



Blue Ridge

Gazette

**Blue
Ridge
Café
Coupon**
See Inside

VOL XLVII NO. II

Published by and for the Residents of Blue Ridge

FEBRUARY 2021

HAPPY
**Valentine's
Day**



EDITOR NEEDED

FOR THE
BLUE RIDGE GAZETTE

SEE BACK COVER



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 &

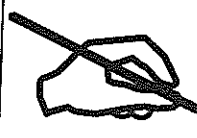
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FULL COLOR PRINTING



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.

Dear Editor:

We have lived here at The Blue Ridge community since 2005.

On the 16th & 17th of this month, our community was inundated with a MAJOR SNOW STORM.

We would like to THANK THE BOARD MEMBERS OF CONDO2, for the exemplary handling of the removal of the MASSIVE AMOUNT OF SNOW.

It was in our opinion a Yeoman's performance, under extremely difficult circumstances. The PARKING PLAZAS and WALKWAYS, were cleared of huge, heavy amounts of snow as expeditiously as humanly possible.

FURTHERMORE, WE FEEL THAT OUR CONDO2, B.O.M., WITH THE GUIDANCE OF PRESIDENT KEN GROSHANS, HAVE DONE AND CONTINUES TO DO A FANTASTIC JOB, IN MANAGING OUR PROPERTIES.

Sincerely,
Maryann & Ralph Napolitano

Dear Editor:

We want to thank Ken, President of Condo II, and Tony, President of the HOA, for their quick response to our problem. You are all doing a great job. We appreciate all the work you and your staff contribute to our community. Happy & healthy New Year to all.

Joyce & Ira Sachs

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H.O.A. BOARD of DIRECTORS

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

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
Asst. Secretary: Janet DuBois	

<u>Committees</u>	<u>Chair</u>	<u>Person 2</u>	<u>Person 3</u>	<u>Person 4</u>
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	Janet DuBois	
STP	Jeffrey Barnett	Jennifer Gisler	Stephanie Milligan	
Café	Josephine Maiorano	Stephanie Milligan	Ed Preuss	
Bar	Josephine Maiorano	Ed Preuss	Stephanie Milligan	
Gov't Relations	Bob Vulpis	Jeffrey Barnett	Jennifer Gisler	Janet DuBois
Security	Ed Preuss	Josephine Maiorano	David Alamia	
Club House Liason	Janet DuBois	Josephine Maiorano	Jennifer Gisler	Bob Vulpis
Gazette	Jennifer Gisler	Bob Vulpis	Stephanie Milligan	
Communication	Bob Vulpis	Tony Spataro	David Alamia	
HOA Event Committee	Bob Vulpis	Janet DuBois	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	
Social Media	Jennifer Gisler	David Alamia	Janet DuBois	
Consultants:	Affiliates			
Nick Gabrielle	Josephine DiGiovanna			
David Bell	Caryn Feldman			



Lic. & Ins.

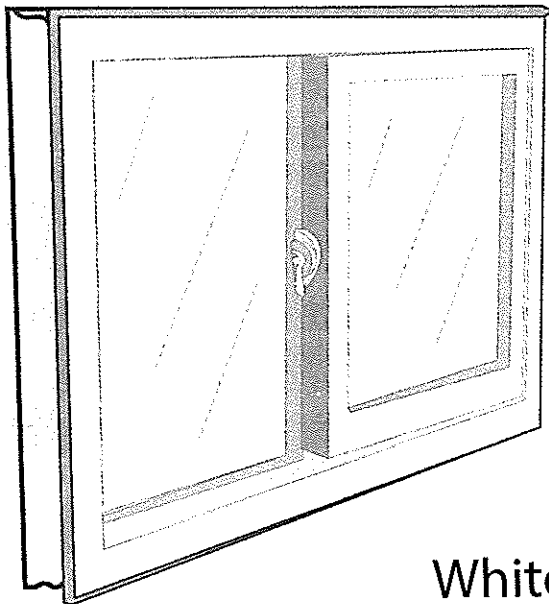
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ATTENTION

ALL

BLUE RIDGE HOMEOWNERS

ALL HOMEOWNERS RECREATIONAL ID CARDS WILL EXPIRE: WEDNESDAY, MARCH 31, 2021.

TO RECEIVE YOUR AND YOUR FAMILY RECREATIONAL ID CARDS THE NAMED HOMEOWNERS MUST COMPLETE AND SIGN THE BLUE RIDGE HOMEOWNERS AFFIDAVIT.

ANY INCOMPLETED AFFIDAVITS WILL NOT BE PROCESS.

THE AFFIDAVIT FORMS ARE IN THE GAZETTE, OR AT THE BLUE RIDGE CLUBHOUSE FRONT DESK.

PLEASE RETURN THE COMPLETED AND SIGNED AFFIDAVIT FORMS TO THE FRONT DESK DURING OFFICE HOURS. CHILDREN AND TEENS PHOTOS MUST BE UPDATED

see next page>





BLUE RIDGE HOMEOWNERS ASSOCIATION, INC.
899 GOLF LANE
MEDFORD, NY 11763

HOMEOWNERS REGISTRATION FORM

(PLEASE PRINT)

Homeowner's Name

Address

Telephone #

Home _____ Cell _____

Office _____ Out of State _____

(if applicable-include dates) _____

EMAIL ADDRESS: _____

EMERGENCY CONTACT _____ Telephone _____

Homeowner's Ins. Company Name:

Address:

Telephone:

Policy # _____ Expire Date: _____

Signature: _____ Date: _____



BLUE RIDGE HOMEOWNERS ASSOCIATION, INC.
 899 GOLF LANE
 MEDFORD, NY 11763

RESIDENT AFFIDAVIT
RECREATION FACILITIES
 (PLEASE PRINT)

I, the indicated homeowner or renter, do hereby apply for membership in the Blue Ridge Homeowners Association Recreational Facilities, in accordance with the Rules & Regulations of the Association. **I HEREBY AFFIRM THAT THE BELOW LISTED INDIVIDUALS RESIDE IN THE UNIT # _____ . IT IS HEREBY AGREED THAT THE BLUE RIDGE CONDOMINIUMS AND BLUE RIDGE HOMEOWNERS ASSOCIATION MAY REVOKE THE USE OF THE FACILITIES IN THE EVENT THAT STATEMENTS DECLARED IN THIS AFFIDAVIT ARE FOUND TO BE INCORRECT.** All passes are non-transferable, and become void as soon as any cardholder is no longer in **full time** residence at the above indicated unit or in the event of the sale of the Condominium. All cards must be surrendered to the H.O.A. Office before others are issued to the new owners or renters. Further, it is understood that the Board of Managers or Board of Directors may in their sole discretion revoke this pass, and all privileges implied by it, as a result of any infractions of any Rules and Regulations of the Condominium or Homeowners Association. If renters fail to return pass upon termination of lease, renters' deposit will be forfeited.

<u>NAME</u> (Please Print)	<u>RELATIONSHIP</u>	<u>DOB</u>	<u>SCHOOL</u>	<u>RESIDE FROM-TO</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Of Cars _____
 Plate# _____ State _____
 Plate# _____ State _____
 Plate# _____ State _____
 Plate# _____ State _____

Number of Pets Dog(s) _____ Cat(s) _____ Other(s) _____

Signature: _____ Date: _____



A Letter from Your Legislator:

Suffolk County Legislator - 7th District

Rob Calarco

Dear Residents,

The first COVID-19 vaccines are here. The FDA has authorized two vaccines. The first was developed by Pfizer and BioNTech. This vaccine was approved unanimously by New York State's independent COVID-19 Clinical Advisory Task Force on Dec. 10 and was formally authorized by the FDA on Dec. 11. Moderna developed the second vaccine. This one was authorized by the FDA and approved unanimously by the Clinical Advisory Task Force on Dec. 18. No serious side effects related to the vaccines have been reported.

Stopping this pandemic will require using all tools available. Wearing masks, hand washing, and social distancing help lower your chance of being exposed to the virus or spreading it to others. A vaccine will help your body fight the virus if you are exposed, and is an important part of the plan to defeat COVID-19.

Health experts have projected that in order to win the war against COVID-19, between 75 and 85 percent of the population needs to receive the vaccine. New York has made it a top priority to ensure vulnerable and underserved communities are not left behind.

If we all do our part by listening to the advice of medical experts, we can save lives and return to normal quicker. Getting vaccinated will be a big part in that return, but there will be many factors. Remember the vaccine is safe, and getting it will not only protect you, but your loved ones as well.

All vaccinations are being administered by appointment only. To schedule yours and check your eligibility call 1-833-697-4829 or visit am-i-eligible.covid19vaccine.health.ny.gov.

As always my office is here to answer any questions, you might have concerning this process or any other issue you are facing.

Until next month, ~Rob Calarco

Tomatoe Appliance Repair

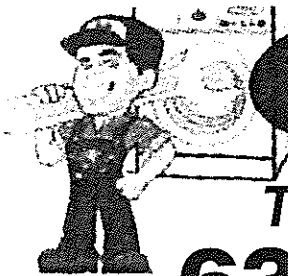
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H.O.A. BOARD of DIRECTORS

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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.

DON'T GET CAUGHT OUT IN THE COLD!!



Pinky's



FEMALE FRIENDLY
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\$129.99 plus tax

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SUSPENSION STRUTS FRONT OR REAR

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SHOCKS

\$259.99 plus tax PAIR INSTALLED*

WHEEL ALIGNMENT ADDITIONAL
*Most Cars. EXPIRES 2/28/21

OIL CHANGE SPECIAL

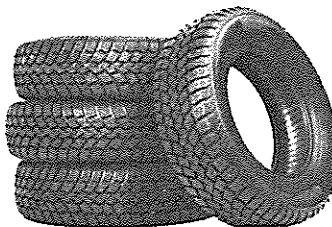
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Includes Standard Oil Filter.
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4 TIRES SALE

ALL SEASON



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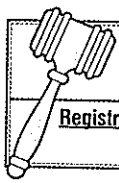
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HOURS: MONDAY-FRIDAY 8-6 • SATURDAY 9-2



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BLUE RIDGE HOMEOWNERS ASSOCIATION, INC. BUDGET SUMMARY REPORT Four Months Ended November 30, 2020

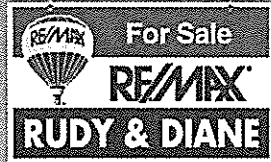
	ANNUAL BUDGET		YEAR-TO-DATE			THIS MONTH		
	TOTAL	BALANCE AVAILABLE	BUDGET	ACTUAL	DIFFERENCE	BUDGET	ACTUAL	DIFFERENCE
MAINTENANCE (HOA ONLY)	124,468	88,114	39,446	36,354	3,092	9,328	8,733	595
ADMINISTRATION	231,220	177,274	76,916	53,946	22,970	16,954	11,198	5,756
COMMUNITY BUILDING	384,337	268,459	131,152	115,878	15,274	25,739	25,095	644
POOLS	117,001	82,819	55,367	34,182	21,185	6,442	5,010	1,432
TENNIS	750	723	375	27	348	0	0	0
BOCCI	750	750	250	0	250	0	0	0
SEWER TREATMENT PLANT	307,932	222,364	103,538	85,568	17,970	25,278	14,834	10,444
GOLF COURSE	402,834	266,033	138,608	136,801	1,807	33,748	31,412	2,336
GENERAL EXPENSES	609,810	438,726	186,685	171,084	15,601	55,716	44,186	11,530
SECURITY	73,200	51,115	23,525	22,085	1,440	6,375	6,443	(68)
COMMUNITY ACTIVITIES ***	15,028	9,832	6,096	5,196	900	1,046	2,486	(1,440)
CAPITAL EXPENSES	213,000	197,327	0	15,673	(15,673)	0	8,832	(8,832)
TOTAL EXPENSES	2,480,330	1,803,536	761,958	676,794	85,164	180,626	158,229	22,397
LESS INCOME OTHER THAN COMMON CHARGES	(193,800)	(133,796)	(62,430)	(60,004)	(2,426)	(13,537)	(12,805)	(732)
EXPENSES TO BE REIMBURSED BY COMMON CHARGES	2,286,530	1,669,740	699,528	616,790	82,738	167,089	145,424	21,665

*** DETAIL OF COMMUNITY ACTIVITIES

	ANNUAL BUDGET		YEAR-TO-DATE			THIS MONTH		
	TOTAL	BALANCE AVAILABLE	BUDGET	ACTUAL	DIFFERENCE	BUDGET	ACTUAL	DIFFERENCE
Gazette Income	\$ 17,000	\$ 12,912	\$ 5,667	\$ 4,088	\$ 1,579	\$ 1,417	\$ 770	\$ 647
Gazette Expenses	\$ 36,287	\$ 25,984	\$ 13,568	\$ 10,303	\$ 3,265	\$ 2,763	\$ 3,091	(\$ 328)
Net Gazette Expense	\$ 19,287	\$ 13,072	\$ 7,901	\$ 6,215	\$ 1,686	\$ 1,346	\$ 2,321	(\$ 975)
					\$ 0			\$ 0
Bar Revenues	\$ 35,000	\$ 20,232	\$ 11,200	\$ 14,768	(\$ 3,568)	\$ 1,000	\$ 74	\$ 926
Bar Expenses	\$ 29,200	\$ 16,712	\$ 9,360	\$ 12,488	(\$ 3,128)	\$ 900	\$ 242	\$ 658
Net Bar Expense (Revenue)	(\$ 5,800)	(\$ 3,520)	(\$ 1,840)	(\$ 2,280)	\$ 440	(\$ 100)	\$ 168	(\$ 268)
					\$ 0			\$ 0
Community Events Expense, Net	\$ 6,041	\$ 4,779	\$ 2,035	\$ 1,261	\$ 774	\$ 300	(\$ 3)	\$ 303
					\$ 0			\$ 0
Party Rental Income	\$ 4,500	\$ 4,500	\$ 2,000	\$ 0	\$ 2,000	\$ 500	\$ 0	\$ 500
TOTAL COMMUNITY ACTIVITIES	\$ 15,028	\$ 9,831	\$ 6,096	\$ 5,196	\$ 900	\$ 1,046	\$ 2,486	(\$ 1,440)

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Would Like To Wish You a Wonderful New Year!

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Lake Ronkonkoma

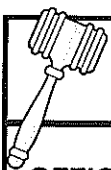
631.585.2222

SERVING OUR COMMUNITY SINCE 2004

WE WOULD LIKE TO THANK YOU ALL FOR YOUR CONTINUED SUPPORT.

- Rudy & Diane

H2162637201H101



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: 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.....ManagerLandscaping, Trees
- Joe Nischo.....ManagerPaving and Cement
- Constance Garone.....ManagerGazette, Rules & Regulations
- Fred Webber.....ConsultantTrees
- Richard Hansen.....Consultant
- Ronald Porcelli.....ConsultantSnow
- Kathleen Hansen.....Volunteer
- Ellen Becker Gelfand.....Volunteer

MESSAGE FROM THE PRESIDENT

I hope your holidays were peaceful and safe. The pandemic has caused no end of problems for all of us. But while we all look forward to the vaccine and things getting back to normal, we still need to continue wearing masks and practicing all NYS guidelines for the safety of everyone. It will take patience from us but in the end we will all benefit.

Now I'd like to review some facts and issues that your Condo 1 Board has had to address.

First, we want to thank you for your compliance with our EAS fire alarm inspections. Believe it or not, 333 units were inspected. Fire Alarm panels were replaced, 17 batteries were replaced and 7 units with smoke detector issues were repaired or replaced. We hope that when EAS returns this summer, we will have 100% cooperation from our residents.

Condo 1 continues to have challenges to its budget. While we do our best to study and establish each year's budget, problems continue to turn up in a community that is almost 50 years old. There is no guarantee we can give you that problems will not continue to happen. For example our water bills have increased by 21%. The Water Department tells us this was due to COVID with more people being at home. The National Waste Services (trash removal) has raised their costs 26% due to the increase in tonnage of people being at home. There was no way to budget for COVID 19, but we still have to pay for the consequences it caused. Finally, we need 18 curb stops replaced. Curb stops are essential since they control the turning on and off of water to residences and to our sprinklers. Unless there is an emergency, we will start to replace the curb stops this spring.

- Continued on next page

MESSAGE FROM THE PRESIDENT- *continued from previous page*

Now some good news:

The Board feels we need to install signs at walkway entrances that will show the units associated with that walkway to make it easier for your guests and/or vendors to find your units. Work has begun on preparing wording for the signs and a layout of exactly where they will be installed. This estimated cost should be less than \$3,500 and was included in our budget as capital improvement.

We are moving to a new accounting system called Appfolio which will allow residents to pay their common charges with credit cards, and allow you to log in to view your own account and payments. There will be a separate article in this Gazette explaining all the benefits.

We want to continue the work started with creating cages in the basement of PP 11/12, but the unexpected expenses we incurred forces us to pause till spring. We will keep you informed.

In conclusion, I have an important issue to bring to your attention and that has to do with appliance disposal. As I left my unit in January, I found a discarded refrigerator in PP18 left by the dumpster with the doors still attached and glass shelves left inside. New York State Law and the Federal Environmental Protection Agency guidelines require consumers to remove doors from refrigerators before disposal as a safety measure to prevent the entrapment and suffocation of innocent children who may be able to get inside an old fridge but unable to escape if the door closes. This has been the law for many years and I was disappointed and quite upset that a resident violated it so carelessly. Please spread the word to your friends and neighbors who may be unaware of this age old rule.

In closing let me say I hope we can all be more agreeable and kind as we struggle through this terrible pandemic and try to live our lives as close to normal as we can.

Robin D'Alessandro

President

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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 residents. Beyond that problem there is the danger of these wipes reaching our Sewer Treatment Plant.



CONDO I BOARD of MANAGERS

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.

APPLIANCE DISPOSAL

Condo I follows the New York State Law and the Federal Environmental Protection Agency guidelines that require consumers to remove doors from refrigerators before disposal as a safety measure to prevent the entrapment and suffocation of innocent children who may be able to get inside an old fridge but unable to escape if the door closes. This has been the law for many years and offenders will be severely penalized.

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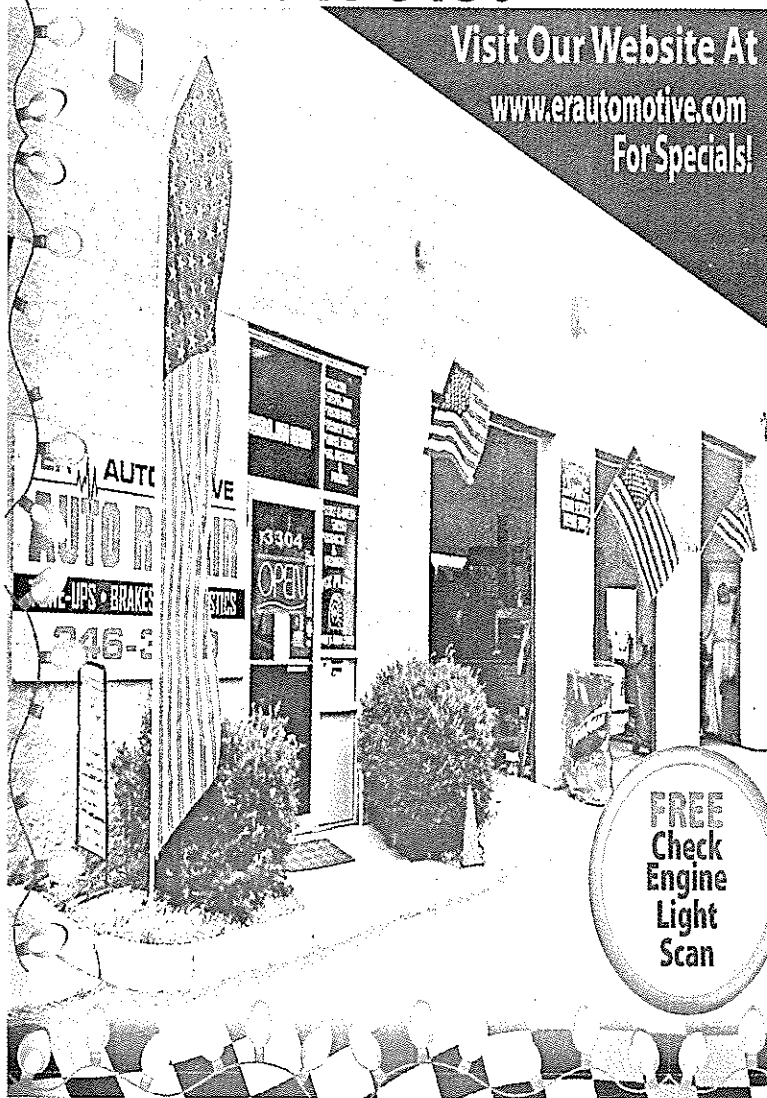
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CONDO I BOARD of MANAGERS

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

CONDO I December 2020 Monthly Budget

Category	Total Budget	Balance	12/2020 Expense	YTD Balance
Accounting	\$8,000.00	\$5,650.00	\$550.00	\$5,100.00
Alarm System	\$20,000.00	\$16,912.43	\$10,074.80	\$6,837.63
Capital Improvement	\$10,000.00	\$10,000.00	\$0.00	\$10,000.00
Concrete	\$9,000.00	(\$3,340.69)	\$0.00	(\$3,340.69)
Data Processing	\$2,000.00	\$1,386.63	\$651.74	\$734.89
Electric	\$22,000.00	\$13,109.02	\$1,734.72	\$11,374.30
HOA CC/CAP	\$1,192,574.88	\$793,151.34	\$99,383.03	\$693,768.31
HOA Maint/Contr	\$200,000.00	\$130,757.41	\$17,166.67	\$113,590.74
HOA Material Cost	\$30,000.00	\$16,349.28	\$5,912.88	\$10,436.40
Hydrants	\$5,000.00	\$430.47	\$0.00	\$430.47
Insurance	\$357,500.00	\$242,216.24	\$28,688.46	\$213,527.78
Insurance Ded Res.	\$25,000.00	\$24,783.84	\$0.00	\$24,783.84
Landscaping	\$113,000.00	\$43,831.40	\$0.00	\$43,831.40
Legal	\$14,000.00	\$11,931.93	\$1,890.00	\$10,041.93
Office	\$12,000.00	\$10,260.47	\$3,947.67	\$6,312.80
Outside Contractors	\$30,000.00	\$3,236.05	\$2,520.00	\$716.05
Painting	\$18,000.00	\$14,825.00	\$0.00	\$14,825.00
Parking Plaza's	\$10,000.00	\$527.97	\$0.00	\$527.97
Paving	\$98,500.00	\$65,760.56	\$8,184.86	\$57,575.70
Playgrounds	\$15,000.00	\$12,821.98	\$0.00	\$12,821.98
Payroll Taxes	\$10,000.00	\$7,348.11	\$0.00	\$7,348.11
Pest Control	\$10,500.00	\$7,325.00	\$0.00	\$7,325.00
Refuse	\$59,000.00	\$39,338.88	\$4,915.28	\$34,423.60
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	\$104,286.00	\$24,154.25	\$80,131.75
Salary Wages	\$29,000.00	\$19,656.53	\$3,376.60	\$16,279.93
Snow Removal	\$25,000.00	\$25,000.00	\$3,900.00	\$21,100.00
Sprinklers	\$25,000.00	\$7,642.12	\$597.44	\$7,044.68
State & Fed Taxes	\$2,500.00	\$1,984.00	\$0.00	\$1,984.00
Telephone/Cable	\$2,700.00	\$1,810.16	\$222.40	\$1,587.76
Walkway Lights	\$12,000.00	\$9,270.00	\$1,633.16	\$7,636.84
Water	\$56,800.00	\$28,955.88	\$5,233.39	\$23,722.49
Total	\$2,679,074.88	\$1,722,218.01	\$224,737.35	\$1,497,480.66

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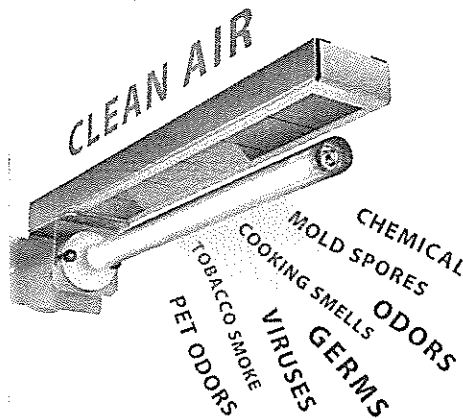
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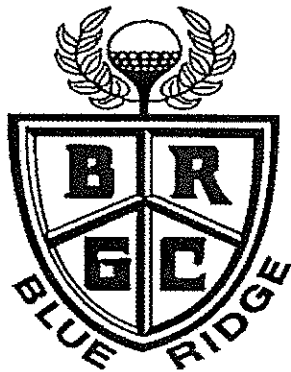


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CONDO I BOARD of MANAGERS



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**

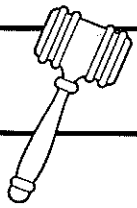
Blue Ridge Condo I will continue to bring the latest tools and practices to the community association industry and affiliated professionals. HomeWiseDocs.com simplifies the process of obtaining the association information that you require. Please share this important notice with those parties that regularly 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

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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

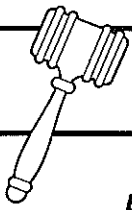
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JOINT CONDO I & CONDO II BOARD of MANAGERS

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

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

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*All loans are subject to Credit, Income and Appraisal Approval. Program, 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.



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Branch Manager

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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.....Deborah Nicastro Legal, Insurance, Website
 Manager.....Howard Finkelstein Website, IT Manager
 Manager.....Jay Abrams..... Contracts, Construction
 Manager.....Bill Roach ACC, EAS
 Manager.....Ed Podmore..... Security Gates, Sprinklers, Construction, Oversight
 Office Manager.....Wendi Peycke..... Accounts Receivable, Collections
 ConsultantGinger Podmore

LETTER FROM THE PRESIDENT

Unity to be real must stand the severest strain without breaking. - Ghair

Dear Condo II Residents,

'Unity is strength' will always hold good. It means that so long as the members of a family or of a club or of any other organization keep together, no one will be able to harm them but if they divide, they will fall. The value of **unity** is perceived in every walk of life.

Also, we like to Thank all the Essential workers who continue to fight the fight to keep us safe.

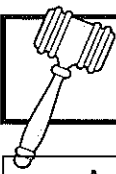
Regards,

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

Thank you Ginger! - Condo II

Due to the new guidelines set forth by the H.O.A. whereas a board member in Condo I or Condo II, cannot be employed by the H.O.A. Consequently, Virginia Podmore chose to stay employed and

stepped down from Condo II and became a consultant. The Board would like to take this opportunity to thank Ginger for years of service and continuing to be an asset to the Board.



CONDO II BOARD of MANAGERS

As many of our residents have endured periods of isolation during the Covid lock down of 2020, your elected Condo II Board has continued working diligently behind the scenes to accomplish the many goals they set for the betterment of our community. These are just a few of the projects planned and completed.

IT in and Around Condo II and the Community

Condo II Board Member Howard Finkelstein has upgraded the computers in the main Condo II office with windows 2010 and office 365, the latest anti virus.

Internet access was made available to the Tiki area compliments of C2 BOM Howard Finkelstein.

Cable lines were also run for the outdoor TV.

A new Work Order system** has now gone live to all residents, which now allows online work order submission, and residents are now able to follow along and see where the work order is in line for addressing from beginning to completion.

Remember to register with the Blue Ridge website to be able to access this feature, as well as access to Gazette articles, look up the latest news, and happenings around the community, and much, much more.

brhomeowners.com

**Residents who do not have access to the website may still submit a paper work order as has been done in the past.

HomewiseDoc.com 2020

HomeWiseDocs.com is an automated processing systems that enables the homeowners to simplify the task of getting necessary documents in a more timely manner for closings and refinancing. It is much faster than going to the Condo II office to retrieve the necessary information which will take more time. HomeWiseDocs.com alleviates the pressure on the homeowner or the homeowner's lending institution in selling or refinancing your home

Appfolio 2020

Appfolio is a new accounting system that streamlined the Condo II bookkeeping, and helps to serve the community more efficiently. It enables the community to pay their common fees and assessments, etc., via eCheck, Debit or Credit Card. The homeowner has the ability to see their own ledger of their payment history. It offers much more which we are exploring to see if it meets our community needs; for instance, a homeowner is renting and would like to do a background check, Appfolio can assist at a very minimal cost.



CONDO II BOARD of MANAGERS

Parking Permits

In January's 2021 Gazette, the Condo II B.O.M. indicated that we are in the process of creating Parking Permits based on the notifications received from our residents of the ongoing complaints concerning plaza parking issues. Some of the main issues are:

1. Have many unregistered vehicles (*no permit on file with HOA and Condo II board*) our parking plaza;
2. Individuals that have more than two vehicles and take up many spots;
3. Individuals from other parking plazas are parking in different plazas due to the lack of space in their or own plaza;
4. Parking in handicap stalls with expired or no DOT (Department of Traffic) permits at all.

Based on the many complaints the Condo II B.O.M. received, we will be initiating a new Parking Permit Regulations beginning March 1st, 2021. The two common complaints from residents are the current generic parking sticker which broadcasts the name Blue Ridge Condominium, and secondly, new car owners did not like to place stickers on their cars. As these are two valid reasons, going forward the new stickers will be much smaller with no condominium signage indicated and will only state vehicle permit identification #'s. For new car owners, a smaller rear view mirror sticker will also be available at a minimal cost.

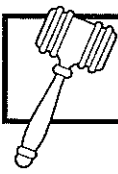
Below are some of the new parking regulations and permit requirements:

1. Only Vehicles with new condo issued permits will be permitted to park in parking plazas. All other vehicles, except for West End Drive, must utilize curbside street parking.
2. All vendor and contractor vehicles can park in the plaza from 8 am to 7 pm.
3. All residents and registered renter applying for permits must provide proof of residency, including but not limited to license, vehicle registration, current lease, utility bills, etc.
4. No vehicle shall remain parked in same spot for more than seven days consecutive days without notifying the Condo II B.O.M.

New parking plaza signage will be put in place prior to the commencement of these new regulations and they will read as follows:

PARKING FOR RESIDENTS ONLY - PERMIT REQUIRED
ALL OTHER VEHICLES PLEASE UTILIZE STREET CURBSIDE PARKING VIOLATORS WILL BE TOWED
AT THEIR OWN EXPENSE

Please note: This process is subject to change



CONDO II BOARD of MANAGERS

Ongoing Fees and Registrations

Rental Permit Process and Fee

All Renters **MUST BE REGISTERED WITH THE CONDO II BOARD**. Beginning February 1, 2021, homeowners who rent out Units will be required to pay a "RENTAL PERMIT PROCESS and FEE" of \$500.00 annually. The Rental fee is an additional "Common Charge" that applies only to rental units. This fee will be put towards any charges incurred by the renter that the Condo office is handling. This is in addition to the mandated registration with the Town of Brookhaven.

Any residence that is not owner occupied by the individual(s) listed on the property deed will be required to register for a rental permit. **Unit owners must provide a lease to the Condo II office, annually.** If your renter is not already registered with Condo II, this must be done no later than March 1, 2021. Failure to do so will result in the Unit owner being held responsible for the fee and may incur fines or additional fees, not excluding any legal fees incurred by the board. *This fee conforms with Article XI of the bylaws.

Rental Units and delinquent Common Charges

In cases where rental units fall behind in paying their monthly fees, or charges, the Condo II Board will now require the tenant to pay the rent **directly to the Condo II Office. This will be processed by our legal department. All legal fees will be at the expense of the homeowner.** Balance owed will be deducted, and once current, the remainder will then be forwarded to the landlord.

Real Property Law 339-kk (b) states, "If a non-occupying owner rents any dwelling unit to a rental tenant, and then fails to make payments due for common charges, assessments or late fees for such unit within sixty day of the expiration of any grace period after they are due, upon notice...all rental payments from the tenant shall be directly payable to the Condominium Association ." Once the fees are current, notice shall be given to the tenant and the landlord within three business days and all further rental payments will be made payable again to the landlord.

Flip Tax/Transfer Fee

Condo II will continue implementing a Flip Tax/Transfer Fee of \$1,000.00 on all new purchases of Units beginning January 1, 2021. It is common through New York State and not prohibited by the bylaws to implement this fee.

Due to the increase in costs to the Condo for processing papers and legal costs charged to the Condo, which prior to implementing last year was not a separate payment, the Condo will continue implementing this one time fee each time a Unit exchanges hands of ownership. This will help towards alleviating raising common charges across the board by covering the increased fee in a single payment.

As a Reminder- HOMEOWNERS

The Homeowner is responsible to see that all co-occupants, renters, and guests are educated of, and follow all the rules put forth by the Blue Ridge Community.

The homeowner will be held accountable to see that anyone who resides, or visits the unit does not cause a disruption to others, whether it be driving, parking, socializing or utilizing amenities. Any guest or renter found not following the rules will be notified one-time by the Boards and the homeowner by mail of the infractions. Any further occurrence with a non-deeded resident or guest will be handled with legal action. All fees, and fines will be at the expense of the homeowner.



CONDO II BOARD of MANAGERS

WATER LEAKS

If you notice any evidence of water leaks on your ceilings or walls, **CONTACT THE CONDO II OFFICE IMMEDIATELY, NOT THE FRONT DESK.** (631-736-2574 or email after hours to officebrcondo2@optonline.net) The ROOFING COMPANY will be called in to evaluate and address any issues in a timely manner. **DO NOT WAIT TO PUT IN A WORK ORDER.** A work order may be filed after calling into the office. Delay in reporting this to the Condo II office directly may cause unnecessary further damage.

If You See Something ~ Say Something

In the past, the Condo II Board has asked residents to report any areas around the Condo II units, walkways, lighting, sprinklers that needed addressing. The reports received, helped the Boards to address many, many areas overlooked in the past, and helped in getting issued fixed.

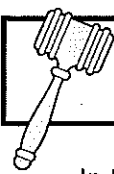
You, the residents are the eyes and ears of the Blue Ridge Community, If You See Something, Say Something. email the Condo II office

officebrcondo2@optonline.net with the area, description, date and time, and if possible, a photo.



Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 Face & Body Art Day	2 Groundhog Day	3 Carrot Cake Day	4 Quacker Day	5 Nutella Day	6 Maple Syrup Day
7 Super Bowl Day	8 Chinese New Year	9 Pizza Day	10 Umbrella Day	11 White Shirt Day	12 Lost Penny Day	13 Get a Different Name Day
14 Valentines Day	15 Gum Drop Day	16 Almond Day	17 National Crab Races Day	18 Pluto Day	19 Chocolate Mint Day	20 Love Your Pet Day
21 Sticky Bun Day	22 Margarita Day	23 Dog Biscuit Day	24 Bartender Day	25 Chili Day	26 Bacon Day	27 Strawberry Day
28 Floral Design Day						

CELEBRATE AND ENJOY DAY IN FEBRUARY



CONDO II BOARD of MANAGERS

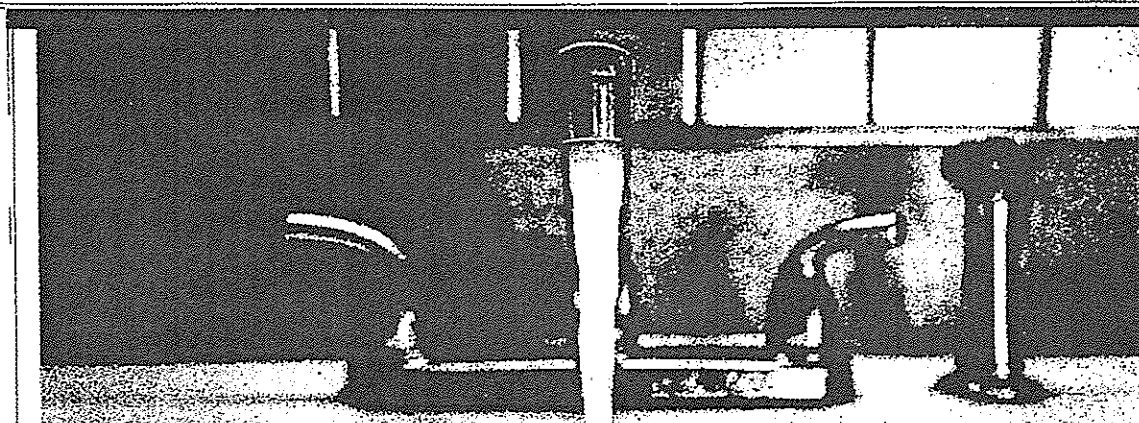
In Newsday, was an article concerning water usage and a strong possibility of an increase (see article cover). The Board analyzed the water usage for Condo II from August 2017 to November 2020 (see attached Water Usage Analysis). The water usage increases by approximately 21% per year and has become a concern from the linked page. We ask you to consider doing the following. For example, please fill up your dishwasher to capacity before running it; this saves quite a bit of water. If you do not have a dishwasher, soap your all your dishes first, then rinse. Do large loads of clothes instead of frequent small loads which can save water. Water your plants every other day. Please be mindful of your daily water usages and where you can make adjustments in helping the community in the overall consumption of water.

Using any of the tips may help keep the water bill at a reasonable cost and assist the Board in determining the new budget for the fiscal year of 2021-2022 in July.

Newsday

YOUR EYE ON LI

HI 56° LO 42°
PARTLY CLOUDY



WATCHDOG

SUFFOLK COUNTY WATER AUTHORITY

HIGH WATER-BILL GRIPES POUR IN

Customer complaints have jumped 35% this year

A2-3 | VIDEO AT NEWSDAY.COM



CONDO II BOARD of MANAGERS

One CCF = 748 Gallons
Basic Incl 58 CCF**

1/11/2021

Blue Ridge Condo
Water Usage Analysis

<u>MONTH</u>	<u>CCF USAGE</u>	<u>TOTAL BILL</u>	<u>CONDO II</u>	<u>CCF RATE</u>
Aug-17	8532	\$12,119.70	\$5,685.46	\$1.41
Sep-17	3691	\$5,204.31	\$2,409.07	\$1.41
Oct-17	6518.5	\$9,280.67	\$4,322.73	\$1.41
Nov-17	7210.04	\$7,299.62	\$3,371.82	\$1.41
Dec-17	2757	\$3,976.95	\$1,776.94	\$1.41
Jan-18	2696.5	\$6,711.65	\$3,089.60	\$1.41
Feb-18	3882.5	\$5,474.33	\$2,538.68	\$1.41
Mar-18	3188.5	\$4,585.37	\$2,068.98	\$1.41
Apr-18	2965.82	\$4,694.73	\$2,121.48	\$1.41
May-18	48070	\$7,026.31	\$3,240.63	\$1.46
Jun-18	3677	\$5,461.19	\$2,489.38	\$1.46
Jul-18	6779.5	\$9,990.84	\$4,663.61	\$1.46

Total		\$81,825.67	\$37,778.38	
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<u>MONTH</u>	<u>CCF USED</u>	<u>TOTAL BILL</u>	<u>CONDO II</u>	<u>CCF RATE</u>
Aug-18	9146.5	\$13,446.66	\$6,322.40	\$1.46
Sep-18	7986	\$25,400.69	\$5,605.94	\$1.46
Oct-18	5820.5	\$8,590.70	\$3,991.54	\$1.46
Nov-18		\$6,456.18		\$1.46
Dec-18	2638.5	\$3,944.98	\$1,761.60	\$1.46
Jan-19	3750	\$5,491.85	\$2,504.09	\$1.46
Feb-19	4070	\$6,037.78	\$2,766.14	\$1.46
Mar-19	3996	\$5,851.35	\$2,676.65	\$1.46
Apr-19	3335	\$5,273.67	\$2,399.36	\$1.75
May-19	4195	\$7,105.74	\$3,278.76	\$1.75
Jun-19	4726	\$7,654.11	\$3,541.97	\$1.75
Jul-19	7190	\$11,970.16	\$5,613.68	\$1.75

TOTAL		\$107,223.87	\$40,462.13	
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<u>MONTH</u>	<u>USAGE</u>	<u>TOTAL BILL</u>	<u>CONDO II</u>	<u>CCF RATE</u>
Aug-19	10405	\$18,202.03	\$8,604.97	\$1.75
Sept.-19	10837	\$10,847.13	\$5,074.62	\$1.75
Oct-19	9140	\$15,903.40	\$7,501.63	\$1.75
Nov-19	5850	\$10,275.10	\$4,800.04	\$1.75
Dec.- 19	2910	\$4,938.51	\$2,238.48	\$1.75
Jan-20	3195	\$5,461.15	\$2,489.35	\$1.75
Feb-20	2773.5	\$5,253.53	\$2,389.69	\$1.75
Mar-20	3033	\$4,631.09	\$2,090.92	\$2.19
Apr-20	3358.5	\$7,771.05	\$3,598.10	\$2.19
May-20	4050	\$8,517.84	\$4,295.46	\$2.19
Jun-20	3818.5	\$7,262.97	\$3,235.82	\$2.19
Jul-20	9479.5	\$19,660.56	\$9,218.28	\$2.19

Total		\$118,724.36	\$55,537.36	
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<u>MONTH</u>	<u>CCF USED</u>	<u>TOTAL BILL</u>	<u>CONDO II</u>	<u>CCF RATE</u>
Aug-20	7625	\$16,099.62	\$7,534.72	\$2.19
Sep-20	5453.5	\$10,843.62	\$5,083.19	\$2.19
Oct-20	4208.5	\$8,117.07	\$3,866.09	\$2.19
Nov-20	4805	\$10,119.82	\$4,830.82	\$2.19

** CCF= 100 Cubic feet of Water



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**YEAR ROUND
SPECIAL \$ 89.95
*TIRE ROTATION
*BATTERYSEV.C.
* 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

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Most American Cars

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**TRANSMISSION
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Maintain Your Transmission and Prevent Costly Repairs
with New Transmission Fluid
(Filter & Pan Wash Add'l)
Most Front Wheel and Rear
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At Participating Locations Only

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

*Rotate all four tires and inspect your brakes plus
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• 10 Point Vehicle Inspection
• Chassis Lubrication
• Other Oil Types Additional
• Some Oil Filters Additional
• Oil Filter Disposal Extra

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12 MONTH / 12,000 MILE LIMITED WARRANTY**



CONDO II BOARD of MANAGERS

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

	<i>a</i>	<i>b</i>	<i>c = a - b</i>
	Approved Budget 2020-21	Actual Collected & Spent to Date	Remaining Balance
REVENUE			
CONDO II COMMON CHARGES	\$ 1,255,000	\$ 493,678	\$ 761,322
HOA COMMON CHARGES	1,092,000	455,139	636,861
LESS: NON-PAYING UNITS (5)	(20,000)	-	(20,000)
SPECIAL ASSESSMENT INCOME	-	70,913	(70,913)
OTHER INCOME	28,000	17,889	10,111
NET RENTAL INCOME	-	5,514	(5,514)
TOTAL REVENUE	\$ 2,355,000	\$ 1,043,133	\$ 1,311,867
EXPENSES			
HOA COMMON CHARGES	1,092,000	455,139	636,861
LESS: NON-PAYING UNITS (5)	(13,000)	-	(13,000)
HOA MAINTENANCE	195,000	59,921	135,079
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	17,838	(2,838)
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	2,679	7,321
EXTERMINATING	10,000	1,950	8,050
FENCES (INCENTIVES) & RAILINGS	15,000	7,500	7,500
FIRE ALARMS	15,000	4,933	10,067
FIRE HYDRANT TESTING	4,000	-	4,000
GUTTER CLEANING	6,000	-	6,000
LANDSCAPING	105,000	63,365	41,635
PAINTING	14,000	-	14,000
REFUSE	56,000	28,930	27,070
REPAIRS & SUPPLIES MAINT.	20,000	9,218	10,782
ROAD REPAIR/SPEED TABLES	20,000	-	20,000
ROOFING	73,000	42,397	30,603
SNOW REMOVAL	75,000	4,350	70,650
IRRIGATION	25,000	9,796	15,204
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	7,475	525
ELECTRICITY	30,000	9,421	20,579
INCOME TAXES	1,000	-	1,000
INSURANCE	325,000	132,435	192,565
LEGAL SERVICES	25,000	7,487	17,513
OFFICE SUPPLIES AND EXPENSES	9,000	3,886	5,114
EQUIPMENT LEASES	4,000	1,943	2,057
PAYROLL AND PAYROLL TAXES	43,000	19,945	23,055
PHONE & INTERNET	3,000	1,517	1,483
SECURITY	5,000	8,339	(3,339)
SUBSCRIPTIONS	5,000	4,294	706
WATER	36,000	16,750	19,250
CAPITAL RESERVE ALLOCATION	10,000	-	10,000
TOTAL EXPENSES	\$ 2,355,000	\$ 1,005,275	\$ 1,349,725
REVENUES (LESS THAN) EXPENSES	\$ -	\$ 37,858	

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Michael Cirigliano

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

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



JAKE

631-455-7878

TRI BOARD

Greetings to all

I have the pleasure of bring to you the results of "Third Annual Blue Ridge Holiday Lights Contest"

I would first like to say a few things about the residents who took part

being Judges in this contest.

I want to thank them all for their time and effort to make this contest possible.

The amount of work involved at looking at all the homes that were decorated in our community was monumental.

There were so many well decorated homes in our community, that we had over 50 homes that went into the finals.

After hours of looking at the pictures of all the contestants we picked the final three.

This was no easy task because there were so many beautiful displays.

I also need to say thank you so much to the community for taking their time putting together their display of lights for the rest of us to enjoy.

All together this makes for a pretty community for us to see and live in.

It would be great if we could take how this event makes us feel and carry it around all year long,

The love, feeling of friendship, community spirit and everything else that ties this community together would serve to make our community stronger and better

I look forward to our Fourth Holiday Light Contest next year with even more beautiful displays

The more involvement we have serves to make us stronger and better. Thank you

So without further ado I will include the results of this years Third annual HolidayLight Contest

Happy New Year to everyone

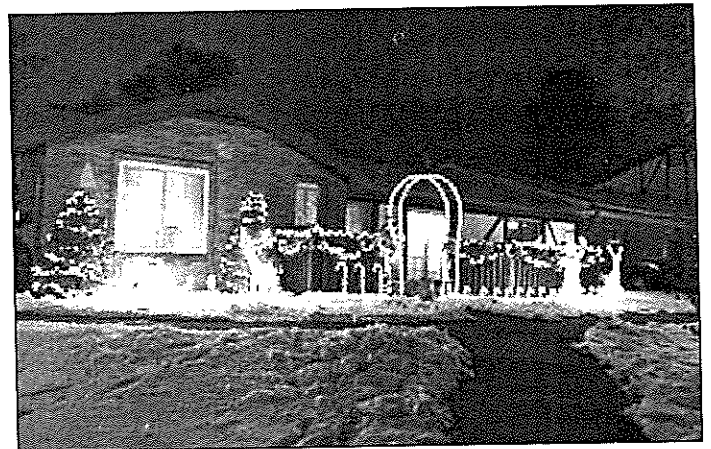
Gerald Gelfand



1st PLACE- Unit 585, Laura



2nd PLACE- Unit 176, Donna



3rd PLACE- Unit 660, Pat & Pat

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



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AGRANOFF**

WE HAVE ACTIVE BUYERS
READY & WANTING TO CALL
BLUE RIDGE HOME!

CALL OUR CELL

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255 Executive Dr. Plainville NY

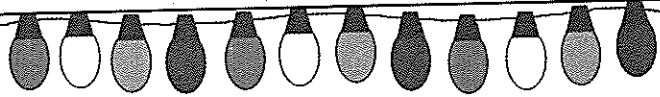
shell@sufolexperts.com

nassauandsuffolk.com

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

**CHARLES
RUTENBERG** REALTY
"The Standard of Excellence"

TRI BOARD



Christmas Holiday Lights!

*Twos the week before Christmas.
And The Holiday Light Contest
Judges were so busy,
Looking at all the Holiday Lights
in Blue Ridge and getting so dizzy.*

*We found over 50 beautiful homes to judge.
By walking around on the ice
and in the cold to find them all
A task of love for our community
while trying not to fall.*

*We organized the pictures to pick the top three,
This was a job for 15 to look at and see.
While keeping social distance
and doing this all for free.*

*It took over two grueling hours
to arrive at the final three.
Voting and critiquing all the way,
until we agreed this was not play.*

*We printed the results for all to study.
It is a good thing we were all each others buddy,
So we were able to keep this task not too bloody.*

*the winners were put On the
Clubhouse Billboard and on Facebook.
The results were posted for the community
and now in the Gazette so we all have immunity.*

*Enjoy these findings of what we have found,
by looking at the homes all around,
and the three that were crowned.*

*Think about this show till next year comes.
and think how pretty your home can be,
and join this contest next year
for all the judges to see.*

Gerald Gelfand

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FAX: (631) 580-7542

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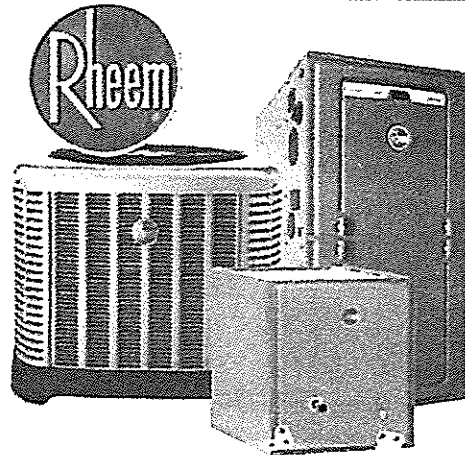
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BLUE RIDGE CLUB NEWS

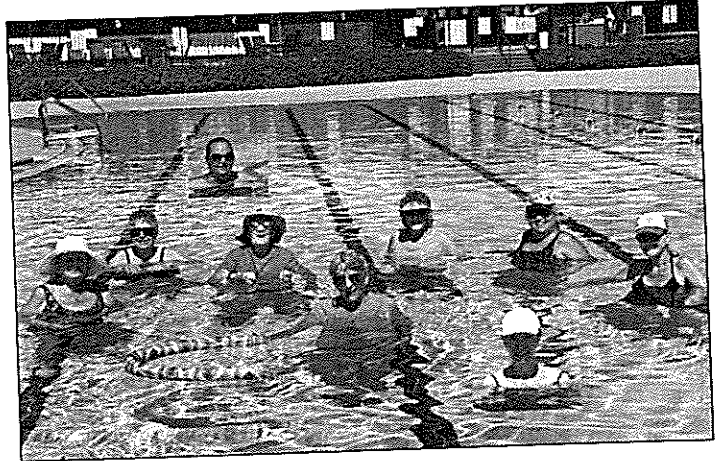


MAH JONGG - CANASTA CLUB

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!

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.

Michael Potoczek Construction



Michael Potoczek
proprietor
79-3 fox circle
moriches, ny 11955
lic#53882-H
FREE ESTIMATES

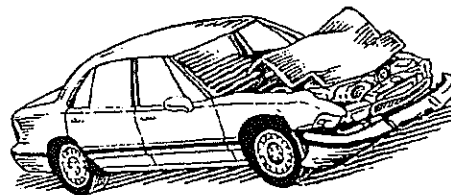
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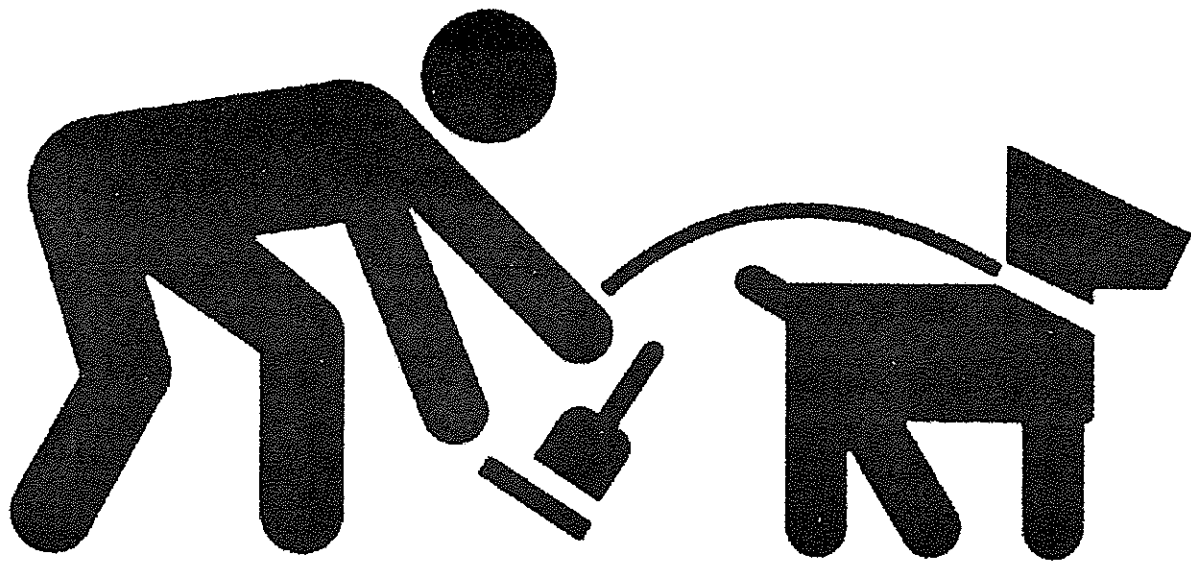
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654-0542

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9:00AM to 5:00PM Saturday



Mark Shah, R. PH.

Phone: 732-7373

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Quality Pharmacy
Expires 2/28/21

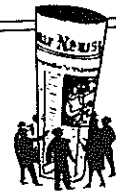
\$5.00

Good Towards Any
New Prescription

CLIP 'N SAVE!

NOT GOOD TOWARDS
THIRD PARTY INSURANCE CO PAYMENT

GAZETTE DELIVERERS for JANUARY 2021



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!



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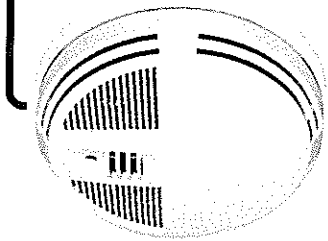
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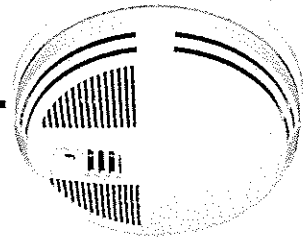
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ATTENTION



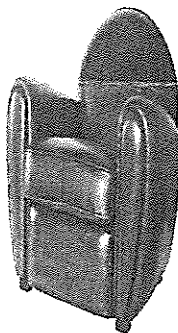
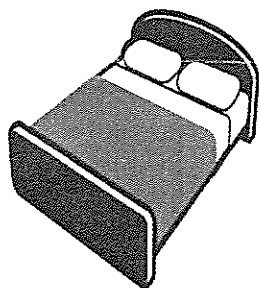
**All Residents
are required to have a
Carbon Monoxide Detector
in their home.**

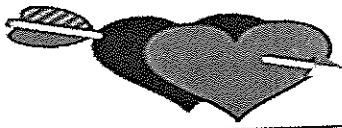
It is now a law!

For more information, contact the Condo Offices.

ATTENTION LARGE BULK ITEMS

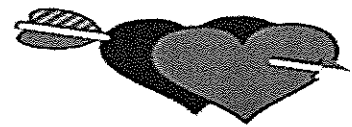
- **MONDAY THROUGH THURSDAY ONLY.**
- **PLEASE PUT LARGE BULK ITEMS LIKE MATTRESSES, FURNITURE, AND APPLIANCES NEXT TO THE DUMPSTER ON EITHER SIDE.**
- **DO NOT PUT THESE ITEMS IN THE DUMPSTER.**





Valentine's Day

February 14th



T	S	E	R	A	E	D	D	I	P	U	C	E	Z	C
S	T	S	S	E	E	B	E	O	M	U	W	V	H	D
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F	A	E	E	I	G	M	E	R	R	N	C	L	B	E
I	E	W	C	T	A	S	W	R	I	O	R	H	O	I
G	H	O	N	N	P	A	A	P	L	N	O	R	Y	R
I	H	L	A	E	M	F	L	A	H	N	E	V	F	F
L	U	F	M	L	A	F	T	B	G	D	D	X	R	L
O	G	V	O	A	H	E	C	U	B	Y	A	W	I	R
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E	T	R	A	E	H	T	E	E	W	S	L	R	N	G
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O	A	N	I	R	T	O	P	C	K	K	N	D	N	D
U	R	O	S	E	S	N	K	I	S	S	G	A	Q	A
E	C	A	N	D	Y	D	E	V	O	L	E	B	E	R

ADORE
AFFECTION
ARROW
BE MINE
BELOVED
BOYFRIEND
CANDY

CHAMPAGNE
CHERUB
CHOCOLATE
CUPID
DARLING
DEAREST
FLOWERS

GIFTS
GIRLFRIEND
HEARTS
HUG
I LOVE YOU
KISS
LOVE

PINK
POEM
RED
ROMANCE
ROSES
SWEETHEART
VALENTINE

Answer Solution
on page 46

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Classifieds

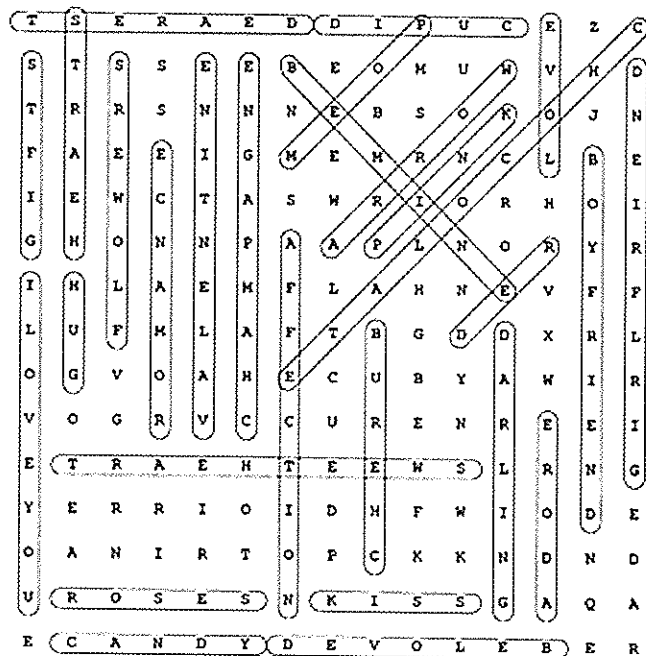
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Answer Solution Valentine's Day February 14th



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.

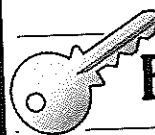
DO NOT TOUCH OR ATTEMPT TO

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.

**Your
Blue Ridge Gazette
needs a new:**



Gazette Editor

If you are interested and would like more information about joining our staff, please call the HOA Office at (631) 698-8394 or jewely899@gmail.com. There will be a monthly stipend paid.