



Blue Ridge

Gazette



VOL XLVI NO. XII

Published by and for the Residents of Blue Ridge

DECEMBER 2020



TOWN OF BROOKHAVEN



Setting a public hearing on



Change of Zone/Special Permit application

December 3rd - Brookhaven Town Auditorium

SEE PAGES 14 & 15 FOR MORE INFORMATION

GAZETTE STAFF

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

ADVERTISING MANAGER

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

CIRCULATION MANAGER

Ray Miehl790-1107

PROOF READER

Bill Bernstein

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

By-lined articles reflect the opinion of the author and not necessarily that of the Newspaper Subcommittee or the Blue Ridge HOA, Inc. Any material submitted which is not original should be credited and brought to the attention of the Newspaper Staff.

Deadline: For articles and ads, 4:00 p.m. on the thirteenth of each month. If the thirteenth falls on a Saturday or Sunday, deadline will be the preceding Friday, 4:00 p.m.

Gazette Subscriptions:

\$2.50 per month

Make checks payable to:

Blue Ridge H.O.A.

ALL ADS MUST BE PAID IN ADVANCE

Please Note Advertising Rates:

Full Page\$90.00

Half Page\$60.00

Quarter Page.....\$40.00

Business Card.....\$25.00

Classified (Max 40 words).....\$15.00

Thank You/Condolence Card\$10.00

Discounts Available for 6 or 12 month contracts

Above rates are for camera ready ads only. There will be an additional charge for typesetting, photographs and artwork.

Returned checks will be charged an additional \$20.00
The Gazette guarantees circulation to each homeowner/renter in Blue Ridge Condominium.

Please Note: All classified ads must be paid for by check made out to: BLUE RIDGE H.O.A. No cash will be handled.

TROUBLE WITH DELIVERY?

If you or your neighbor have not been receiving the Gazette, please call a member of Circulation.



**SECURITY
PHONE
NUMBER**

1-631-334-9996

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

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

DOVE PRINTING
GRAPHICS &

We Are Just A . . . Phone: 631.207.3683

Text: 631.394.0888 • Fax: 631.207.4325

Email: contact@dovegraphics.com . . . Away!

DoveGraphics.com

FULL COLOR PRINTING



LETTERS TO THE EDITOR

A STATEMENT FROM THE EDITORIAL STAFF

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

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

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



Susan Rose
Real Estate Salesperson



COLDWELL BANKER
M&D GOOD LIFE



o: 631-399-5300 • c: 631-680-7712

E: surose@mdgoodlife.com

W: mdgoodlife.com

850 Montauk Highway, Shirley, NY

Each Office Is Independently Owned And Operated.

HANDYMAN+PAINTER+MORE!

Paint/Spackel/Powerwashing/

Trim/Walls/Doors/Floors/+MORE

No job too small

✓ FREE ESTIMATES ✓

Call James (631)671-0120



Old System Costing You?

Start Saving Today...

Financing Available
Licensed & Insured



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

\$25.00 OFF

any service with
presentation of this coupon.
Offers cannot be combined.
exp 1-15-21

Call Now for a FREE Energy Survey! PLUS... Ask About Our "Peace of Mind" Service Agreement Starting at \$15.95/month. exp 1-15-21



www.USAirheat.com
631.473.0090

You can build a man a fire
and keep him warm for a
day... or you can call U.S. Air
Conditioning and Heating
and keep him warm
for a lifetime!

Sales • Service • Installations

BLUE RIDGE CAFE

**OPEN TUESDAY THROUGH SUNDAY 9:00 A.M
631-698-7576 EXT 132**

**WE ARE OPEN FOR BREAKFAST AND
LUNCH (TAKEOUT & DELIVERY
AVAILABLE)**

**CHECK US ON FRIENDS AT FACEBOOK
FOR OUR SPECIALS, MENU AND
DINNER DATES**

**WE ARE AVAILABLE FOR SPECIAL
OCCASIONS FOR CATERING AT YOUR
HOME**

**WE CAN SUPPLY WHATEVER YOU NEED
FOR YOUR CHRISTMAS DINNERS AND
NEW YEARS CELEBRATIONS**

**WE WISH EVERYONE A VERY HAPPY
AND HEALTHY HOLIDAY SEASON**



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 • Email: hoabueridge1@optimum.net

| | | | |
|------------------|---------------------------|--------------|-----------------------------|
| President: | Anthony Spataro | Director: | Jennifer Gisler |
| Vice President: | Josephine Maiorano | Director: | Stephanie Milligan |
| Secretary: | Bob Vulpis | Consultants: | Nick Gabrielle |
| Treasurer: | David Alamia | | David Bell |
| Asst. Treasurer: | Ed Preuss | Affiliates: | Josephine DiGiovanna |
| Director: | Jeffrey Barnett | | Caryn Feldman |

| Committees | Chair | Person 2 | Person 3 |
|---------------------|----------------------|--------------------|--------------------|
| Finance | David Alamia | Jeffrey Barnett | Ed Preuss |
| ACC | Josephine Maiorano | David Alamia | Jennifer Gisler |
| Pools (I/O) | Jeffrey Barnett | Josephine Maiorano | Stephanie Milligan |
| Golf | Jennifer Gisler | Ed Preuss | Jeffrey Barnett |
| Tennis/Bocci | Jennifer Gisler | Josephine Maiorano | Tony Spataro |
| STP | Jeffrey Barnett | Jennifer Gisler | Stephanie Milligan |
| Café | Josephine Maiorano | Stephanie Milligan | Ed Preuss |
| Bar | Josephine Maiorano | Jennifer Gisler | Stephanie Milligan |
| Gov't Relations | Bob Vulpis | Jeffrey Barnett | Jennifer Gisler |
| Security | Ed Preuss | Josephine Maiorano | David Alamia |
| Club House Liason | Bob Vulpis | Josephine Maiorano | Jennifer Gisler |
| Gazette | Jennifer Gisler | Bob Vulpis | Stephanie Milligan |
| Communication | Bob Vulpis | Tony Spataro | David Alamia |
| HOA Event Committee | Bob Vulpis | Tony Spataro | Jennifer Gisler |
| Maintenance | Jeffrey Barnett | David Alamia | Jennifer Gisler |
| Contracts | David Alamia | Bob Vulpis | Ed Preuss |
| Insurance | Ed Preuss | Tony Spataro | David Alamia |
| Legal | David Alamia | Bob Vulpis | Jeffrey Barnett |
| Policy/Procedures | Josephine Maiorano | Bob Vulpis | Jeffrey Barnett |
| | | | |
| Consultants: | Affiliates | | |
| Nick Gabrielle | Josephine DiGiovanna | | |
| David Bell | Caryn Feldman | | |
| | | | |



A Letter from Your Legislator:

Suffolk County Legislator - 7th District

Rob Calarco

Dear Residents,

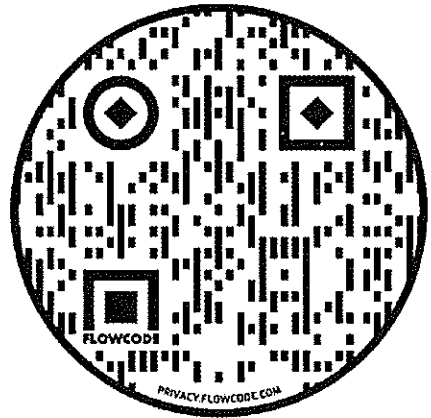
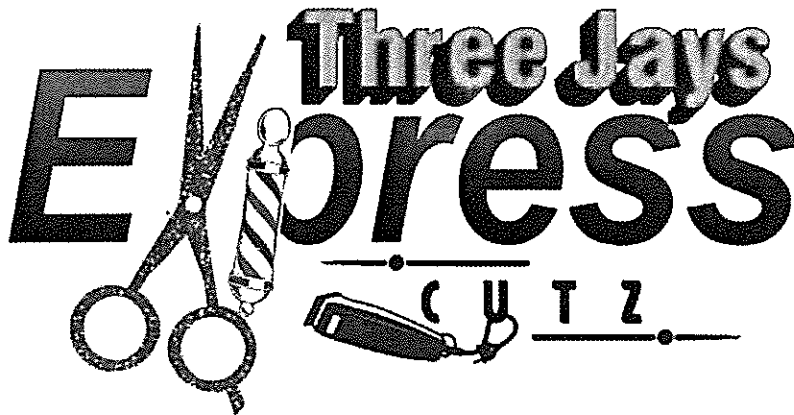
The holiday season is a time of the year that brings out the best of us. Our generosity, caring, and understanding are on full display as we donate to those in need and purchase gifts to show those we love how much they mean to us. As we continue to make efforts to protect each other from COVID-19, small businesses still carry on providing essential services. This year in particular we need to say thank you to these businesses that make up the backbone of our community.

By the time you read this, Small Business Saturday will have passed, but this holiday season provides plenty of opportunity to support these businesses. When you support a local business, you are also supporting your town, county, and neighborhood. The owners of these businesses are your friends, neighbors, and family members. They give back to our community in big ways, and are always the first to step up to support local charities, community organizations, and sports teams. There are plenty of ways to support small businesses, from dining, to retail, and so much more. Before purchasing a gift this year consider visiting the Medford Chamber of Commerce's website at medfordchamberny.org for a full list of the small businesses who make up the organization. You can search by categories and find exactly what you are looking for.

This holiday season we will need to care for each other like never before. When making purchases this year, please consider supporting your small businesses. Thank you for all you do to help your community, and have a happy holiday season!

Until next month,

~Rob Calarco



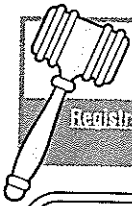
A MOBILE BARBER SERVICE THAT COMES TO YOU!

MAKE YOUR APPOINTMENT: 516-850-6600

41 GRANNY ROAD, FARMINGVILLE, NY 11738

631-880-7340

Down the app for appointments THREE JAYS



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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**

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

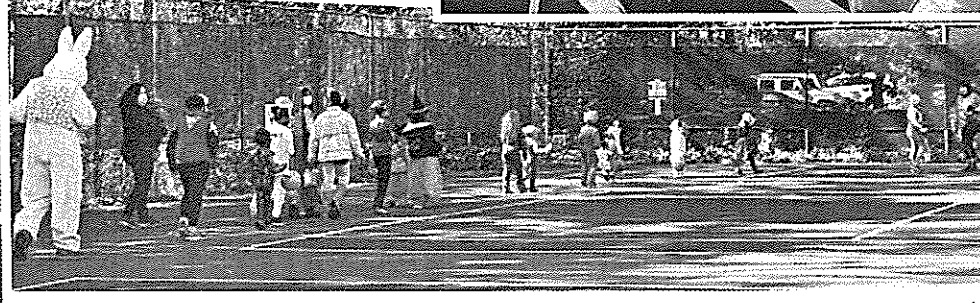
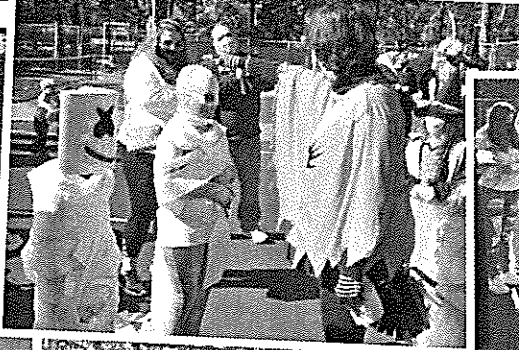
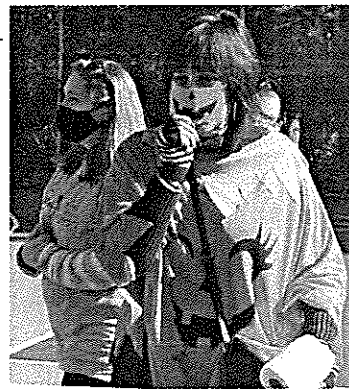
SCHEDULE OF FEES

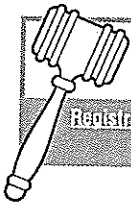
| Type of Fee | Amount of Fee |
|-------------------------------------|------------------|
| Guest Pass - \$3.00 Minimum - | \$3.00 - \$30.00 |
| Guest Pass - \$30.00 Maximum | |
| Lost I.D. Card Replacement | \$4.00 |
| Renter Deposit (Refundable) | \$75.00 p/person |
| | \$25.00 under 18 |
| 5 Years 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.

CHILDREN'S HALLOWEEN PARTY

Josephine and the Easter bunny would like to thank all the trick a treaters and parents that came to our Halloween Party ,and I want to thank the people who brought candy for them . I was also impressed parents wearing costumes this year it was the best Thank you again ! And the winner is Robert who guessed 450 pieces yeah!!! It was 465!





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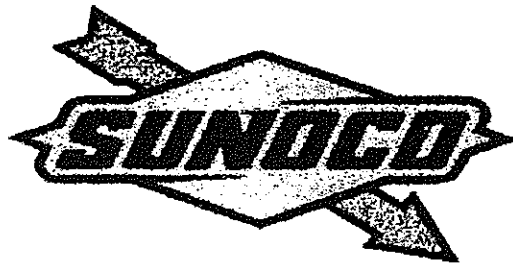
BLUE RIDGE HOMEOWNERS ASSOCIATION, INC. BUDGET SUMMARY REPORT Two Months Ended September 30, 2020

| | ANNUAL BUDGET | | YEAR-TO-DATE | | | THIS MONTH | | |
|---|---------------|-------------------|--------------|----------|------------|------------|----------|------------|
| | TOTAL | BALANCE AVAILABLE | BUDGET | ACTUAL | DIFFERENCE | BUDGET | ACTUAL | DIFFERENCE |
| MAINTENANCE (HOA ONLY) | 124,468 | 107,992 | 18,700 | 16,476 | 2,224 | 9,345 | 7,776 | 1,569 |
| ADMINISTRATION | 231,220 | 199,647 | 39,305 | 31,573 | 7,732 | 19,253 | 12,856 | 6,397 |
| COMMUNITY BUILDING | 384,337 | 327,841 | 69,003 | 56,496 | 12,507 | 33,679 | 28,705 | 4,974 |
| POOLS | 117,001 | 94,394 | 37,236 | 22,607 | 14,629 | 13,257 | 9,369 | 3,888 |
| TENNIS | 750 | 750 | 375 | 0 | 375 | 0 | 0 | 0 |
| BOCCI | 750 | 750 | 250 | 0 | 250 | 250 | 0 | 250 |
| SEWER TREATMENT PLANT | 307,932 | 263,225 | 52,697 | 44,707 | 7,990 | 28,112 | 21,562 | 6,550 |
| GOLF COURSE | 402,834 | 330,967 | 69,133 | 71,867 | (2,734) | 34,279 | 33,317 | 962 |
| GENERAL EXPENSES | 609,810 | 525,607 | 86,754 | 84,203 | 2,551 | 43,211 | 41,920 | 1,291 |
| SECURITY | 73,200 | 62,759 | 11,400 | 10,441 | 959 | 5,700 | 5,341 | 359 |
| COMMUNITY ACTIVITIES *** | 15,028 | 21,502 | 673 | (6,474) | 7,147 | 786 | (4,305) | 5,091 |
| CAPITAL EXPENSES | 213,000 | 210,529 | 0 | 2,471 | (2,471) | 0 | 0 | 0 |
| TOTAL EXPENSES | 2,480,330 | 2,145,963 | 385,526 | 334,367 | 51,159 | 187,872 | 156,541 | 31,331 |
| LESS INCOME OTHER THAN COMMON CHARGES | (193,800) | (167,680) | (27,375) | (26,120) | (1,255) | (13,436) | (12,943) | (493) |
| EXPENSES TO BE REIMBURSED BY COMMON CHARGES | 2,286,530 | 1,978,283 | 358,151 | 308,247 | 49,904 | 174,436 | 143,598 | 30,838 |

*** DETAIL OF COMMUNITY ACTIVITIES

| | ANNUAL BUDGET | | YEAR-TO-DATE | | | THIS MONTH | | |
|-------------------------------|---------------|-------------------|--------------|------------|------------|------------|------------|------------|
| | TOTAL | BALANCE AVAILABLE | BUDGET | ACTUAL | DIFFERENCE | BUDGET | ACTUAL | DIFFERENCE |
| Gazette Income | \$ 17,000 | \$ 14,391 | \$ 2,833 | \$ 2,609 | \$ 224 | \$ 1,417 | \$ 826 | \$ 591 |
| Gazette Expenses | \$ 36,287 | \$ 31,554 | \$ 5,526 | \$ 4,733 | \$ 793 | \$ 2,763 | \$ 2,365 | \$ 398 |
| Net Gazette Expense | \$ 19,287 | \$ 17,163 | \$ 2,693 | \$ 2,124 | \$ 569 | \$ 1,346 | \$ 1,539 | (\$ 193) |
| Bar Revenues | \$ 35,000 | \$ 21,230 | \$ 8,600 | \$ 13,770 | (\$ 5,170) | \$ 3,300 | \$ 7,966 | (\$ 4,666) |
| Bar Expenses | \$ 29,200 | \$ 24,921 | \$ 7,080 | \$ 4,279 | \$ 2,801 | \$ 2,740 | \$ 1,729 | \$ 1,011 |
| Net Bar Expense (Revenue) | (\$ 5,800) | \$ 3,691 | (\$ 1,520) | (\$ 9,491) | \$ 7,971 | (\$ 560) | (\$ 6,237) | \$ 5,677 |
| Community Events Expense, Net | \$ 6,041 | \$ 5,148 | \$ 500 | \$ 893 | (\$ 393) | \$ 500 | \$ 393 | \$ 107 |
| Party Rental Income | \$ 4,500 | \$ 4,500 | \$ 1,000 | \$ 0 | \$ 1,000 | \$ 500 | \$ 0 | \$ 500 |
| TOTAL COMMUNITY ACTIVITIES | \$ 15,028 | \$ 21,502 | \$ 673 | (\$ 6,474) | \$ 7,147 | \$ 786 | (\$ 4,305) | \$ 5,091 |

Unaudited - For Internal Use Only



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

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

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

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

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

**AUTOMOTIVE SERVICE
CENTER
WINDSHIELD/AUTOBODY
REPAIRS**

(WE ACCEPT ALL MAJOR CREDIT CARDS)

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

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

**PREMIUM OIL CHANGE
FILTER & LUBE**

Up to 5 Quarts of Premium 10W30 Motor Oil Only

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

\$19⁹⁵
Most American Cars

Limited Time Offer w/ Coupon

**TRANSMISSION
SERVICE**

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

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

\$59⁹⁵
Most American Cars

Limited Time Offer w/ Coupon

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

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

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

\$29⁹⁵
Most American Cars

Limited Time Offer w/ Coupon

**COOLING SYSTEM
MAINTENANCE**

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

\$49⁹⁵
Most American Cars

Limited Time Offer w/ Coupon

SEE KEVIN -- FOR ALL YOUR AUTOMOTIVE NEEDS

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



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Breast Cancer Walk 2020



*On behalf of the Blue Ridge HOA Social Event Committee,
we would like to thank all of the
wonderful residents and guests who donated,
volunteered, and attended our
9th Annual Breast Cancer Fundraiser.*

*Because of your generosity and outpouring of goodwill,
this year we are to donate \$8,570.00!*

*A huge thank you also goes to the
HOA Social Event Committee
for their love and dedication to a great cause!*

Josephine DiGiovanna

Carol Tavernise

Lillian LaGrasta

Susan LaMantia

Elsie Delaney

Jean Lomardi

Ginamarie Mirabile



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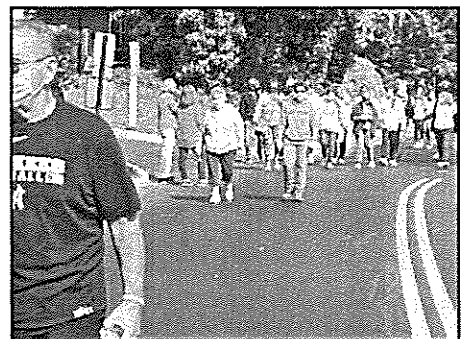
Breast Cancer Walk 2020- Thank You!

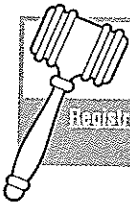


Cafe Amici
 J&R's Steakhouse
 Big Italy
 CSI Salon
 Diva Nails
 Blue Ridge Grill
 Relaxation Day Spa
 McDonald's Starbucks
 That Meetball Place
 Panera Bread
 Joyce Tips Nails and Spa
 Farmingville Liquors
 Richard's Stride Rite
 Big Frog
 Bean
 La Bistro
 Golden Star
 Bella Roma
 Bagels Your Way
 Costco

Greg & Bill's
 Salon Be
 Blue Ridge Condo II
 Blue Ridge Mah-Jongg
 & Canasta
 Professional Rehab RT.P.C.
 Josephine DiGiovanna
 Pat Simpson
 Patricia Gallo
 Valerie Braun
 Marie Talal
 Karen Merola
 Sonoma Grill
 Lewins Farm
 Capellini
 Dynamite Nails
 Chubs
 Beano Vino
 In Style
 Rudi's

Kilwins
 Planet Fitness
 Gilshar Greek Cafe
 Toast Coffee House
 Cafe Gia
 Lowe's
 Carvel
 New Babi II Nails
 Tropical Smoothie
 Path Liquors
 La Margherita
 Coram Sunoco
 Cupcake Girls
 Daisy Gardens
 Blue Ridge Condo I
 Blue Ridge Social Club
 Blue Ridge Greens Committee
 Dolores Fiorgone Family
 Deborah Nicastro
 Patrick and Pat Fabrizio





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Breast Cancer Walk 2020- Thank You!



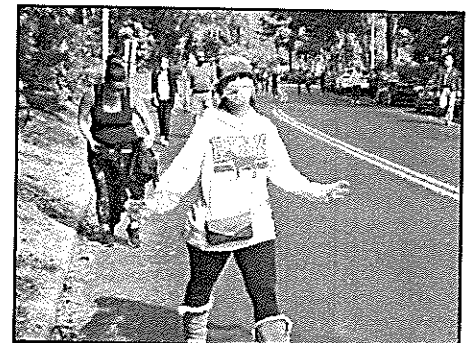
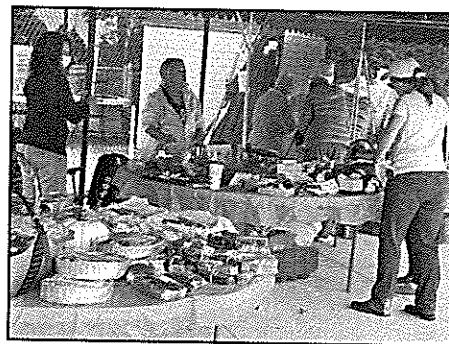
Cathy Deutosh
 Ellen Becker
 Valerie Cafarelli
 Debbie & Hope Lynch
 Andrea Steiger
 Terry Cawley
 Peggy Valera
 Michelle Danielson & Family
 Sue Cressi
 Marcia Rosenberg
 Havie Gross
 Donald Crawford
 Lillian and Frank LaGrasta
 Susan LaMantia

Joseph & Virginia Schmitt
 Amy Rivera
 Arleen Elzweig
 Allison & Kevin Felice
 Vanessa Casse
 (for her delicious cupcakes)
 Jen Ferrara
 Christina Casiano
 Lorraine Groshans
 Mary Desjeunes
 Marylou and Larry Brown
 Kelle Toner
 Cheryl and Alexa Russo
 Jacklyn Sherman

Janice Flores
 Florence Ouder Kirk
 Carolyn Tavernise
 Jean Lombardi
 Rosemary Rescigno
 & Charles Gravano
 Raymond & Elsie Delaney
 Theresa Bologna
 Sabrina
 (for her delicious banana cake)
 Michelle Casse
 Mary Sclafani & friend

The HOA Social Event Committee would like to extend a special thank you to the HOA for their \$500.00 donation; to Gerald Gelfand and Janet and Greg for serving the hot dogs; to Sam's Club for donating the hot dogs; to Megan from the Tiki Bar for donating her tips; to Laura Tarantino and her family for their generous donations of \$500.00, four cases of water, and baskets; to Patti Grimes for designing the beautiful baskets; to DJ Charlie for being the MC; to all the ladies who helped out at the tables; and to the residents of Blue Ridge and their guests who, once again, have been so generous with their time, dedication, and donations!

We hope we have expressed our appreciation to each and every one of you!





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Town of Brookhaven Long Island

Donna Lent
Town Clerk and Registrar

October 27, 2020

Eric J. Russo, Esq.
VanBrunt, Juzwiak & Russo, PC
140 Main Street
Sayville, NY 11782

RE: Setting a public hearing on Change of Zone/Special Permit application:
DLC Properties, LLC Motor Vehicle Dealership
Medford, NY File # 2020-001

Dear Mr. Russo:

Please be advised that at the October 22, 2020 Town Board Meeting, a resolution was adopted setting a Public Hearing for the above-noted application. The Public Hearing will be held on **December 3, 2020 at 5:30 p.m.** at the Brookhaven Town Auditorium, One Independence Hill, Second Floor, Farmingville, New York **or** a virtual public hearing will be held by the Town Board of the Town of Brookhaven; and streamed live over the internet at brookhavenny.gov/meeting.

Sincerely,
Donna Lent
Donna Lent
Brookhaven Town Clerk

DL/kds

enc.

cc: Annette Eaderesto, Town Attorney
Leigh Rate, Senior Assistant Town Attorney
Beth Ann Reilly, Commissioner of PELM
Chip Wiebelt, Division of Planning
Patchogue Medford Union Free School District
Medford Fire District

Office of the Town Clerk
One Independence Hill • Farmingville • NY 11738 • Phone (631) 451-9101 • Fax (631) 451-9264
www.brookhavenny.gov
General Information: (631) 451-TOWN

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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 • Email: hoablueridge1@optimum.net

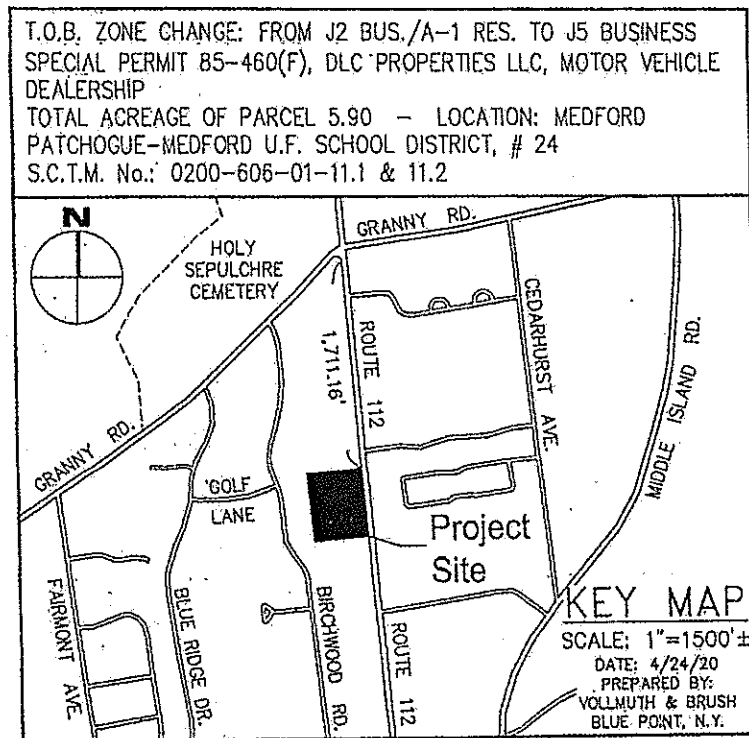
PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that pursuant to Sections 264 and 265 of Town Law, a public hearing will be held by the Town Board of the Town of Brookhaven at the Town Board Auditorium located at One Independence Hill, Second Floor, Farmingville, New York, or a virtual public hearing will be held by the Town Board of the Town of Brookhaven, and streamed live over the internet at brookhavenny.gov/meeting, on December 3, 2020 at 5:30 P.M. to consider an application known as DLC Properties LLC, Motor Vehicle Dealership for a change of zone from J Business 2 and A Residence 1 to J Business 5 and Town Board Special Permit to Operate a Motor Vehicle Dealership on property located on the West side New York State Route 112, South of Granny Road in Medford, New York, further identified by SCTM Nos. 0200-60600-0100-011001 and 011002.

In the event that this is a virtual public hearing, anyone interested in commenting on the proposal may communicate with the Town Board during this time via "chat" or "Q&A" function at BrookhavenNY.gov/join.

A more detailed diagram of the subject property shall be made available virtually at <http://www.brookhavenny.gov/731/Town-Notices>.

At said public hearing, any persons interested shall be given the opportunity to be heard.



Dated: October 22, 2020
Farmingville, New York

DONNA LENT, TOWN CLERK
TOWN OF BROOKHAVEN

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We want to thank our first responders, healthcare providers and all those on the front line for their help and dedication. God bless you all! It's a new world, we are in this together and we will figure it out together! Stay Safe and Strong. Be kind to each other.

- Rudy & Diane

H2150482101H037

JOINT BOARDS



The Third Annual Blue Ridge Holiday Light Contest

All Blue Ridge homeowners are encouraged to participate in the contest. Join in the fun, whatever holiday you celebrate.

Participation is free and open to all Blue Ridge residents. Decorations must be completed by December 18. The judging will take place between December 18th and the 22nd. The contest is for exterior decorations only, including decorations in windows that are visible from the exterior. Judging will be done from outside the residence only. Judging will be based on appeal as viewed from the walkways. Decorations must be within the perimeter of your personal unit with no encroachment into the common area. Decorations must not be nailed or permanently attached to your home. No wires or extension cords may be exposed to walkway areas. There will be prizes for First, Second and third place winners. Criteria for judging will include unique design and creative use of lights and decorations as well as overall presentation. Judging will start at sundown. Judging will be completed by December 22 and the results will be displayed at the clubhouse front desk and in January's Gazette.

Participants should have their displays on and in place by sundown.

Good Luck to All



4

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**Oscar
The Handyman**

155 Maple Ave. Patchogue, NY 11772
Tel. 631-475-3261 • Cell 516-532-8293
email: oscar_thehandyman@yahoo.com



CONDO I BOARD of MANAGERS

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

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

E-MAIL: BRCONDOI@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

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

MESSAGE FROM THE PRESIDENT

Our newly elected Board of Managers has been busy with their assignments. The Work Order process has been improved with some help from volunteers. Landscaping has improved, and we're in great shape with cement slabs. The sprinklers have been turned off for the winter and they are in good shape for the spring opening. Replacing roofs continues to be a challenge with the onset of wet weather, but we're watching it closely

The Maintenance Department says that they are ready for the winter season with the snow plows serviced and salt in the bins. They now also have added 2 new maintenance men (total of 6) and we have started to see improvement in the turnaround time for work orders.

Now that the new HOA Board of Directors is in place, we want to congratulate the new members. We're looking forward to working collaboratively with them. Toward that end, Condo 1 has joined a committee to help identify and hire a Property Manager. We'll keep you up to date on our progress.

Fire Alarm inspections – The inspections will be done the first week of December for Condo 1. You have already received a phone blast call advising you of the date and time you have been assigned. A letter should also have been placed in your mailbox confirming this. The pandemic prevented us from having the usual scheduled inspections as EAS was concerned about proper protocols being followed on face masks and distancing. After much discussion we worked out that they would come to Condo 1 the first week of December rather than take the risk of not having any inspections this year. In making the decision, we had to put the safety of everyone first.

We have been investigating several projects which are under consideration, but it's too early to share these with you. We'll fill you in as we have more information.

Condo 1 wishes you a very Merry Christmas and Happy New Year.

Robin D'Alessandro
President



We want to extend our gratitude to Fred Webber, our Tree Consultant, for the excellent job he and his crew have done to trim all the trees and shrubbery along Birchwood Road and in Parking Plazas. Fred is a true professional who does fine work, both in the trimming and the removal of tree debris. We are lucky to have him on our team. - *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!***

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



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Branch Manager

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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.

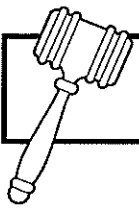
Resident Signature Unit No.

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 I 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

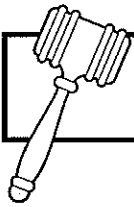
The Board of Managers of Condo 1 asks residents to be certain the unit number of their property is clear and visible. This is vital, particularly when responding to an emergency.

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.

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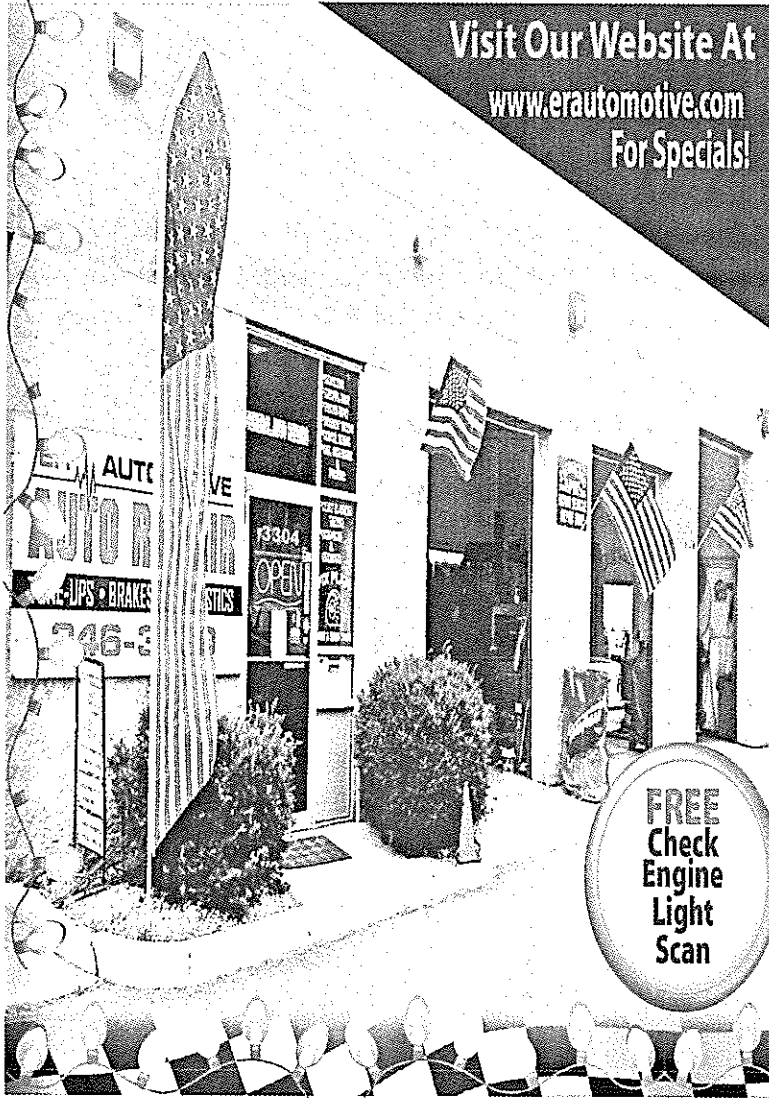
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CONDO I BOARD of MANAGERS

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

CONDO I October 2020 Monthly Budget

| Category | Total Budget | Balance | 10/20 Expense | YTD Balance |
|---------------------|-----------------------|-----------------------|---------------------|-----------------------|
| Accounting | \$8,000.00 | \$6,825.00 | \$550.00 | \$6,275.00 |
| Alarm System | \$20,000.00 | \$17,670.21 | \$495.39 | \$17,174.82 |
| Capital Improvement | \$10,000.00 | \$10,000.00 | \$0.00 | \$10,000.00 |
| Concrete | \$9,000.00 | (\$1,950.29) | \$1,390.40 | (\$3,340.69) |
| Data Processing | \$2,000.00 | \$2,000.00 | \$0.00 | \$2,000.00 |
| Electric | \$22,000.00 | \$17,337.59 | \$2,321.26 | \$15,016.33 |
| HOA CC/CAP | \$1,192,574.88 | \$992,375.49 | \$99,841.12 | \$892,534.37 |
| HOA Maint/Contr | \$200,000.00 | \$165,215.75 | \$17,166.67 | \$148,049.08 |
| HOA Material Cost | \$30,000.00 | \$26,746.15 | \$569.17 | \$26,176.98 |
| Hydrants | \$5,000.00 | \$5,000.00 | \$0.00 | \$5,000.00 |
| Insurance | \$357,500.00 | \$299,593.16 | \$28,688.46 | \$270,904.70 |
| Insurance Ded Res. | \$25,000.00 | \$25,000.00 | \$216.16 | \$24,783.84 |
| Landscaping | \$113,000.00 | \$65,556.40 | \$10,862.50 | \$54,693.90 |
| Legal | \$14,000.00 | \$12,146.93 | \$0.00 | \$12,146.93 |
| Office | \$12,000.00 | \$11,288.65 | \$825.65 | \$10,463.00 |
| Outside Contractors | \$30,000.00 | \$19,842.14 | \$14,470.00 | \$5,372.14 |
| Painting | \$18,000.00 | \$15,600.00 | \$775.00 | \$14,825.00 |
| Parking Plazas | \$10,000.00 | \$3,699.75 | \$3,171.78 | \$527.97 |
| Paving | \$98,500.00 | \$82,130.28 | \$8,184.86 | \$73,945.42 |
| Playgrounds | \$15,000.00 | \$12,821.98 | \$0.00 | \$12,821.98 |
| Payroll Taxes | \$10,000.00 | \$10,000.00 | \$2,186.03 | \$7,813.97 |
| Pest Control | \$10,500.00 | \$8,210.00 | \$885.00 | \$7,325.00 |
| Refuse | \$59,000.00 | \$49,169.44 | \$4,915.28 | \$44,254.16 |
| 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 | \$150,752.00 | \$23,569.00 | \$127,183.00 |
| Salary Wages | \$29,000.00 | \$24,106.63 | \$2,289.92 | \$21,816.71 |
| Snow Removal | \$25,000.00 | \$25,000.00 | \$0.00 | \$25,000.00 |
| Sprinklers | \$25,000.00 | \$18,070.12 | \$10,428.00 | \$7,642.12 |
| State & Fed Taxes | \$2,500.00 | \$1,984.00 | \$0.00 | \$1,984.00 |
| Telephone/Cable | \$2,700.00 | \$2,254.96 | \$222.40 | \$2,032.56 |
| Walkway Lights | \$12,000.00 | \$9,745.00 | \$475.00 | \$9,270.00 |
| Water | \$56,800.00 | \$38,650.92 | \$5,506.78 | \$33,144.14 |
| Total | \$2,679,074.88 | \$2,181,842.26 | \$240,005.83 | \$1,941,836.43 |



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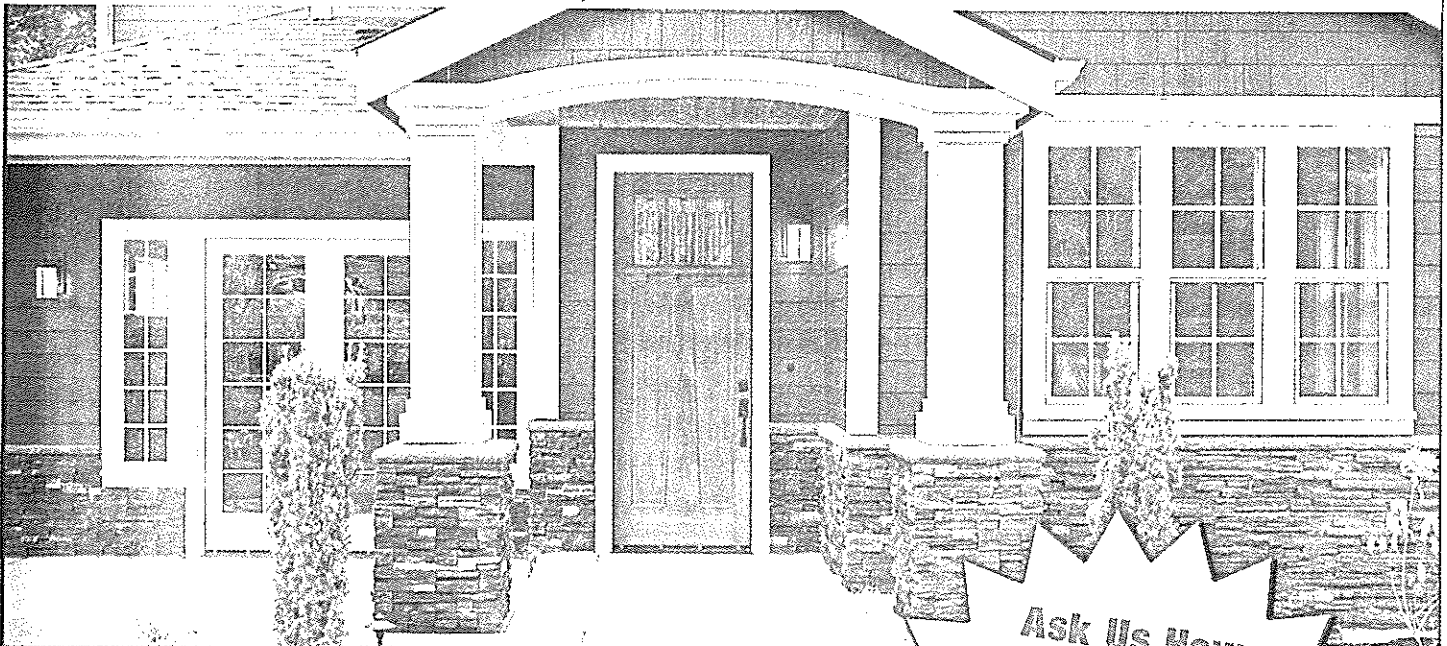
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Financing Options Available



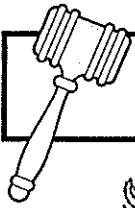
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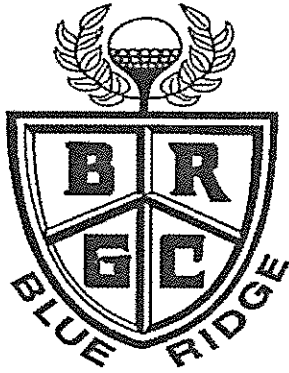
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CONDO I BOARD of MANAGERS



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 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.

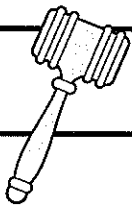
HomeWiseDocs.com simplifies the process of obtaining the association information that you require. Please share this important notice with those parties that regularly request Closing Letters, Lender Questionnaires and other association documents from our company.

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



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

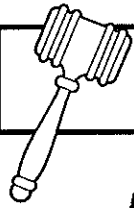
Senior Account Advisor - Ext 655

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 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

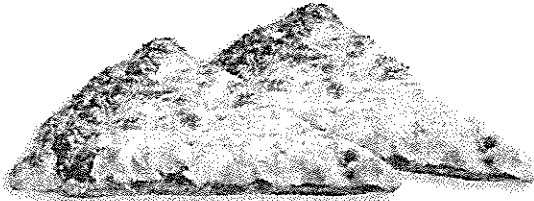
By: _____
Subcontractor Date

BIG ITALY PIZZERIA

PIZZA SPECIAL

2 LARGE CHEESE SLICES
2 GARLIC KNOTS
AND A FOUNTAIN DRINK

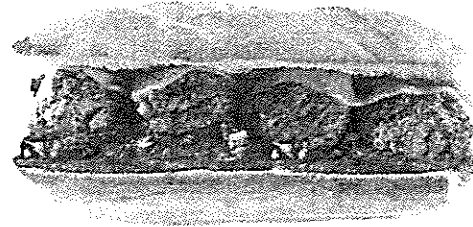
\$6.95 +TAX



HERO SPECIAL

1 - 1-FOOT HERO
CHICKEN, MEATBALL,
SAUSAGE OR EGG PLANT

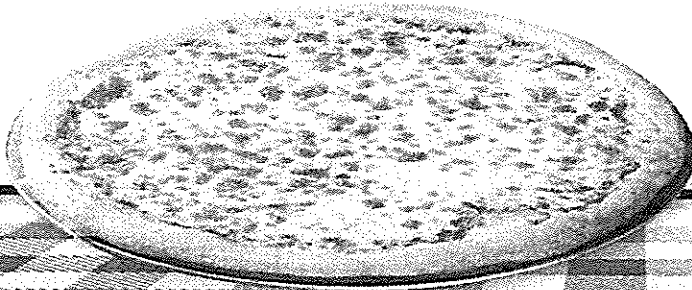
\$8.50 +TAX



DINNER SPECIAL

1 LARGE CHEESE PIE
1 - 2 LT. BOTTLE OF SODA
6 GARLIC KNOTS • 1 - 1-FOOT HERO
(CHICKEN, MEATBALL, SAUSAGE, OR EGG PLANT)

\$24.95 +TAX



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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, Cement, Snow, Work Orders, Oversight
 Vice PresidentJohn Mills Safety, Sprinklers, Landscaping, Oversight
 TreasurerZackary Will..... Accounting, CPA, Budget, Banking
 Co-TreasurerMarguerite Bellucci..... Appfolio, CPA, Work Orders, GRC
 Secretary.....Virginia Podmore Insurance, Playgrounds, Committees, Gazette, GRC
 Co-Secretary.....Deborah Nicastro Website, Legal
 Manager.....Howard Finkelstein Website, IT Manager
 Manager.....Jay Abrams..... Contracts, Construction
 Manager.....Bill Roach ACC, EAS
 Office Mgr.....Wendi Peycke..... Accounts Receivable, Collections

LETTER FROM THE PRESIDENT

*“Christmas is more than a time of festivities, family, and friends;
it is a season of generosity, gladness, and gratitude” ~ William Arthur Ward*

What truths lie within that quote. What better way to close the year 2020 than to reflect upon the generosity, gladness, and gratitude that did come our way, through the mire of what was occurring in the world around us.

Let us all reflect on the blessings of this Holiday season, as we gather with those we love, give thanks for seeing it through such dark times. Remember with compassion those less fortunate than we, and hold within, the belief and hope of a brighter future.

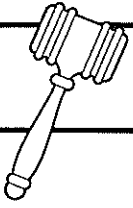
To our Blue Ridge Family, we wish that your Holiday be Peaceful. That Joy shall reside in your heart, and may all of your days be filled with the light of Love, however you may celebrate.

Merry Christmas, Happy Hanukkah, Kwanzaa Wishes, and Greetings,

Regards,

Ken Groshans, *President Condo II*

And the Standing Board of Managers



CONDO II BOARD of MANAGERS

Walkways Signs



In the attempt to alleviate confusion, and expedite location and access to the units from the Parking Plazas, LETTERED signs were installed curbside in Parking Plazas 19 through 40 and along some of the longer interior pathways throughout Condo II.

These signs will indicate the quickest way to reach your unit from the Parking Plaza when calling first responders, directions for guests, or deliveries to those unfamiliar with our community and the unit layout.

Condo II recommends that you utilize the signs when calling as follows:

Example: "772 Blue Ridge Drive, PP 36 WALKWAY D"

Upon arrival into the parking plaza, first responders will go directly to walkway D, which will then lead directly to your unit.

You may notice some walkways will have more than a single letter, such as A/B/C. This indicates the walkway splits off. It is necessary to use ONLY the single letter for the walkway that crosses in front of your unit. To do otherwise will only contribute to confusion and delays, as was the case in the past.

Dumpsters

We cannot stress enough the necessity to keep the side doors of the dumpsters closed after your have deposited your trash.

There is an increase of animal activity in and around the dumpsters. Prevention is a big part of alleviating this problem. Please help to keep your parking plazas neat and clean.

Snow Removal

Maintenance will be putting out the bins of Ice Melt in the parking plazas in preparation of colder/wetter weather. Please be courteous if taking some for your walkways, and close the bins when finished.

Report to the Maintenance department if you see the supply is running low so they may refill as needed.

Remember

Condo II Residents can now pay common charges online by eCheck, *Credit or Debit Card, or Electronic Cash Payments.

Go to: brc2.appfolio.com/connect

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 residents were sent.)

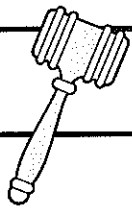
Any trouble, contact the Condo II office via email : brcondo2@optonline.net

This method of online payment is Secure, Fast, and Convenient.

The current method of paper check/money order submission is still available if you choose to continue to use it.

*Beginning on 12/08/2020, under the card pricing, owners will pay 2.00% for credit card transactions (with minimum fee of \$3.50) and \$9.99 for debit card transactions.

Users can continue to make owner contributions payment with eCheck at no additional cost.



CONDO II BOARD of MANAGERS

Patios and Common Areas

Patios are to be free of any awnings, canopies, or objects that may become damaged from snow shovels, snow blowers, or landscape gutter and/or ground cleanup.

Condo II cannot be held responsible for personal articles damaged during landscaping fall cleanup, gutter cleaning, or snow removal.

Fire pits, although pleasant this time of year, are against the rules and recommended by our insurance company to not have on site, open fires, or propane fire pits within ten (10) feet of any Condo unit. All patios fall short of this footage, therefore these items are not to be used. If an occupant or their guests are found failing to comply with these conditions, fines will be implemented, and any fees or legal charges will become the responsibility of the owner.

ACC Walk Arounds

Bill Roach, our newest Board Member, has begun walking Condo II examining units, and the surrounding area to be sure residents are in compliance of the rules, and regulations of common areas, conditions of the outside of the units, and completing a report of work that needs to be addressed.

We ask that any homeowner who sees anything amiss, please fill out a Work Order and report to the condo.

Work Orders may now be submitted online if you have access to a computer at brhomowners.com Condo II appreciates any, and all updates from our residents.

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

**CASH BUYER, CAN CLOSE IN
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**ANY CONDITION!
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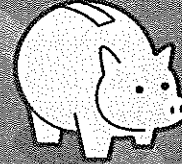
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Michael Cirigliano

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<https://allstate.com/mcirigliano>

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

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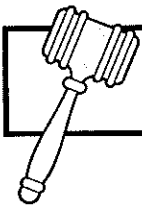
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CONDO II BOARD of MANAGERS

Blue Ridge Condo II Fiscal Year Budget 2020-2021
Spent Through October 31, 2020

| | <i>a</i> | <i>b</i> | <i>c = a - b</i> |
|--------------------------------------|-------------------------------|-------------------------------------|----------------------|
| | Proposed Budget 2020-21 | Actual Collected & Spent to Date | Remaining Balance |
| REVENUE | | | |
| CONDO II COMMON CHARGES | \$ 1,255,000 | \$ 293,506 | \$ 961,494 |
| HOA COMMON CHARGES | 1,092,000 | 273,084 | 818,916 |
| LESS: NON-PAYING UNITS (5) | (20,000) | - | (20,000) |
| SPECIAL ASSESSMENT INCOME | - | 70,930 | (70,930) |
| OTHER INCOME | 28,000 | 8,895 | 19,105 |
| NET RENTAL INCOME | - | 4,714 | (4,714) |
| TOTAL REVENUE | \$ 2,355,000 | \$ 651,129 | \$ 1,703,871 |
| EXPENSES | | | |
| HOA COMMON CHARGES | 1,092,000 | 273,084 | 818,916 |
| LESS: NON-PAYING UNITS (5) | (13,000) | - | (13,000) |
| HOA MAINTENANCE | 195,000 | 29,001 | 165,999 |
| 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 | 15,588 | (588) |
| 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 | 1,134 | 8,866 |
| EXTERMINATING | 10,000 | 1,624 | 8,376 |
| FENCES (INCENTIVES) | 15,000 | 4,500 | 10,500 |
| FIRE ALARMS | 15,000 | 3,070 | 11,930 |
| FIRE HYDRANT TESTING | 4,000 | - | 4,000 |
| GUTTER CLEANING | 6,000 | - | 6,000 |
| LANDSCAPING | 105,000 | 38,019 | 66,981 |
| PAINTING | 14,000 | - | 14,000 |
| REFUSE | 56,000 | 17,700 | 38,300 |
| REPAIRS & SUPPLIES MAINT. | 20,000 | 2,035 | 17,965 |
| ROAD REPAIR/SPEED TABLES | 20,000 | - | 20,000 |
| ROOFING | 73,000 | 35,193 | 37,807 |
| SNOW REMOVAL | 75,000 | - | 75,000 |
| IRRIGATION | 25,000 | 9,691 | 15,309 |
| 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 | 79,472 | 245,528 |
| LEGAL SERVICES | 25,000 | 3,854 | 21,146 |
| OFFICE SUPPLIES AND EXPENSES | 9,000 | 890 | 8,110 |
| EQUIPMENT LEASES | 4,000 | 1,303 | 2,697 |
| PAYROLL AND PAYROLL TAXES | 43,000 | 12,195 | 30,805 |
| PHONE & INTERNET | 3,000 | 910 | 2,090 |
| SECURITY | 5,000 | 4,216 | 784 |
| SUBSCRIPTIONS | 5,000 | 2,605 | 2,395 |
| WATER | 36,000 | 16,750 | 19,250 |
| CAPITAL RESERVE ALLOCATION | 10,000 | - | 10,000 |
| TOTAL EXPENSES | \$ 2,355,000 | \$ 647,206 | \$ 1,707,794 |
| REVENUES (LESS THAN) EXPENSES | \$ - | \$ 3,923 | |

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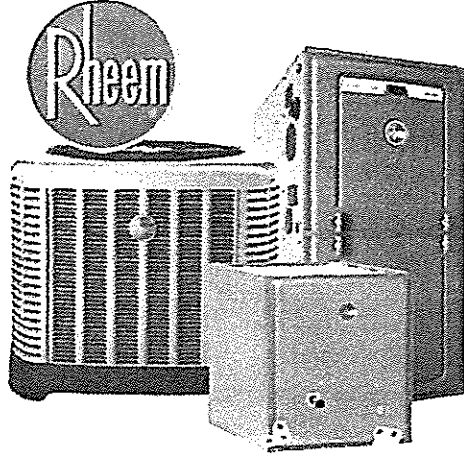
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HOUSESITTING AND HOUSEHOLD CHORES

COOKING / MEAL PREP

FOOD DELIVERY

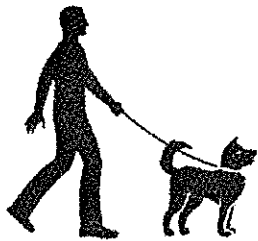
PET CARE / DOG WALKING

ELDERLY COMPANIONSHIP

BABYSITTING

SHOPPING ASSISTANCE, HELPING WITH ERRANDS

*REASONABLE PRICING
INQUIRE FOR PARTICULAR SERVICES*



TRI BOARD

Welcome Committee

The Welcome Committee is continuing to meet with New residents.

We are following proper safety protocol and meeting in the Clubhouse.

We will also have a meeting with new residents over the phone if this is desired.

Our response with meeting with new residents continues to be wonderful as everyone has felt that the information we give out helps greatly with living here in Blue Ridge.

If you have any questions that you would like to ask the Welcome Committee or if you would like to meet with us, please call your Condo Board Office and request a phone call from us. We will call you back as soon as possible

Stay safe and be well everyone.

TRIBOARD HOLIDAY LIGHTING CONTEST

The TRIBOARD will once again be holding the annual Blue Ridge Holiday Lighting Contest this Season.

All residents are encouraged to participate.

All it takes is some imagination, and decorations.

There is no fee to join, Condo residents will once again volunteer to walk around and submit their favorite units to be judged.

Prizes will be awarded.

Look through this months Gazette for further details.

Help Light Up Blue Ridge this season,

and join in the fun!

ADULT HALLOWEEN PARTY

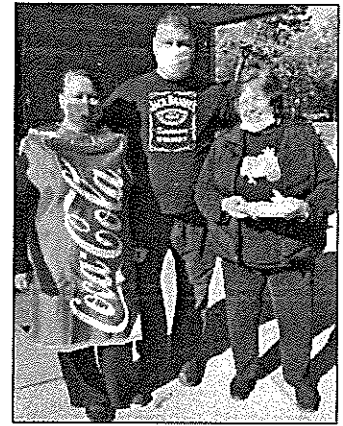
The Blue Ridge Adult Halloween Party was a great success! Sponsored by the Blue Ridge Social Club, guests celebrated Halloween on a chilly, but sunny Saturday afternoon. Guests enjoyed lunch from Norm and his team at the cafe, and festive music by DJ Charlie. Prizers were awarded for:

Scariest Costume: Andrew and Monica Eustace (Skeleton and Bride)

Original Costume: Bill and Chrissy Roach (Number 806)

Couples Costume: Andrew and Monica Eustace (Skeleton and Bride)

Overall Costume: Mike and Jennifer Gisler (Jack and Coke)



LET'S GET YOUR BLUE RIDGE CONDOMINIUM S O L D !



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If your condo is listed with another broker this is not a solicitation of property

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*

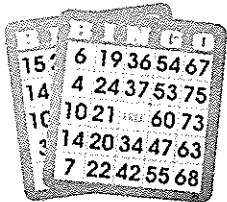
Tuesday Evenings 7pm-8pm

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.

BINGO!



The first Free Bingo in Blue Ridge began on November 8th!!

Fyi, Free Bingo is different from regular bingo as the prizes are limited to \$10.00 with limited games. Even with these restrictions, all had a great time and

look forward to more nights of free bingo.

A special thank you to the HOA, particularly Tony Spataro and Josephine Maiorano who spearheaded this project. Resident volunteers on the Bingo Committee are Jane LeRoux, Marguerite Bellucci, Janet DuBois, and Lorraine Groshans.

Strict protocols were followed including temperature checks, contact tracing recording, restricted number of residents, and restricted time limits. Of course, masks were worn by all throughout the night. Social distancing could not have occurred without help from the Maintenance and Housekeeping crews, Steve, Kellie, and Rosie. They set up social distancing tables and chairs, then cleaned everything in the cardroom both before and after the event. Thank you for all your hard work.

Due to the popularity of this event we will be having more free bingo. Check future Gazettes for upcoming dates.





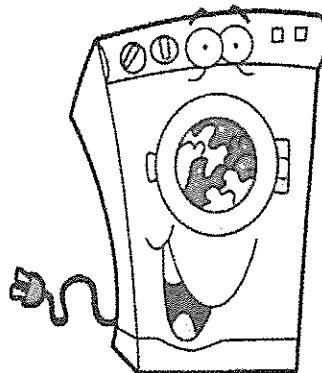
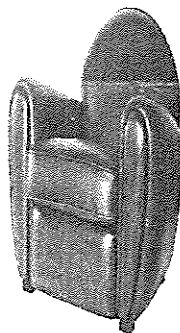
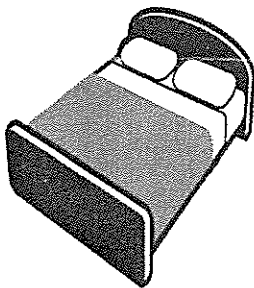
Christmas Word Scramble

Unscramble the letters to find words which have to do with Christmas.
Some of the words have religious meanings, others are secular in nature.

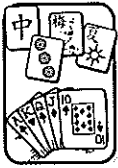
- | | |
|--------------------|---------------------|
| 1. Groceos _____ | 11. Limesotte _____ |
| 2. Naclorig _____ | 12. Vaniyitt _____ |
| 3. Rats _____ | 13. Gotscink _____ |
| 4. Scunttshe _____ | 14. Virasou _____ |
| 5. Porduhl _____ | 15. Traweh _____ |
| 6. Naast _____ | 16. Gisehl _____ |
| 7. Skagceap _____ | 17. Wamsonn _____ |
| 8. Dressephh _____ | 18. Ejuss _____ |
| 9. Gramen _____ | 19. Stranneom _____ |
| 10. Galen _____ | 20. Scamsthir _____ |

ATTENTION LARGE BULK ITEMS

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



BLUE RIDGE CLUB NEWS



MAH JONGG - CANASTA CLUB

Our annual enrollment is currently going on. We play on Thursdays from 12:30 to 4:00 pm. All residents are welcome to join, just need to be able to play Canasta or Mahjongg.. Dues are \$30.00 per year and it includes 2 simple lunches on days of our tournaments and 1 holiday lunch. If you do not play either game we can arrange for teaching sessions on Tuesdays at 12:30.

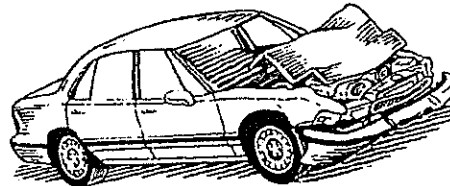
If interested, call the front desk, leave your number and someone from the club will call you back. Hope you will join us soon!

**CONGRATULATIONS TO
Howard Finklerstein
SCORED EAGLE ON 9TH HOLE
NOVEMBER 10TH, 2020**

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Complete Auto Repair Center • Family Owned & Operated

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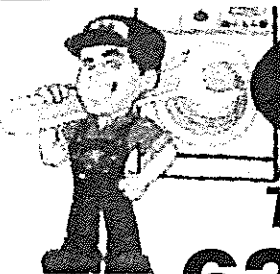
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HAS A RECENT LIFE CHANGE CAUSED YOU TO
START THINKING ABOUT... **MOVING?**

- Have you outgrown your current house?
- Do you want to be closer to family and friends?
- Is the upkeep of your house becoming too demanding on your time & energy?
- Need to relocate for a better career opportunity?



Susan Rose
Real Estate Salesperson
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Office: 631.399-5300



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If your home is currently listed with another Broker please disregard

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www.mcmanuslorey.com

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A Caring, Family Business

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

At Home Arrangements

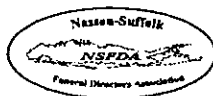
After Care Program and Bereavement Literature

Ample Parking • Handicap Entrance

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



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Nassau-Suffolk Funeral Directors Association



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VALUABLE COUPON!

Quality Pharmacy

Expires 12/31/20

\$5.00

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New Prescription

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for NOVEMBER 2020**



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| 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!



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Classifieds

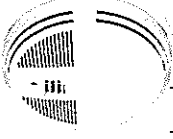

Your Blue Ridge Classifieds!
*A great way to list it, sell it,
rent it, ask for it or offer it!*

MISCELLANEOUS

CHORES GALORE and MORE: Licensed House-cleaning, House Keeping, House-sitting, Shopping/Errands, Driving/Dr. Visits, Organizing, Purgings, 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
THE PROPERTY OWNER RECEIVES
NO COMPENSATION FOR THIS SERVICE
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

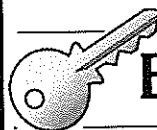
and then advise maintenance immediately, no matter what day or time this occurs.

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.



Announcing

the

Third Annual

**Blue Ridge
Holiday
Light Contest**

Check inside the Gazette
for the rules and guidelines.
See Page 17

**Condo I • Condo II
HOA**