


Blue Ridge

Gazette



Martin Luther King Jr. Day
Monday
January 18


VOL XLVII NO. 1

Published by and for the Residents of Blue Ridge

JANUARY 2021

Happy
New Year
2021

Update Information From
CONDO BOARDS



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 GRAPHICS & PRINTING

We Are Just A . . . Phone: 631.207.3683

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

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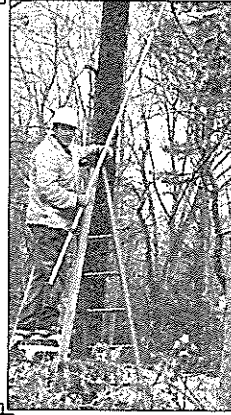
LETTERS TO THE EDITOR

A STATEMENT FROM THE EDITORIAL STAFF

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

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

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



Thank You!

On a cold and rainy, miserable day in the December, Fred Webber was up in a tree, serving this community. THANK YOU, Fred, for your dedicated service. The residents of Blue Ridge appreciate your commitment.

HANDYMAN+PAINTER+MORE! HAPPY NEW YEAR!

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...

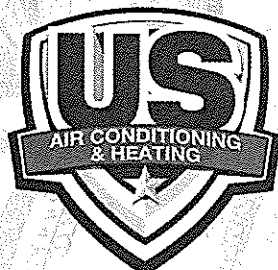
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presentation of this coupon.
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exp 2-15-21

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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 – 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

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	Ed Preuss	Stephanie Milligan
Gov't Relations	Bob Vulpis	Jeffrey Barnett	Jennifer Gisler
Securty	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		



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- REPLACE WINDOWS
- LEAKING OR NON SIPHONING TOILETS
- FRONT DOOR DOES NOT CLOSE EASILY OR HAS DRAFTS
- NEW FRONT DOOR OR SCREEN DOOR
- ELECTRICAL SWITCHES OR OUTLETS DO NOT WORK
- NEW OUTLET FOR TV NEEDED IN ANOTHER ROOM
- CLOSET DOOR NEEDS REPLACEMENT (FRAME ALTERED)
- ONE OR MORE ROOMS NEED PAINTING
- FOYER KITCHEN OR BATHROOM NEEDS NEW TILES
- TOILET BOWL NEEDS REPLACEMENT
- NEW HOSES FOR WASHING MACHINE
- BATHROOM OR KITCHEN FANS NEED REPLACEMENT
- NEW OUTSIDE LIGHT WITH A SENSOR
- CUT OUT AND STOWAWAY STAIRS FOR ATTIC ACCESS
- KITCHEN APPLIANCES REPLACED
- MAIL BOXES REPLACED
- GATES ADJUSTED AND REPAIRED OR REPLACED
- CHANDELIERS, LIGHT TRACKS & FIXTURES INSTALLED
- REPLACE KITCHEN DRAWERS
- INSTALL WOOD FLOOR
- RENOVATE BATHROOM COMPLETELY
- OTHER ISSUES

...CALL TODAY TO BOOK YOUR APPOINTMENT

Phone: 516-532-8293

Email: oscar_thehandyman@yahoo.com

www.OscarTheHandymanConstruction.com



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H.O.A. PRESIDENTS MESSAGE

Dear Residents

The HOA Board of Directors will be addressing a series of issues after the holiday season. One of the issues the Board will be addressing is the inquiries we have been receiving regarding the opening of our Friday night social. The Board has elected to temporarily close the clubhouse to events such as these. The common argument for opening the Oasis Bar for social nights is that we allow residents to use the card room, gym and library (take books out only). We closely monitor these amenities and try and stay within the guidelines outlined by the CDC and State of NY COVID initiative. This has not been an easy task for Board members and employees whose responsibility is to monitor these events.

At this time we feel that there will be a lot more residents who will want to use the Oasis Bar and it would be too much of a task for us to properly manage it. We also feel the increase in residents coming in and out of the clubhouse would open us up to higher risk of spreading COVID. However, the Board has a Bar committee that will be presenting a plan that might solve a lot these issues. We will make every endeavor to try and come up with a solution as soon possible.

I ask you for your patience and understanding as we constantly review issues on a weekly basis any decisions we make are in your best interest. I will make every attempt to update you at least monthly in our Gazette and on our Website. I had previously asked our Attorney Ed Taylor Esq. (Taylor Eldridge and Endres) his opinion on opening the clubhouse on a limited basis. His answer was the following:

“The Board’s primary responsibility is keeping people safe and healthy while on HOA property. Being overly cautious may not make everyone happy, but the Board should not be in the business of winning a popularity contest. Sometimes, the Board has to make tough but responsible decisions for the benefit of the community. If the Board feels that the safest thing to do is to restrict or prohibit access to the clubhouse amenities, the Board would be well in its authority to do so”.

On behalf of the entire Board of Directors please have a safe and happy Holiday and prosperous new year.

Tony Spataro, *President*

Blue Ridge Homeowners Association



Car Dealership Update



The high-end Dealership re-zoning that has been in question for almost 2 years has been approved by the Town.

The Blue Ridge Government Relations Committee as well as representatives from each of the three governing boards have met several times with the owner Sean Callahan and his representatives regarding the redevelopment of this property and its possible uses. Mr. Callahan has addressed the concerns that the Blue Ridge Condominium community has presented regarding the berm with plantings and 8 ft. solid fencing along the western edge of the property, as well as the relocation of the prep-wash structure

further away from the residences to further reduce noise, lighting will be directed away from shining into Blue Ridge, and delivery of cars will be normal business hours.

Previously they stated they were going to start with a prep station then proceed to a dealership. This has changed as they are by-passing the rep station and are going directly to a high-end dealership. Due to this, they believe they will be up and running in about 2 years.

We wish our new neighbors good luck in their new venture here in Medford.



A Letter from Your Legislator:

Suffolk County Legislator - 7th District

Rob Calarco

Dear Residents,

For many of us the New Year is a time when anything seems possible. There is a reason why we make resolutions each year. Some of us want to exercise more, others want to break a bad habit, and for many the New Year is an opportunity to start a new healthy routine. If you are looking to start this year off on the right foot, Suffolk County is here to help.

If you are looking to get more exercise in 2021, Suffolk County has many parks, trails, and golf courses where you can get active. Check out our website suffolkcountyny.gov/sports-and-recreation for a complete list of places where you can break a sweat, and have some fun along the way.

If this is the year you want to quit smoking, we can help. Suffolk County has launched a comprehensive program, and its Smoking Cessation Class can assist those who want to quit. To learn more call 631-853-2928.

Eating fruits and vegetables in place of high-calorie snacks can help keep excess weight off. What better way to add them to your diet than by growing them in your own garden? Gardening is also a great way to increase physical activity. It is possible to burn 150 calories by gardening just 30-45 minutes. Now is a great time to start planning to grow healthy foods and beautiful flowers. To learn more about healthy living, visit the Department of Health Services at www.suffolkcountyny.gov/Departments/Health-Services/Healthy-Living.

There are many ways to start this year by making healthy changes to our routines. And as we have all learned this year, our health should be a priority. Personally, I want to wish you all a happy and healthy new year. Please know that my office is always here to assist you in any way we can.

Until next month, ~Rob Calarco

Tomatoe Appliance Repair

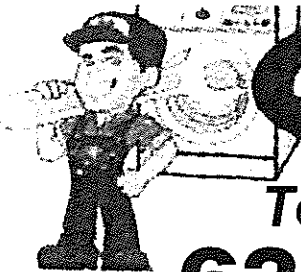
"Others Can't Ketchup!"

WE SPECIALIZE IN:

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**ALL MAKES
ALL MODELS**

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Trip Charge- Only \$45.

Tomatoe To Serve You Thank You

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



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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.

RUSS TO THE RESCUE

RUSS MARSHAK

516.316.9093

RUSTY.MARSHAK@GMAIL.COM

RUSSTOTHERESCUE



SERVICES PROVIDED

TRANSPORTATION: DOCTORS APPOINTMENTS, AIRPORT, TRAIN

HOUSESITTING AND HOUSEHOLD CHORES

COOKING / MEAL PREP

FOOD DELIVERY,

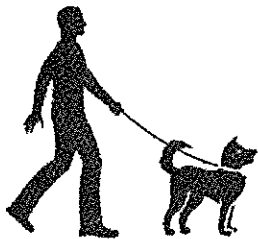
PET CARE / DOG WALKING

ELDERLY COMPANIONSHIP

BABYSITTING

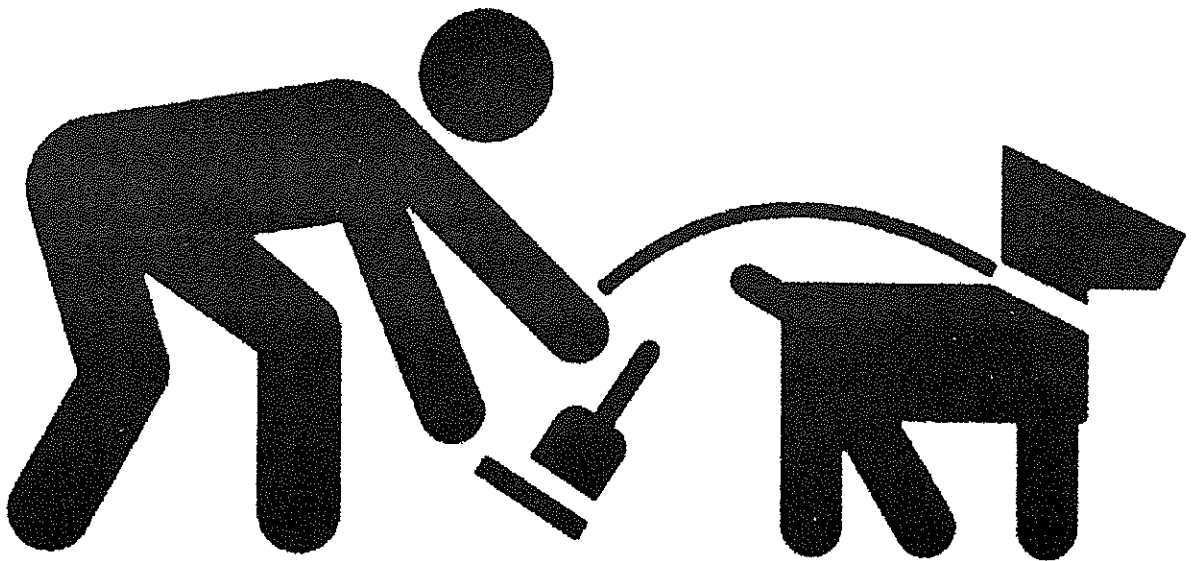
SHOPPING ASSISTANCE, HELPING WITH ERRANDS

**REASONABLE PRICING
INQUIRE FOR PARTICULAR SERVICES**



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**LEASH AND CLEAN UP
AFTER YOUR DOG**



IT'S REQUIRED BY LAW!



Pinky's



FEMALE FRIENDLY
Come Experience
the Pinky Difference!

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NYS Inspections FREE Engine Light Scan

FREE Tire Pressure System Diagnostics

COMPLETE AUTOMOTIVE REPAIR

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

WINTER SPECIAL

\$129⁹⁹ plus tax

EXPIRES 1/31/2021

BRAKE SPECIAL

ONLY \$99⁹⁹ plus tax

Pads & Labor Most Cars.
Disc Brakes Only

Rotor resurface or replace additional. Trucks & exotic vehicles additional. EXPIRES 1/31/2021

SUSPENSION STRUTS FRONT OR REAR

\$459⁹⁹ plus tax
PAIR INSTALLED*

SHOCKS

\$259⁹⁹ plus tax
PAIR INSTALLED*

WHEEL ALIGNMENT ADDITIONAL

** Most Cars. EXPIRES 1/31/2021

OIL CHANGE SPECIAL

\$24⁹⁹ plus tax
Up to 5 Quarts

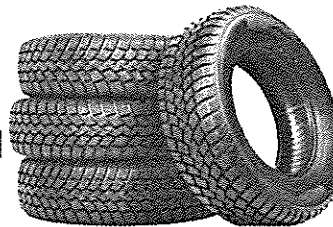
Premium Synthetic Blend includes
24 point vehicle maintenance.
Includes Standard Oil Filter.
FULL SYNTHETIC ADDITIONAL

Most cars, trucks & SUVs. EXPIRES 1/31/2021

Large 6 Bay Facility

4 TIRES SALE

ALL SEASON



A Traction Rating

50K Warranty
w/Road Hazard Protection

\$299.99 INSTALLED
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tire price for P215/60R16 prices vary by size. EXPIRES 1/31/2021

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- Brakes
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- Timing Belts
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- Steering & Suspension
- Shocks & Struts
- Radiator Services
- Heating & Cooling
- Exhaust Systems
- Wheel Alignment
- Batteries

OWNER IS A BLUE RIDGE RESIDENT.

2902 Route 112, Medford, NY • 631-732-8040

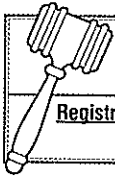
(Just 800 Feet North of Walgreens & Dairy Queen)

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



580227-1



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BLUE RIDGE HOMEOWNERS ASSOCIATION, INC. BUDGET SUMMARY REPORT Three Months Ended October 31, 2020

	ANNUAL BUDGET		YEAR-TO-DATE			THIS MONTH		
	TOTAL	BALANCE AVAILABLE	BUDGET	ACTUAL	DIFFERENCE	BUDGET	ACTUAL	DIFFERENCE
MAINTENANCE (HOA ONLY)	124,468	96,846	30,118	27,622	2,496	11,418	7,776	3,642
ADMINISTRATION	231,220	188,472	59,962	42,748	17,214	20,657	11,197	9,460
COMMUNITY BUILDING	384,337	293,557	105,413	90,780	14,633	36,410	34,285	2,125
POOLS	117,001	87,828	48,925	29,173	19,752	11,689	6,566	5,123
TENNIS	750	723	375	27	348	0	27	(27)
BOCCI	750	750	250	0	250	0	0	0
SEWER TREATMENT PLANT	307,932	237,198	78,260	70,734	7,526	25,563	26,085	(522)
GOLF COURSE	402,834	297,446	104,860	105,388	(528)	35,727	33,522	2,205
GENERAL EXPENSES	609,810	482,911	130,969	126,899	4,070	44,215	42,695	1,520
SECURITY	73,200	57,557	17,150	15,643	1,507	5,750	5,202	548
COMMUNITY ACTIVITIES ***	15,028	12,318	5,050	2,710	2,340	4,377	9,184	(4,807)
CAPITAL EXPENSES	213,000	206,159	0	6,841	(6,841)	0	4,370	(4,370)
TOTAL EXPENSES	2,480,330	1,961,765	581,332	518,565	62,767	195,806	180,909	14,897
LESS INCOME OTHER THAN COMMON CHARGES	(193,800)	(146,606)	(48,893)	(47,194)	(1,699)	(21,518)	(21,071)	(447)
EXPENSES TO BE REIMBURSED BY COMMON CHARGES	2,286,530	1,815,159	532,439	471,371	61,068	174,288	159,838	14,450

*** DETAIL OF COMMUNITY ACTIVITIES

	ANNUAL BUDGET		YEAR-TO-DATE			THIS MONTH		
	TOTAL	BALANCE AVAILABLE	BUDGET	ACTUAL	DIFFERENCE	BUDGET	ACTUAL	DIFFERENCE
Gazette Income	\$ 17,000	\$ 13,682	\$ 4,250	\$ 3,318	\$ 932	\$ 1,417	\$ 709	\$ 708
Gazette Expenses	\$ 36,287	\$ 29,075	\$ 10,805	\$ 7,212	\$ 3,593	\$ 5,279	\$ 2,479	\$ 2,800
Net Gazette Expense	\$ 19,287	\$ 15,393	\$ 6,555	\$ 3,894	\$ 2,661	\$ 3,862	\$ 1,770	\$ 2,092
Bar Revenues	\$ 35,000	\$ 20,306	\$ 10,200	\$ 14,694	(\$ 4,494)	\$ 1,600	\$ 924	\$ 676
Bar Expenses	\$ 29,200	\$ 16,953	\$ 8,460	\$ 12,247	(\$ 3,787)	\$ 1,380	\$ 7,968	(\$ 6,588)
Net Bar Expense (Revenue)	(\$ 5,800)	(\$ 3,353)	(\$ 1,740)	(\$ 2,447)	\$ 707	(\$ 220)	\$ 7,044	(\$ 7,264)
Community Events Expense, Net	\$ 6,041	\$ 4,778	\$ 1,735	\$ 1,263	\$ 472	\$ 1,235	\$ 370	\$ 865
Party Rental Income	\$ 4,500	\$ 4,500	\$ 1,500	\$ 0	\$ 1,500	\$ 500	\$ 0	\$ 500
TOTAL COMMUNITY ACTIVITIES	\$ 15,028	\$ 12,318	\$ 5,050	\$ 2,710	\$ 2,340	\$ 4,377	\$ 9,184	(\$ 4,807)

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Connie - Lake Ronkonkoma



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*531 Hawkins Avenue
Lake Ronkonkoma*



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

H21604821 01H037



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 LambersonManagerLandscaping, Trees
- Joe NischoManagerPaving and Cement
- Constance Garone.....Manager Gazette, Rules & Regulations
- Anthony Caldarella.....ManagerBOM
- Fred Webber.....Consultant Trees
- Richard Hansen.....Consultant
- Ronald Porcelli.....ConsultantSnow
- Kathleen HansenVolunteer
- Ellen Becker Gelfand.....Volunteer

MESSAGE FROM THE PRESIDENT

We hope you were able to have a reasonably pleasant Christmas and Hanukkah under the conditions of the COVID 19 pandemic. It's been difficult for all of us, but things are beginning to look promising. We just have to use good sense and follow the rules until this disease is under control and we are all safe again.

Our fire alarm inspections went very well and the company was able to work rapidly and safely. We thank everyone for your cooperation in this very necessary process.

On a more positive note, by the end of the first quarter of 2021, residents will be able to pay common charges with an automated process. More details will be published in the February Gazette.

Let's hope the winter is kind and that we don't have too much snow. Happy New Year to all, and let's hope 2021 has a brighter look for everyone.

Robin D'Alessandro

President

Reverse Mortgage (HECM) Information Sheet

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

What are the qualifications?

Qualifications include:

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



Reverse Mortgage Options

The amount you receive is based on these factors:

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

Loan Disbursement Options

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

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

Call me to get pre-qualified!**

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



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

<http://nmbnow.com/rtollin>

Robert Tollin

Branch Manager

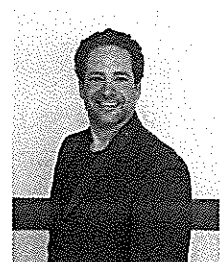
NMLS: 403892

C: (516) 652-8371

O: (516) 324-3685

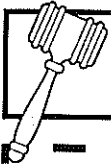
F: (516) 706-4007

rtollin@nmbnow.com



*All loans are subject to Credit, Income and Appraisal Approval. Programs, Rates, Terms and Conditions are subject to change without notice. This is not a commitment to lend. Nationwide Mortgage Bankers, Inc 68 S. Service Road, Suite 400, Melville, NY 11747 is Registered with the Nationwide Mortgage Licensing System NMLS # 819382. DBA NMB Home Loans Inc. in AL, AZ, FL, GA, IL, IA, KS, MA, MN, MT, OK, PA, and TX. NMB Home Loans, NMBNow, Americasa, Americasa Home Loans are DBAs of Nationwide Mortgage Bankers, Inc. NJ Residential Mortgage Lender Lic. #819382; NY Licensed Mortgage Banker - NYS Department of Financial Services #B501004; FL Lic. #MLD713; PA Lic. #36743; AZ Lic. #0949651; MD Lic. #22830; NC Lic. #L-177277; VA Lic. #MC-6834; CA Lic. #60D8073939; AL Lic. #22591; AK Lic. #116238; CT Lic. #ML-819382; DE Lic. #026151; GA Lic. #59112; DC Lic. #MLB819382; IL Lic. #MB.6761339; KS Lic. #MC.0025585; KY Lic. #MC700868; MI Lic. #FL0021601; OH Lic. #RM.804328.000; OK Lic. #ML011914; OR Lic. #ML-5673; RI Lic. #20193735LL; TN Lic. #155902; TX - SML Lic. #819382; WA Lic. #CL-819382; WI Lic. #819382BA; CO, ME, MS, MT and NM Lic. #819382; WY Lic. #3358; HUD Approved Title II Supervised Lender #3113200005. Nationwide Mortgage Bankers, NMBNow, NMB Home Loans, Americasa & Americasa Home Loans are not acting on behalf of or at the direction of HUD/FHA or the Federal Government.





CONDO I BOARD of MANAGERS

IMPORTANT

Water Shut Offs

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

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

Resident Signature

Unit No.

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

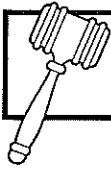
Resident Signature

Unit No.

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

Resident Signature

Unit No.



CONDO 1 BOARD of MANAGERS

IMPORTANT INFORMATION

COMMON CHARGES

All common charges are **due and payable on the first (1st) of each month**. Condo 1 will extend the period that you can pay without penalty to 1:00 pm on fifteenth (15th) of the month. After 1:00 pm on the fifteenth of the month due, there will be a late charge of \$35.00. If the fifteenth (15th) of the month falls on a Saturday or Sunday or on a major holiday, this grace period will extend **until the next working day. NO EXCEPTIONS WILL BE MADE.**

FEES/FINES

Missed Fire Alarm Inspection Fine.....	\$200.00
Returned Check Fee.....	.35.00
Late Common Charge Fee.....	35.00
Illegal Parking.....	First a Written Warning, \$100 after 5 days
All Other Violations of Rules & Regulations.....	First a Written Warning, \$100 after 10 days, and \$250 after that time

KEYS

It is imperative that the Condo 1 office have a copy of your front door key on file. If you are not at home and there is an emergency, it may result in extensive damage to your home that could have been avoided. Our files will be reviewed to determine which units have not complied with this requirement.

UNIT NUMBERS

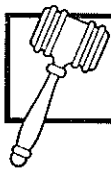
The Board of Managers of Condo 1 asks residents to be certain the unit number of their property is clear and visible. This is vital, particularly when responding to an emergency.

OTHER RECOMMENDATIONS

- Hot water heaters should be replaced before 15 years.
- Dryer vents should be cleaned every six months.
- Furnace filters should be changed periodically.
- Employ only licensed and insured contractors to work on your unit.
- Review your homeowners insurance policy for needed updates.
- If purchasing and installing an electric stove in your unit, please note that you are required to have a 50 amp copper line.
- Regarding street light and parking plaza lights there is a number on the pole. When submitting a work order for light replacement, please note that number. As for walkway lights, a nearby address will suffice.

DISPOSAL OF WIPES

Residents are asked to refrain from flushing wipes in your toilet. Regardless of what is stated on the product packaging about "Flushable," this cannot be done at Blue Ridge. For one, they are causing serious clogs in the drains near your units. This ultimately results in severe backup situations to other



CONDO I BOARD of MANAGERS

residents. Beyond that problem there is the danger of these wipes reaching our Sewer Treatment Plant. Should this happen, there is the danger of all these wipes causing irreparable damage to the equipment. This is our greatest danger since IF THE SEWER TREATMENT PLANT CANNOT OPERATE, WE WILL NOT BE ABLE TO STAY HERE. This is a serious situation that you can help to prevent. Otherwise we will be forced to fine all units in the offending quad.

SPRINKLERS

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

PET WASTE

Pet owners are responsible to pick up their dog waste. Other neighbors who walk their dogs, children and walkers are impacted by your neglect. It is an unhealthy situation, can cause disease and attracts unwanted rodents. If you are identified as an offender, at a minimum, you will be responsible to pay a \$250 fine.

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

COMMON AREAS

All permanent or semi-permanent personal items must be removed from the common areas adjoining your patio, and must be done as soon as possible. This includes barbecues, storage boxes, patio furniture and anything else currently in the common area.

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

DUMPSTERS

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

SMOKING IN YOUR UNIT

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

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Exp. 1/31/21



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Medford, NY 11763**



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Batteries From

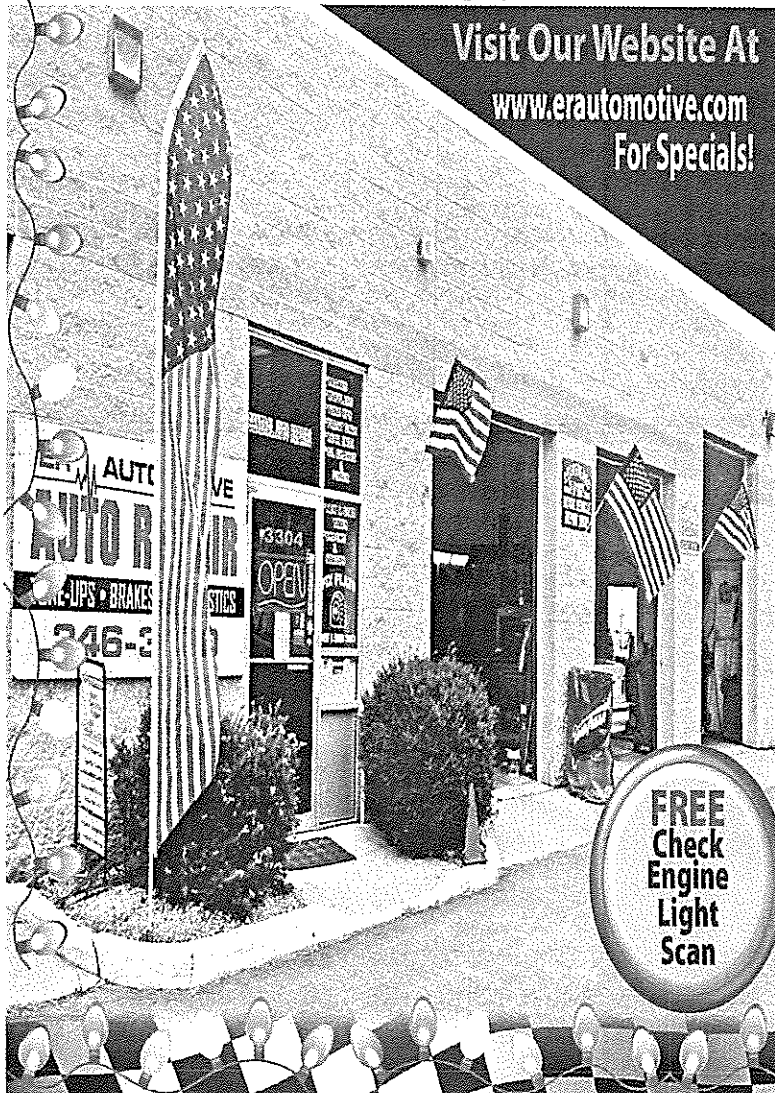
\$49.95

With Coupon. Not To Be Combined. Exp. 1/31/21

**FREE
Check
Engine
Light
Scan**

**CHECK
OUT OUR
REVIEWS
ONLINE!!**

**FREE Shuttle
Service When
Available Within
5 Miles**





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 November 2020 Monthly Budget

Category	Total Budget	Balance	11/20 Expense	YTD Balance
Accounting	\$8,000.00	\$6,275.00	\$625.00	\$5,650.00
Alarm System	\$20,000.00	\$17,174.82	\$262.39	\$16,912.43
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	\$2,000.00	\$613.37	\$1,386.63
Electric	\$22,000.00	\$15,016.33	\$1,907.31	\$13,109.02
HOA CC/CAP	\$1,192,574.88	\$892,534.37	\$99,383.03	\$793,151.34
HOA Maint/Contr	\$200,000.00	\$148,049.08	\$17,291.67	\$130,757.41
HOA Material Cost	\$30,000.00	\$26,176.98	\$9,827.70	\$16,349.28
Hydrants	\$5,000.00	\$5,000.00	\$4,569.53	\$430.47
Insurance	\$357,500.00	\$270,904.70	\$28,688.46	\$242,216.24
Insurance Ded Res.	\$25,000.00	\$24,783.84	\$0.00	\$24,783.84
Landscaping	\$113,000.00	\$54,693.90	\$10,862.50	\$43,831.40
Legal	\$14,000.00	\$12,146.93	\$215.00	\$11,931.93
Office	\$12,000.00	\$10,463.00	\$202.53	\$10,260.47
Outside Contractors	\$30,000.00	\$5,372.14	\$2,136.09	\$3,236.05
Painting	\$18,000.00	\$14,825.00	\$0.00	\$14,825.00
Parking Plazas	\$10,000.00	\$527.97	\$0.00	\$527.97
Paving	\$98,500.00	\$73,945.42	\$8,184.86	\$65,760.56
Playgrounds	\$15,000.00	\$12,821.98	\$0.00	\$12,821.98
Payroll Taxes	\$10,000.00	\$7,813.97	\$465.86	\$7,348.11
Pest Control	\$10,500.00	\$7,325.00	\$0.00	\$7,325.00
Refuse	\$59,000.00	\$44,254.16	\$4,915.28	\$39,338.88
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	\$127,183.00	\$22,897.00	\$104,286.00
Salary Wages	\$29,000.00	\$21,816.71	\$2,160.18	\$19,656.53
Snow Removal	\$25,000.00	\$25,000.00	\$0.00	\$25,000.00
Sprinklers	\$25,000.00	\$7,642.12	\$0.00	\$7,642.12
State & Fed Taxes	\$2,500.00	\$1,984.00	\$0.00	\$1,984.00
Telephone/Cable	\$2,700.00	\$2,032.56	\$222.40	\$1,810.16
Walkway Lights	\$12,000.00	\$9,270.00	\$0.00	\$9,270.00
Water	\$56,800.00	\$33,144.14	\$4,188.26	\$28,955.88
Total	\$2,679,074.88	\$1,941,836.43	\$219,618.42	\$1,722,218.01



THE COLD WEATHER IS NOW UPON US...

PROTECT YOUR FAMILY FROM THE DANGERS OF CARBON MONOXIDE POISONING!

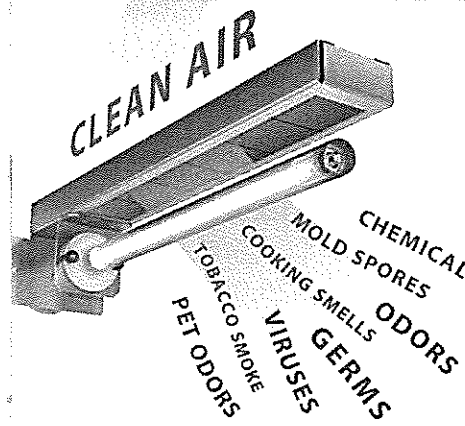
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ULTRAVIOLET KILLS GERMS & BACTERIA. ASK US ABOUT THE BENEFITS OF INSTALLING UV LIGHTS ON YOUR HOME COMFORT SYSTEM

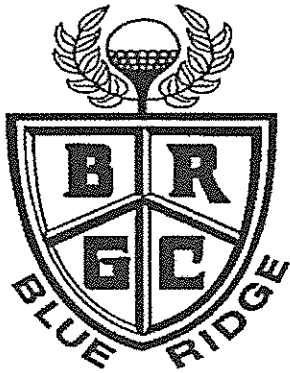


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HEATING. COOLING. GEOTHERMAL. INSTALLATION. MAINTENANCE. REPAIR.



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

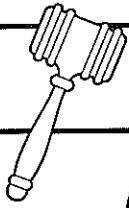
Senior Account Advisor - Ext 655

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

BLUERIDGE RESIDENTS

Valid on any MONDAY for the MONTH OF JANUARY OR FEBRUARY 2021 with this ad.

LARGE CHEESE PIZZA

\$10.95

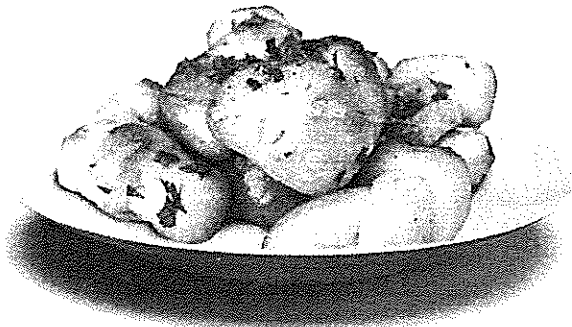
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CONDO II BOARD of MANAGERS

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 MgrWendi Peycke..... Accounts Receivable, Collections

LETTER FROM THE PRESIDENT

*“Don’t make resolutions without an action plan.
The secret to success is right in your hands.” ~ J. Allen Shaw*

Greeting Condo II Residents.

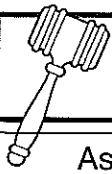
Another year is upon us with still much to do in, and around Condo II Units, and the grounds here in Blue Ridge.

May we stay focused upon the positive strides made in the past twelve months as we look forward to an even more productive, coming year.

May 2021 hold Health, Prosperity, Happiness, and Success for each of you.

Your Condo II Board of Managers remains dedicated in keeping their word to you, our friends, and neighbors towards improving life here in Blue Ridge.

Happy New Year,
Ken Groshans, *President, Condo II*
And the Standing Condo II Board of Managers



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.

Walkway Signs

The Walkway Sign project was completed early December, with the installation of alpha signs at the entry to each walkway in every Condo II Parking Plaza.

This project was initiated primarily to expedite arrival of first responders/emergency services to resident units once they've entered the parking plazas, where minutes count.

Remember, when calling 911, directing guests, or calling for deliveries, to use the **Parking Plaza Number, AND Walkway Letter** that is the fastest route in reaching your unit. It is not necessarily the same Parking Plaza or the area of the parking plaza where you park your vehicle, but the plaza and walkway that is closest to your unit. Again, the idea is to reach the resident quickly. Familiarize yourself to the walkway that is the shortest distance from the parking plaza to your residence.

Example:

772 Blue Ridge Drive

Parking Plaza 36

Walkway D

Many residents have already begun utilizing these directions for guests and delivery, and have had positive response from both.





CONDO II BOARD of MANAGERS

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

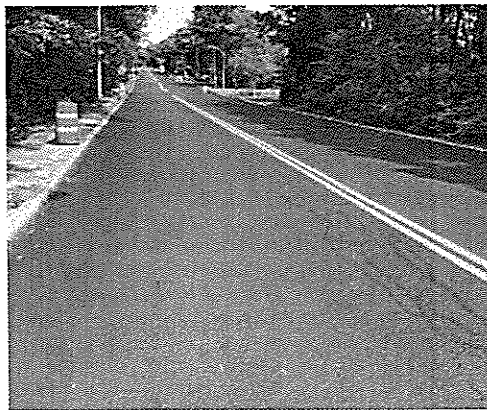
Appfolio 2020

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.

Road Repair 2020

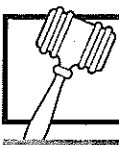
Condo II September and October saw the completion of the repair/resurfacing of the roadway and parking plazas. We would like to Thank the homeowners who have been compliant with the financial assessment the Condo implemented towards the cost of the project.

The Board of Managers worked to find a solution to having the work performed without having to increase the common charges to have this project completed with as little hardship towards the homeowners as possible at this time.



Condo II Playground

The Children's playground has had a face lift in the fall, with a new berm curbside, four tons of clean, non-toxic rubber mulch spread, and landscaping. We are awaiting new fencing which will run the length of the roadside of the area, omitting the current access from Blue Ridge Drive which will prevent little ones from running into the roadway.



CONDO II BOARD of MANAGERS



2020 Goals Met 2021 Goals Continuing/ Planned Water Valve Maintenance program 2020 /2021

Last year, Condo II initiated a water valve maintenance program which entails the operation, and inspection of every residents water shut off valve.

The initial inspection found 9 valves that were inoperative and needed to be replaced. The nine valves which are buried 4 Ft below ground, are expensive to excavate and repair. As of December 31st, 2020, 5 of the 9 valves have been replaced, and the remaining valves are scheduled for replacement in 2021.

Tree Trimming 2020/2021

As you know, the Blue Ridge Community is surrounded by many large trees. The majority of these trees, being untouched since the beginning of Blue Ridge's conception to the Medford neighborhood, have become overgrown and in need of trimming or removal. The trimming, and cut back of all these tree canopies, and many limbs, would be a massive project to undertake and very expensive as a single project.

Condoll BOM has decided take this long, overdue task, and draft a long term project.

This project will entail cutting back of this overgrowth a little at time on a bi-monthly basis.

A bi-monthly plan, although may take a much longer time to accomplish, is more cost effective, and in turn, would keep the need from raising common changes, or initiating an assessment to pay for the project.



Emergency Preparedness

Implementation of the Emergency Incident Command system has begun.

Emergency operating procedures are in place to address any large scale emergencies our community may face such as fires, pandemics, blackouts, or major weather events etc....

Having this in place will keep our community prepared in advance and ahead of the game to ensure that all necessary equipment, manpower, and materials are on hand for the upcoming emergency.



CONDO II BOARD of MANAGERS

New Parking Permits

One of the most common complaints from our Condo II residents is their inability to park in their own parking plaza due to unavailable parking spots. During the roadway project last year, we discovered a large amount of cars parking in our plazas not registered to the community as unit owners or renters. Some vehicles not being moved from the same parking stall for weeks at a time. Not only is this in direct violation of our rules and regulations, it is not fair for residents having to park elsewhere further from their unit.

The Condo 2 board has reviewed many options that can be taken to help alleviate this problem for the residents. After much deliberation the Board of Managers voted on implementing a Parking Permit System to curb this ongoing problem.

Beginning early 2021, the Parking Permit System will entail owners and renters register their vehicles with the Condo office and will be issued a sticker showing proof of valid residence within the community. Additional information on this project will be shared in the coming weeks.

RULES OF PARKING IN BLUE RIDGE

Vehicles being kept on premises without being registered with the HOA, or stored until repaired. These vehicles are being tagged and towed, and will continue to be tagged and towed at the owners expense if found to be in violation of the House Rules.

NO EXCEPTIONS.

- * All Vehicles Must be registered with the HOA and respective Board.
- * All Vehicles Must Not be standing in the same spot for more then FIVE (5) Days Without being moved.
- * All Vehicles of owners who will be out of town for greater than five (5) days, MUST complete an "Out Of Town" form with the Board with notification the vehicle will not be moved. Should this be the case in a PP where there is limited parking, the Condo may request the owner keep the vehicle in an overflow PP until their return.
- * Any Boat, Motorhome/RV/Camper, Commercial plated vehicle, or non resident vehicle is NOT to be parked on community grounds overnight.
- *Only Vehicles showing Handicapped plates or placards can park in Handicapped spots.
- *No Vehicles of any kind may park in, or block walkways.)

WATER LEAKS

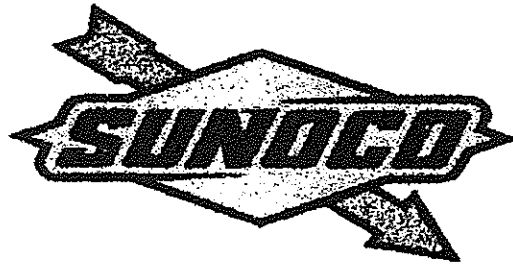
If you notice any evidence of water leaks on your ceilings or walls, **CONTACT THE CONDO II OFFICE IMMEDIATELY, NOT THE FRONT DESK.** (631-736-2574 or email after hours to officebrcondo2@optonline.net) The ROOFING COMPANY will be called in to evaluate and address any issues in a timely manner. **DO NOT 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.



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COOLING SYSTEM MAINTENANCE

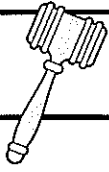
• Drain & Fill Radiator w/ Up to 1 Gal. Antifreeze
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CONDO II BOARD of MANAGERS

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.

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CONDO II BOARD of MANAGERS

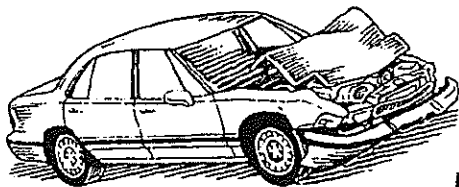
Blue Ridge Condo II Fiscal Year Budget 2020-2021
Spent Through November 30, 2020

	<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	\$ 391,405	\$ 863,595
HOA COMMON CHARGES	1,092,000	364,111	727,889
LESS: NON-PAYING UNITS (5)	(20,000)	-	(20,000)
SPECIAL ASSESSMENT INCOME	-	70,788	(70,788)
OTHER INCOME	28,000	16,629	11,371
NET RENTAL INCOME	-	5,514	(5,514)
TOTAL REVENUE	\$ 2,355,000	\$ 848,447	\$ 1,506,553
EXPENSES			
HOA COMMON CHARGES	1,092,000	364,111	727,889
LESS: NON-PAYING UNITS (5)	(13,000)	-	(13,000)
HOA MAINTENANCE	195,000	44,626	150,374
SPECIAL ASSESSMENT EXPENSE		68,871	(68,871)
LANDLORD FEE EXPENSE		500	(500)
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	1,839	8,161
EXTERMINATING	10,000	1,950	8,050
FENCES (INCENTIVES) & RAILINGS	15,000	7,000	8,000
FIRE ALARMS	15,000	3,195	11,805
FIRE HYDRANT TESTING	4,000	-	4,000
GUTTER CLEANING	6,000	-	6,000
LANDSCAPING	105,000	50,692	54,308
PAINTING	14,000	-	14,000
REFUSE	56,000	23,315	32,685
REPAIRS & SUPPLIES MAINT.	20,000	6,962	13,038
ROAD REPAIR/SPEED TABLES	20,000	-	20,000
ROOFING	73,000	40,694	32,306
SNOW REMOVAL	75,000	-	75,000
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	105,954	219,046
LEGAL SERVICES	25,000	7,698	17,302
OFFICE SUPPLIES AND EXPENSES	9,000	1,122	7,878
EQUIPMENT LEASES	4,000	1,623	2,377
PAYROLL AND PAYROLL TAXES	43,000	15,695	27,305
PHONE & INTERNET	3,000	1,214	1,786
SECURITY	5,000	8,686	(3,686)
SUBSCRIPTIONS	5,000	3,449	1,551
WATER	36,000	16,750	19,250
CAPITAL RESERVE ALLOCATION	10,000	-	10,000
TOTAL EXPENSES	\$ 2,355,000	\$ 835,372	\$ 1,519,628
REVENUES (LESS THAN) EXPENSES	\$ -	\$ 13,075	

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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.

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

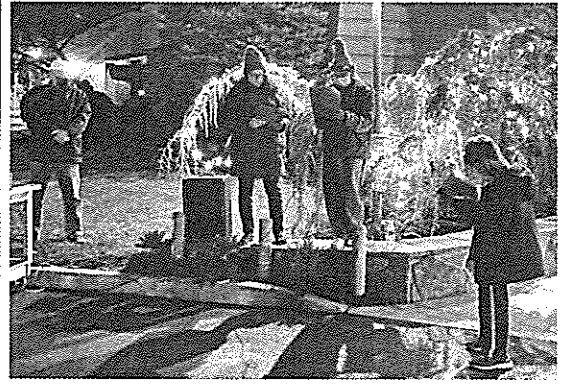
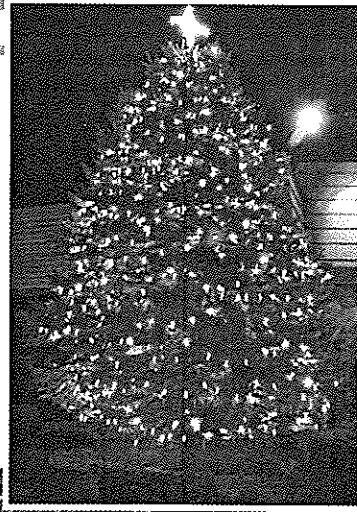
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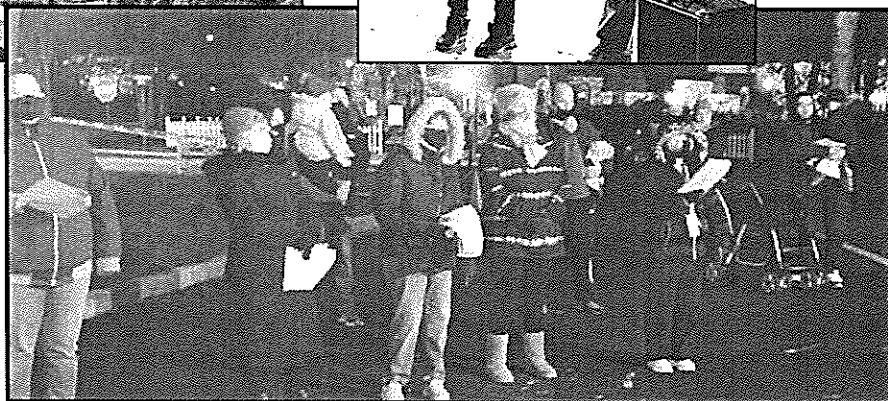
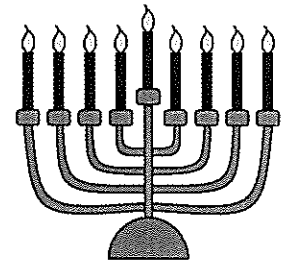
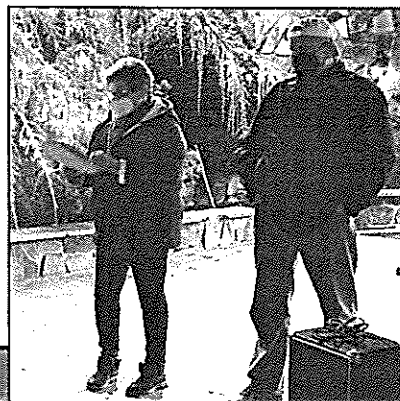


**JAKE
631-455-7878**

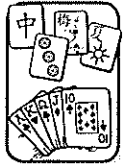
CHRISTMAS TREE LIGHTING 2020



MENORAH LIGHTING 2020



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!

Ode To Canasta

Anonymous

Canasta is great, but here I must note,
There are just a few things that get my goat!
You ponder and ponder & find it quite hard
To remember what's out and throw a "safe" card
You pick & pick & its plain to see,
You'll never go down without a "clean three."
You lose a round and make your excuses,
You would have made it if you picked more "deuces."
You're set for "pairs" & what do you do?
You pick the next card & alas it's a "two!"
You pick a large "pack" & just watch their faces,
They know you'll get stuck with "sevens & aces."
You think you play fast & everyone's slow,
Til you hear them shout "It's your turn to go!"
They're down with 180, sakes alive!
You can't even get down with "one twenty five!"
You have 6 ½ pairs, that shouldn't be hard,
But the other team makes it as you're picking your card!
Your partner stares & you realize with a groan,
When you went down, your forgot your talon!
You count up the points & tally the score,
You would have won the game with only 5 points more!
The game of canasta could be a dream,
Except for these things that make you scream!
When your luck is bad, you say you don't care.
You're giving it up to play Solitaire!!!
As for me, I feel quite the same,
But I won't give it up...cause...
I LOVE THIS GAME!!



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.

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

HAPPY NEW YEAR 2021



Call today for a free estimate!

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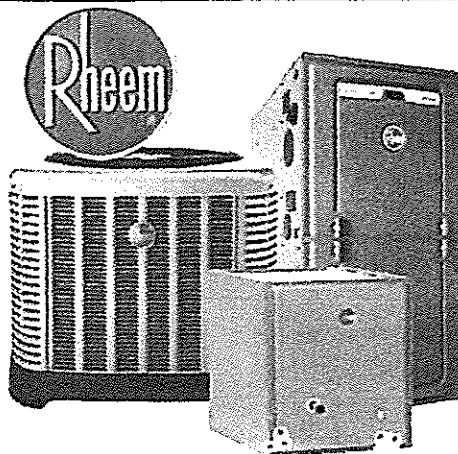
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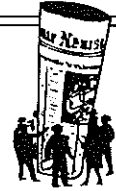
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**GAZETTE
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for DECEMBER 2020**



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| Debbie Ungaro | Michael Gisler |
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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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ADAMS: 1-2 Bedroom. 1 Bath, Close to Club House.
Call (631) 589-3545

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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.

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

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

WATER SHUT-OFFS ARE TO BE SCHEDULED MONDAY

THROUGH FRIDAY ONLY!

NOTICE FOR WATER SHUT-OFF MUST BE GIVEN 24 HOURS IN ADVANCE.

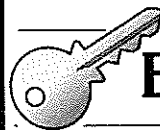
NO WATER SHUT-OFF'S ON SATURDAY, SUNDAY OR OBSERVED HOLIDAYS.

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.



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
There will be a monthly stipend paid.