. Now, when there is a leak we try to replace the roof, particularly if the roof is very old. And this will continue to have a substantial effect on our budget.

## **Exterminator**

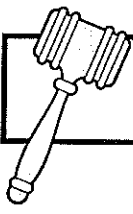
Condo 1 has signed a contract with a new exterminator. It has only been 2 months, but we find his service fast and reliable.

## **Maintenance**

Working with the HOA and Condo 2 we were able to purchase 4 golf carts for the maintenance department to insure they had enough carts to drive to units independently. In addition, we spent over \$6,000 for needed tools for the men. Condo 1 and Condo 2 also approved the hiring of 2 new maintenance men to improve work order completions sooner than 4-6 weeks current estimate.

## **Gutter Cleaning**

Gutters are scheduled to be cleaned once we are reasonably certain that all the leaves are down. We estimate this will happen late November or early December. The cleaning company will leave you a notice that the work has been done. Please be patient. We want the cleaning to be the most effective.



# CONDO 1 BOARD of MANAGERS

## **EAS – Alarms**

The condo board received a letter from EAS this summer which said they will not inspect homes this year due to the pandemic. Condo 1 is working with the Fire Marshal, who is working with the Town of Brookhaven, to see what recourse we have and whether we are permitted to skip this year of home inspections. We do plan to have EAS check all the boxes outside the units. We will keep you informed.

## **Cement**

Over 100 cement slabs were replaced on walkways throughout Condo 1 this summer.

## **Painting**

Painting has been done on many units and will continue during good weather.

## **Homewise**

Condo 1 is now being serviced by Homewise to take care of any document requests for buyers and sellers of condo units. You will find more information on one of the following pages.

## **New Accounting System**

Condo 1 is interviewing accounting companies to install a new system that will add many features such as taking credit card and electronic payments for common charges, and allowing residents to look up their units to receive a report of their payments. This will take some time and we will keep you informed as we move forward.

## **Unit Signs On Walkways**

This project was started last winter and halted due to the pandemic since other priorities took preference. We hope to be able to continue with this project this winter.

## **Sealing PP 5**

We coated and sealed Parking Plaza 5.

## **Playgrounds**

The swing set next to the playground will have to wait until spring. We will, however, add ground cover to the playgrounds in PP 12 and across from PP 15. We hope you noticed that we removed the cement playground figures by the entrance on Birchwood. Hopefully we will develop some good ideas for that area.

*The board will continue to make changes and always looks for feedback from the community to help us improve our homes!*

*Condo 1 Board of Managers*

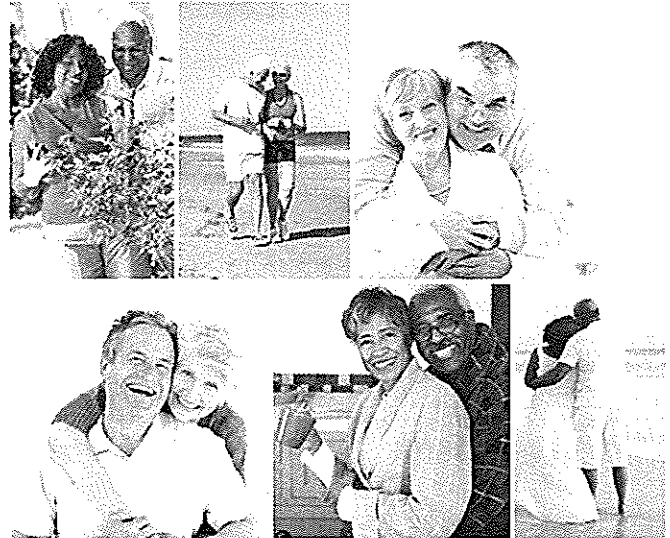
# Reverse Mortgage (HECM) Information Sheet

A reverse mortgage loan allows qualified applicants to turn some of the equity in their home into cash to improve their lifestyle in whatever way they choose. **You will continue to live in your home, retain ownership and will not be required to make any monthly mortgage payments during the loan period.\*** Instead of repaying the loan monthly, the loan balance is repaid when all borrowers have left the home. You will be required to pay for property taxes, home insurance and home maintenance.

## What are the qualifications?

Qualifications include:

- ✓ The borrower on title must be 62 years or older (a non borrowing spouse may be under age 62)
- ✓ The home must be the borrower's primary residence
- ✓ The borrower must own the home
- ✓ The borrower must meet the financial requirements of the HECM program



## Reverse Mortgage Options

The amount you receive is based on these factors:

- ✓ **AGE:** The older the borrower(s), the more funds may be available.
- ✓ **HOME VALUE:** The higher the appraised home value, the more funds may be available.
- ✓ **INTEREST RATES:** The lower the interest rate, the more funds may be available.

## Loan Disbursement Options

You'll have flexibility to choose from one or more:

- ✓ **LUMP SUM PAYOUT:** Pay off large expenses or other debts.
- ✓ **MONTHLY INSTALLMENTS:** Cash installments in the amount you need for a set period of time or for the life of the loan
- ✓ **HECM GROWING LINE OF CREDIT:** Access the available funds when you need them

Call me to get pre-qualified!\*\*

\*All loans are subject to Credit, Income and Appraisal Approval. Programs, Rates, Terms and Conditions are subject to change without notice. This is not a commitment to lend.

\*\*Pre-Qualification is not an approval for loan or an extension of credit, terms and conditions apply.



68 S. Service Road, Suite 400, Melville, NY 11747

<http://nmbnow.com/rtollin>

**Robert Tollin**

Branch Manager

NMLS: 403892

C: (516) 652-8371

O: (516) 324-3685

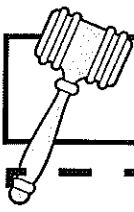
F: (516) 706-4007

[rtollin@nmbnow.com](mailto:rtollin@nmbnow.com)



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# CONDO I BOARD of MANAGERS

## IMPORTANT

## Water Shut Offs

We have received several reports that residents who have water turned off, have not notified their neighbors in advance. A major water shut-off affects all 4 units in the quad. You must file a work order at the Front Desk in the Club House a minimum of 24 hours before any shut-off is scheduled. When you have done that, you can use the blank notes below to notify your neighbors. Fill each one out completely and place one in each of the three mailboxes or inside their screen doors. Failure to comply will cause a major hardship to everyone. Please cooperate.

Water will be turned off for all 4 units in our quad on  
(Date) \_\_\_\_\_ at approximately  
(Time) \_\_\_\_\_.  
Sorry for the inconvenience.

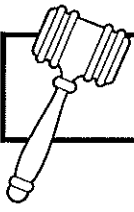
\_\_\_\_\_  
Resident Signature                      Unit No.

Water will be turned off for all 4 units in our quad on  
(Date) \_\_\_\_\_ at approximately  
(Time) \_\_\_\_\_. Sorry for the inconvenience.

\_\_\_\_\_  
Resident Signature                      Unit No.

Water will be turned off for all 4 units in our quad on  
(Date) \_\_\_\_\_ at approximately  
(Time) \_\_\_\_\_. Sorry for the inconvenience.

\_\_\_\_\_  
Resident Signature                      Unit No.



# CONDO 1 BOARD of MANAGERS

## IMPORTANT INFORMATION

### COMMON CHARGES

All common charges are **due and payable on the first (1st) of each month**. Condo 1 will extend the period that you can pay without penalty to 1:00 pm on fifteenth (15th) of the month. After 1:00 pm on the fifteenth 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.**

### 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, \$100 after 5 days
All Other Violations of Rules & Regulations.....	First a Written Warning, \$100 after 10 days, and \$250 after that time

### KEYS

It is imperative that the Condo 1 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

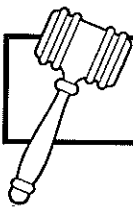
The Board of Managers of Condo 1 asks residents to be certain the unit number of their property is clear and visible. This is vital, particularly when responding to an emergency.

### OTHER RECOMMENDATIONS

- 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 contractors to work on your unit.
- Review your homeowners insurance policy for needed updates.
- If purchasing and installing an electric stove in your unit, please note that you are required to have a 50 amp copper line.
- Regarding street light and parking plaza lights there is a number on the pole. When submitting a work order for light replacement, please note that number. As for walkway lights, a nearby address will suffice.

### 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, they are causing serious clogs in the drains near your units. This ultimately results in severe backup situations to other



# CONDO I BOARD of MANAGERS

residents. Beyond that problem there is the danger of these wipes reaching our Sewer Treatment Plant. Should this happen, there is the danger of all these wipes causing irreparable damage to the equipment. This is our greatest danger since IF THE SEWER TREATMENT PLANT CANNOT OPERATE, WE WILL NOT BE ABLE TO STAY HERE. This is a serious situation that you can help to 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. Other neighbors who walk their dogs, children and walkers are impacted by your neglect. It is an unhealthy situation, can cause disease and attracts unwanted rodents. If you are identified as an offender, at a minimum, you will be responsible to pay a \$250 fine.

We caution residents not to confront anyone breaking the rules. If you can safely photograph the offender, please do so and submit it to Condo I on an Incident Report, including the date, time and location of the offense. Your identity will be kept confidential

## **COMMON AREAS**

All permanent or semi-permanent personal items must be removed from the common areas adjoining your patio, and must be done as soon as possible. This includes barbecues, storage boxes, patio furniture and anything else currently 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 them. 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 payable within 10 days. If the violation continues, a fine of \$250 will be imposed 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.

## **DUMPSTERS**

Residents are asked to be considerate of others when disposing of trash. If you open a side panel, be certain to CLOSE it before you leave. Likewise, if you open the top covers, YOU MUST PUT THEM BACK . Otherwise, animals get in and spread trash all over the parking plaza. Rodents have become a problem as a result of this carelessness. Be a good neighbor and resident and do the right thing.

## **SMOKING IN YOUR UNIT**

As many of us are home now and spending more time in our homes, smoking in your unit is causing the smoke to filter into your neighbors units. Since the weather is nice, can you please smoke on your patio so the smoke does not filter into your neighbors' units.

**OFFICIAL**  
NO. \_\_\_\_\_  
STATE OF NEW YORK  
**MOTOR VEHICLE**  
INSPECTION STATION

# ER AUTOMOTIVE

**REGISTERED**  
NO. \_\_\_\_\_  
STATE OF NEW YORK  
**MOTOR VEHICLE**  
REPAIR SHOP

**631-346-3130**  
**NEW YORK STATE INSPECTIONS**

## WE REMOVE WINDOW TINT

**FREE**  
**CHECK ENGINE**  
**LIGHT SCAN**



Exp. 11/30/20

**OIL CHANGE**  
**\$5.00**  
**OFF**

Exp. 11/30/20

**COOLANT SERVICE**  
**\$59.95**  
Most Makes & Models  
Up To 2 Gallons

Exp. 11/30/20

**FREE**  
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**SYSTEM TEST**  
Batteries From  
**\$49.95**

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Exp. 11/30/20

**A/C SERVICE**  
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Exp. 11/30/20

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Country Fair  
Behind King Auto





# CONDO I BOARD of MANAGERS

Attention Condo I Resident's: Condo I 2019 Financials are available at the office. Please stop by and pick up your copy.

## CONDO I September 2020 Monthly Budget

Category	Total Budget	Balance	9/2020 Expense	YTD Balance
Accounting	\$8,000.00	\$7,375.00	\$550.00	\$6,825.00
Alarm System	\$20,000.00	\$18,782.62	\$1,112.41	\$17,670.21
Capital Improvement	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00
Concrete	\$9,000.00	(\$1,950.29)	\$0.00	(\$1,950.29)
Data Processing	\$2,000.00	\$2,000.00	\$0.00	\$2,000.00
Electric	\$22,000.00	\$18,653.02	\$1,315.43	\$17,337.59
HOA CC/CAP	\$1,192,574.88	\$1,093,191.85	\$100,816.36	\$992,375.49
HOA Maint/Contr	\$200,000.00	\$182,708.33	\$17,492.58	\$165,215.75
HOA Material Cost	\$30,000.00	\$29,254.38	\$2,508.23	\$26,746.15
Hydrants	\$5,000.00	\$5,000.00	\$0.00	\$5,000.00
Insurance	\$357,500.00	\$328,452.94	\$28,859.78	\$299,593.16
Insurance Ded Res.	\$25,000.00	\$25,000.00	\$0.00	\$25,000.00
Landscaping	\$113,000.00	\$97,926.65	\$32,370.25	\$65,556.40
Legal	\$14,000.00	\$14,000.00	\$1,853.07	\$12,146.93
Office	\$12,000.00	\$11,561.00	\$272.35	\$11,288.65
Outside Contractors	\$30,000.00	\$21,942.14	\$2,100.00	\$19,842.14
Painting	\$18,000.00	\$15,600.00	\$0.00	\$15,600.00
Parking Plazas	\$10,000.00	\$3,699.75	\$0.00	\$3,699.75
Paving	\$98,500.00	\$90,315.14	\$8,184.86	\$82,130.28
Playgrounds	\$15,000.00	\$15,000.00	\$2,178.02	\$12,821.98
Payroll Taxes	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00
Pest Control	\$10,500.00	\$9,387.00	\$1,177.00	\$8,210.00
Refuse	\$59,000.00	\$54,084.72	\$4,915.28	\$49,169.44
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	\$200,000.00	\$177,806.00	\$27,054.00	\$150,752.00
Salary Wages	\$29,000.00	\$26,374.25	\$2,267.62	\$24,106.63
Snow Removal	\$25,000.00	\$25,000.00	\$0.00	\$25,000.00
Sprinklers	\$25,000.00	\$21,726.85	\$3,656.73	\$18,070.12
State & Fed Taxes	\$2,500.00	\$2,500.00	\$516.00	\$1,984.00
Telephone/Cable	\$2,700.00	\$2,477.58	\$222.62	\$2,254.96
Walkway Lights	\$12,000.00	\$9,745.00	\$0.00	\$9,745.00
Water	\$56,800.00	\$46,813.54	\$8,162.62	\$38,650.92
<b>Total</b>	<b>\$2,679,074.88</b>	<b>\$2,429,427.47</b>	<b>\$247,585.21</b>	<b>\$2,181,842.26</b>

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

Protect your family from the dangers  
of Carbon Monoxide Poisoning!



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

**\$99.95\***  
(Reg. \$150.00)

\*Additional fees apply for oil systems

**Book by November 30, 2020**

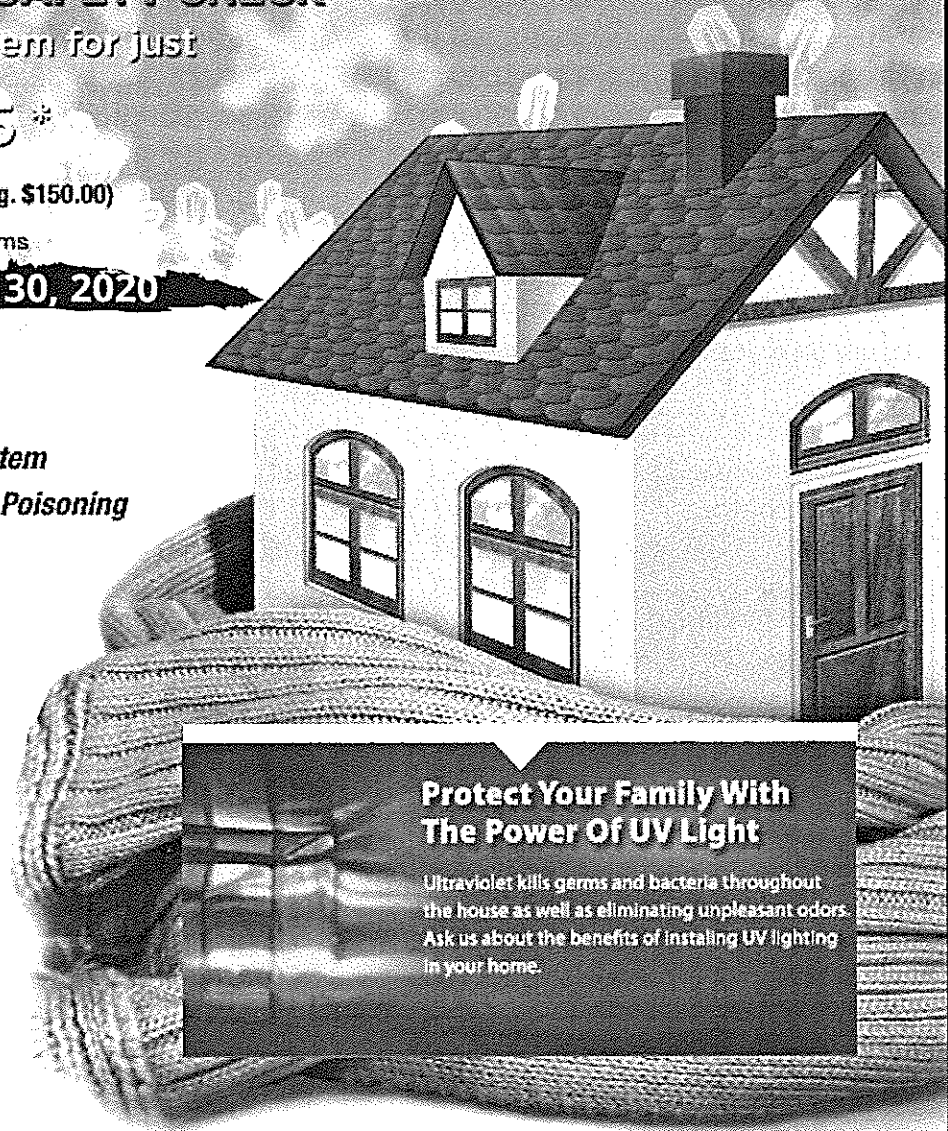
- *Avoid Costly Breakdowns*
- *Lower your Energy Costs*
- *Extend the life of your System*
- *Prevent Carbon Monoxide Poisoning*
- *Have Peace of Mind*

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

**COLD!**

Call us NOW  
to schedule an  
appointment

**631.494.2850**

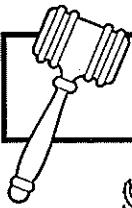


### Protect Your Family With The Power Of UV Light

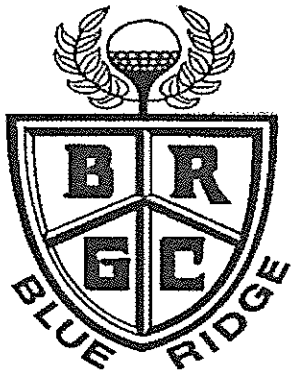
Ultraviolet kills germs and bacteria throughout  
the house as well as eliminating unpleasant odors.  
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# CONDO I BOARD of MANAGERS



## 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](http://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**

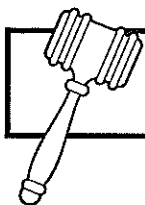
Blue Ridge Condo I will continue to bring the latest tools and practices to the community association industry and affiliated professionals. HomeWiseDocs.com simplifies the process of obtaining the association information that you require. Please share this important notice with those parties that regularly 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](http://www.HomeWiseDocs.com)  
Help Desk: 866-925-5004  
e-mail: [contactsupport@homewisedocs.com](mailto:contactsupport@homewisedocs.com)



# 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](mailto:BlueRidgeCondo1@optonline.net)

Condo II – Wendi Peycke: [OfficeBRCondo2@optonline.net](mailto:OfficeBRCondo2@optonline.net)

## Jeannette Dreydoppel

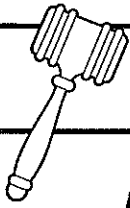
Senior Account Advisor - Ext 655

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

P:631-673-7600 F: 631-351-1700 E: [JeannetteD@borgborg.com](mailto: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 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

# Tomatoe Appliance Repair

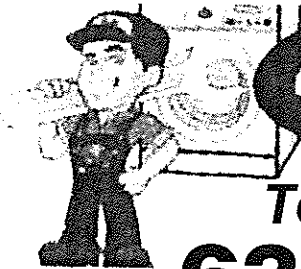
"Others Can't Ketchup!"

WE SPECIALIZE IN:

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**ALL MAKES  
ALL MODELS**

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



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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

## BOARD OF MANAGERS ASSIGNMENTS

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

## Letter From the President of Condo II

*“Fight for the things that you care about,  
but do it in a way that will lead others to join you”*

~RUTH BADER GINSBURG

Standing up, and voicing your concerns, and suggestions to the Board of Managers, sets a precedence to how you choose to live, changes you wish to see, and how you choose to move forward as a resident here in Blue Ridge. A powerful action, stepping forward, that brings about change. We have seen changes in the last year across our nation, that many of us could not conceive ever happening. November will bring even more changes, throughout our country, and will, in fact, cause a butterfly rippling, that although may seem gentle, has the potential to create events that can be both beneficial or damaging. We as a board, will continue to work with you to keep our community in unity for the quality of living we expect to have here in Blue Ridge. We have fought for improvements, changes, and worked towards bringing both Triboard, and residents together in harmony, in a continuous forward momentum. We have made strides, and many of you have come forward to express both the positive, and negative. We appreciate your feedback, and it is taken into consideration for all of our decision making.

Just as you chose to come forward, and voice your choice for the newly elected Board of Managers of your Condo, you have the voice to choose the leadership of your country. Remember to voice your choice this election day.

As the month of November begins to wane, may we sit back, and give thanks for all we are so very fortunate to have.

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



# CONDO II BOARD of MANAGERS

## Appfolio

At the last Blue Ridge Condo II Budget meeting, we announced that we moved to a new accounting system, Appfolio and the features that it offers for the Condo II residents. One of the features is it will enable the ability to make payments to your common fees and any other dues. Beginning October 1st, 2020, the Blue Ridge Condo II Board of Managers is offering a convenient way for you to pay your dues online via the secure Online Portal in Appfolio.

You can use the Appfolio app on your phone, tablet, or PC, or you can go through the Blue Ridge Website.

**Secure** Online payments are encrypted using bank-grade security

**Fast** Your charges are immediately marked as paid.

**Convenient** You can pay your dues from anywhere with your mobile device. Flexible  
Choose the method that best fits your needs. We offer you the following payment options:

**eCheck** (100% free to you!). Enter your routing and account numbers in your secure Online Portal to pay dues or any other charge directly from your checking or savings account.

**Credit or Debit Card** Use your debit or credit card to pay dues or any other charges through the secure Online Portal. (An online transaction fee applies and is based on the payment amount and type)

**Electronic Cash Payments** If you choose this method, we will provide you with a reusable PaySlip that you can use at 7-Eleven, CVS, Casey's, or Ace Cash Express to pay your dues in cash. There is a \$3.99 processing fee for each transaction up to \$2,000 (\$1,500 for 7-Eleven).

**How to get started:** Visit [brc2.appfolio.com/connect](http://brc2.appfolio.com/connect) and click Request Access to the Portal at the bottom. Fill in the fields with your name, phone, and email. NOTE: Use the email address that was given to the Condo II via the postcard. If you are having trouble, contact the office by sending an email with the email address that you want to use on Appfolio. This is ensuring that the correct email address is recorded. We will confirm by responding via email. You will then receive an email with a link to your personal, secure Online Portal. Create a password and access right away!

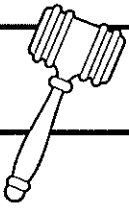
**NOTE:** Current method of payment is still available if you choose to continue to use it. If you have any questions, please email us at [BRC2appfolio@optimum.net](mailto:BRC2appfolio@optimum.net) or call [631-736-2574](tel:631-736-2574).



## A Reminder!

**No open fire, or propane fire pits on community property, including patios.**





# CONDO II BOARD of MANAGERS

## Thank You

The C2 road project has been completed.

Thank you to our residents for your patience, understanding, and compliance following the parking regulations, and roadway detours through it all. We would like to thank Ed Podmore for volunteering his time and energy to help throughout the project.

---

## Playground Spruce Up

The playground in Parking Plaza 31 had a much needed makeover last month with excavation of old ground mulch and weeds, which was replaced with a nontoxic, non-recycled clean rubber mulch, new wooden berm, and landscape cleanup. We are looking into replacing the chainlink fencing along the roadside of the playground for added safety and aesthetics. Shoutout to the maintenance department for doing a great job unloading and spreading the 14 tons of rubber mulch in record time.

---

## HOA OPEN SEATS

There are four open seats for the HOA Board of Directors needing to be filled.

Condo1 and Condo II will be interviewing those volunteering, and voting to fill those positions on November 7th. Good Luck to all.

---

## Pipes & Plumbing.....DID YOU KNOW?

Did you know that the Condo homeowner is responsible and will be charged for work order or a service call submitted which is not a Condo responsibility?

As an example: If you put a work order in or emergency call for your sinks or plumbing being backed up, and the problem is not in the common sewage pipes, you are responsible for paying the maintenance or outside professional service charges incurred.

Please be advised, Condo II will attempt to notify the homeowner if the service is the homeowners' responsibility before any work is performed.

\*Please do not pour Grease or Oils down the kitchen sink drains.

\*Do not Flush the following:

\*\*Adult or infant diapers

\*\*Paper Towels

\*\*Excessive toilet paper

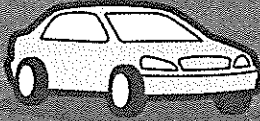
\*\*Sanitary Napkins/Tampons

Or any flushable wipes

These items will clog the pipes and cause the sewer backup.

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**631-758-7225**

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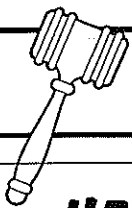
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# CONDO II BOARD of MANAGERS

## HELLO!

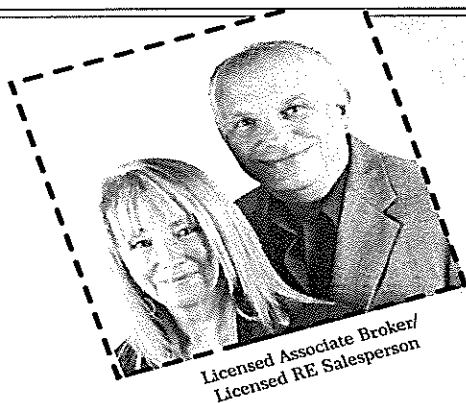
Hi, my name is Bill Roach, and first and foremost I would like to thank all of you who had the confidence in me this past election to vote me onto the Condo II Board of Managers. Being a newcomer to the community I am learning every day new things about our neighborhood and how Blue Ridge works. I am eager to know more and plan to be an asset to the rest of the board. I hope to help make our community continue to look beautiful, run smoothly, and always be the "Secret Oasis " off Granny road that no one has ever heard about, but once they see it they want to live here!

What better way to learn about the area I now reside in then to be on the ACC (Architectural Control Committee) which is so vital to keep up the Blue Ridge standard of quality and appearance of our Neighborhood? So that is what I will be taking care of in the coming months. If you see a "not quite yet retired Bald Guy", walking around the complex with a clip board, looking up toward the roof lines, and down at the walkways, you will know it is me. Please feel free to introduce yourself, and as the weather gets colder you might see me walking a bit faster I am sure. LOL.

And remember, what I think we all here at Blue Ridge would like to see from our friends, and neighbors of our community is that, All of Us to show some "Pride in Ownership or Rentalship" in the place that we live!

Thank You and I hope to see you soon,  
Bill

# Did you know?



We List, Sell, Rent & Buy Blue Ridge Condominiums  
WE CAN SELL YOUR CONDO TOO!

PLEASE CALL OUR CELL: **631-805-4400**

Be Another **SOLD** at Blue Ridge  
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sheila@suffolkexperts.com

nassauandsuffolk.com

If your unit is listed with another broker, this is not a solicitation of the property.

# DON'T LIST YOUR CONDO, I WILL BUY IT!

**CASH BUYER, CAN CLOSE IN  
AS LITTLE AS 2 WEEKS!**

**ANY CONDITION!  
NO REAL ESTATE  
COMMISSION FEES!**

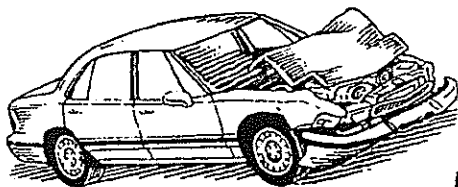


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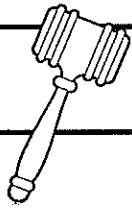
FREE ESTIMATES

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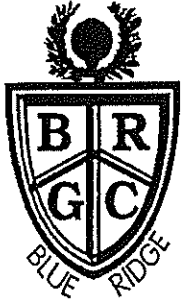


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# CONDO II BOARD of MANAGERS



*Blue Ridge Condo II*  
888 Golf Lane  
Medford, NY 11763

TEL: 631-736-2574  
FAX: 631-736-2865

UNIT # \_\_\_\_\_

## BLUE RIDGE CONDOMINIUM II ELECTION-PROXY VOTE

### GENERAL PROXY

The Undersigned (print your name) \_\_\_\_\_ being a member of Blue Ridge Condo II, under the provision of the duly recorded legal instruments of governing said community, do hereby grant my proxy to:

\_\_\_\_\_ The Secretary of Blue Ridge Condo II

\_\_\_\_\_ Name of individual receiving proxy to vote for candidate of choice

Said person duly represented themselves as being the registered homeowner and a member in good standing of the community. This proxy, which is executed for the election which is scheduled for September 12, 2020 carries with it full right of the proxy holder to cast his/her vote as he/she sees fit at such meeting or any adjournment or adjournments thereof for the purpose of electing members of the Board of Managers for Blue Ridge Condominium II. This proxy also carries with it the right to vote for any other matters of business that may come before such meeting.

It is understood that the purpose of this meeting is to elect new Members of the Board of Managers of Blue Ridge Condominium II and this proxy indicated my understanding that the above name individual will cast ballots according to their own dictates.

\_\_\_\_\_  
Signature of Homeowner Granting Proxy

\_\_\_\_\_  
Date

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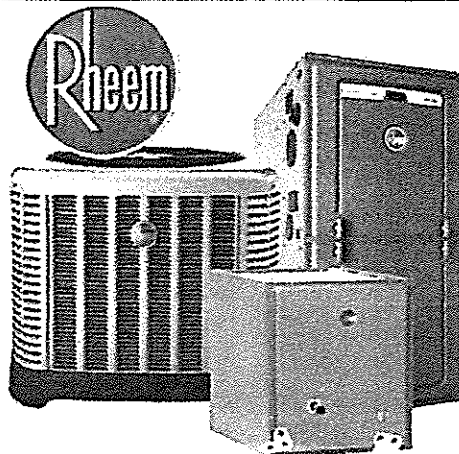
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## GAZETTE DELIVERERS

### for OCTOBER 2020



- |                   |                  |
|-------------------|------------------|
| Adriana Burtoff   | Jean Pappaeliou  |
| Bill Talal        | Jeff Ward        |
| Bill Bernstein    | Jen Daub         |
| Bud Rego          | Joan Dale        |
| Carmela Calcasola | Kathy Hansen     |
| Carol Amato       | Lee Ann Orlando  |
| Chuck Murphy      | Leonard Mirabile |
| Debbie Cianciulli | Louis Driscoll   |
| Debbie Ungaro     | Michael Gisler   |
| George Scholl     | Raymond Miehl    |
| Gerry Maroney     | Rich Burch       |
| Gina Mirabile     | Ronnie Perks     |
| Ira Sachs         | Roz Flomberg     |
| Janet Lacascia    | Tina Myer        |
| Janet McElroy     | Tom Rivoli       |
| Janies Flores     | Vincent Monello  |

### 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!

## Reach the Entire Blue Ridge Community and More!

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**880-7283**



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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

## Blue Ridge Condo II Fiscal Year Budget 2020-2021 Spent Through September 30, 2020

	<i>a</i>	<i>b</i>	<i>c = a - b</i>
	Proposed Budget 2020-21	Actual Collected & Spent to Date	Remaining Balance
<b>REVENUE</b>			
CONDO II COMMON CHARGES	\$ 1,255,000	\$ 191,090	\$ 1,063,910
HOA COMMON CHARGES	1,092,000	182,056	909,944
LESS: NON-PAYING UNITS (5)	(20,000)	-	(20,000)
SPECIAL ASSESSMENT INCOME	-	69,488	(69,488)
OTHER INCOME	28,000	7,687	20,313
NET RENTAL INCOME	-	614	(614)
<b>TOTAL REVENUE</b>	<b>\$ 2,355,000</b>	<b>\$ 450,935</b>	<b>\$ 1,904,065</b>
<b>EXPENSES</b>			
HOA COMMON CHARGES	1,092,000	182,056	909,944
LESS: NON-PAYING UNITS (5)	(13,000)	-	(13,000)
HOA MAINTENANCE	195,000	31,579	163,421
SPECIAL ASSESSMENT EXPENSE	-	68,871	(68,871)
ARCHES	40,000	-	40,000
BEAUTIFICATION	10,000	4,084	5,916
CEMENT WORK - CURBS & SLABS	15,000	9,338	5,662
DRYER VENT CLEANING	5,000	-	5,000
ELECTRICAL METER PANS	5,000	-	5,000
ELECTRICAL POLES & PARKING PLAZAS	25,000	3,941	21,059
ELECTRIC GENERAL REPAIRS	10,000	841	9,159
EXTERMINATING	10,000	1,179	8,821
FENCES (INCENTIVES)	15,000	3,700	11,300
FIRE ALARMS	15,000	-	15,000
FIRE HYDRANT TESTING	4,000	-	4,000
GUTTER CLEANING	6,000	-	6,000
LANDSCAPING	105,000	25,346	79,654
PAINTING	14,000	-	14,000
REFUSE	56,000	12,086	43,914
REPAIRS & SUPPLIES MAINT.	20,000	1,520	18,480
ROAD REPAIR/SPEED TABLES	20,000	-	20,000
ROOFING	73,000	21,377	51,623
SNOW REMOVAL	75,000	-	75,000
IRRIGATION	25,000	3,196	21,804
TREE SERVICES	8,000	6,400	1,600
ACCOUNTING SERVICES	6,000	471	5,529
BAD DEBT	15,000	-	15,000
CONSULTING SERVICES	8,000	5,475	2,525
ELECTRICITY	30,000	5,130	24,870
INCOME TAXES	1,000	-	1,000
INSURANCE	325,000	52,990	272,010
LEGAL SERVICES	25,000	2,542	22,458
LINE OF CREDIT - (INTEREST)	-	-	-
OFFICE SUPPLIES AND EXPENSES	9,000	2,562	6,438
EQUIPMENT LEASES	4,000	983	3,017
PAYROLL AND PAYROLL TAXES	43,000	7,609	35,391
PHONE & INTERNET	3,000	607	2,393
SECURITY	5,000	4,216	784
SUBSCRIPTIONS	5,000	-	5,000
WATER	36,000	3,236	32,764
CAPITAL RESERVE ALLOCATION	10,000	-	10,000
<b>TOTAL EXPENSES</b>	<b>\$ 2,355,000</b>	<b>\$ 461,335</b>	<b>\$ 1,893,665</b>
<b>REVENUES (LESS THAN) EXPENSES</b>	<b>\$ -</b>	<b>\$ (10,400)</b>	

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**CLIP 'N SAVE!**

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# BLUE RIDGE CLUB NEWS

## Greetings from Blue Ridge AQUASIZE!

We meet Monday, Wednesday, Friday at 10:30 am.  
*Come Join Us!*



*Pictured from left to right: Linda, Ann, Linda (in back), Sylvia, Terry (in front), Yvonne, Karen, Ruth, & Pat (in front)*  
*Photo by: Mary*



## BEGINNERS YOGA CLASS



*Taught by Mallory Pagels  
certified Vinyasa Yoga Instructor*

**Tuesday Evenings 7pm-8pm  
Beginning November 10th**

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 Card Room, 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.



## BLUE RIDGE LADIES GOLF CLUB

*Submitted by Lorraine Sullivan*

The Blue Ridge Ladies Golf Club got off to a slow start this year but we ended the year with a great dinner at Cappellini's Restaurant. Janice Pastorelli and Lynne Ward once again did a wonderful job with table flowers and gifts. We are looking forward to a great season next year. We always welcome new members. Please watch the Gazette next year for sign-up . Stay safe and stay healthy, Lorraine Sullivan.



# 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

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

## 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.

## 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

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**NORTHEAST TOWING & RECOVERY  
631-474-5355**

**414 RTE. 25A, MT. SINAI, NY 11766**

### BOARD OF MANAGEMENT CONDO II

THE PROPERTY OWNER RECEIVES  
NO COMPENSATION FOR THIS SERVICE  
**D.C. TRANSPORT  
631-300-5251**

**34 West End Ave., Shirley, NY 11967**

### 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.

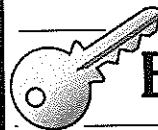
### PLEASE CALL 911

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*



## 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.

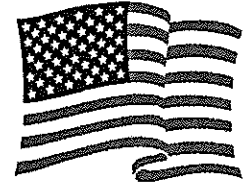
PLEASE be SURE that you have a CURRENT EMERGENCY KEY at your Condo office.

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.



**ATTENTION**



**ALL**

**BLUE RIDGE RESIDENTS**

**TUESDAY, NOVEMBER 3, 2020**

**THE BLUE RIDGE CLUBHOUSE  
WILL BE AVAILABLE FOR THE  
PRESIDENTIAL ELECTIONS**

**TUESDAY**

**NOVEMBER 3, 2020**

**6:00 AM - 9:00 PM**

**ELECTION DAY**

**ALL ROOMS AND POOL WILL BE  
CLOSED DURING THE ELECTION  
BY THE BOARD OF ELECTIONS**