

# Blue Ridge

# Gazette



VOL XLVII NO. III

Published by and for the Residents of Blue Ridge

MARCH 2021



*Condo 1 & Condo 2 President's Letters*



**HOMEOWNER RECREATIONAL  
AFFIDAVIT & REGISTRATION**

**GAZETTE STAFF**

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Business Manager ..... Barbara Monello

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**CIRCULATION MANAGER**

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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.

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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.

Dear Editor:

Feedback from deliverers, such as Instacart shoppers, has been very positive regarding Condo 2's recent placement of the lettered walkway signs. Those signs have very effectively provided clear passage through the maze of sidewalks.

Sincerely,

*Gerald Maggi*

FREE ESTIMATES  
LIC./INSURED

PHONE: (631) 580-7500  
FAX: (631) 580-7542

# B&R PLUMBING & HEATING

OF L.I. INC.

24 Hour Emergency Service

BILL DE PAOLO

315 Smithtown Blvd.  
Nesconset, New York 11767

## Old System Costing You?

### Start Saving Today...

Financing Available  
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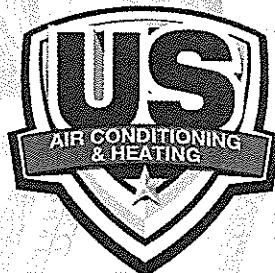


## WE ARE EXPERTS IN CONDO HEATING & A/C SERVICE AND INSTALLATION

# \$50.00 OFF

any service with  
presentation of this coupon.  
Offers cannot be combined.  
exp 4-15-21

Call Now for a FREE Energy Survey! PLUS... Ask About Our "Peace of Mind" Service Agreement Starting at \$15.95/month. exp 4-15-21



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

Sales • Service • Installations

# **BLUE RIDGE CAFE**

**OPEN 9:00 A.M**

**CLOSED MONDAYS AND WEDNESDAY**

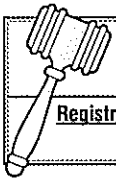
**631-698-7576 EXT 132**

**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  
THE CLUBHOUSE OR YOUR HOME**

**WE CAN SUPPLY WHATEVER  
YOU NEED FOR YOUR  
UPCOMING PARTIES AT THE  
CLUBHOUSE OR OUR HOME**



# 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**                      **Pat Fabrizio**  
 Director: **Jeffrey Barnett**                      Affiliates: **Josephine DiGiovanna**  
 Asst. Secretary: **Janet DuBois**                      **Caryn Feldman**

BLUE RIDGE HOMEOWNERS ASSOCIATION, INC.  
 BOARD COMMITTEES  
 1/28/2021

| COMMITTEE  | CHAIR              |                    |                    |
|--|--------------------|--------------------|--------------------|
| <b>AMENITIES</b> - Pools, Tennis, Bocci                                      | Jennifer Gisler    | Josephine Maiorano | Jeffrey Barnett    |
| <b>CLUBHOUSE</b> - Clubhouse, Café, Bars                                     | Josephine Maiorano | Janet DuBois       | Stephanie Milligan |
| <b>COMMUNICATIONS</b> - Gazette, Website, Social Media, etc.                 | Robert Vulpis      | Jennifer Gisler    | Stephanie Milligan |
| <b>COMMUNITY RELATIONS</b> - Security, ACC, Gov't Relations, Special Events  | Janet DuBois       | Robert Vulpis      | Stephanie Milligan |
| <b>FINANCE</b> - Finance, Legal, Contracts, Insurance, Policies & Procedures | David Alamia       | Edward Preuss      | Jeffrey Barnett    |
| <b>GREENS</b>  | Anthony Spataro    | Jennifer Gisler    | Edward Preuss      |
| <b>MAINTENANCE</b>   | Anthony Spataro    | Jeffrey Barnett    | Edward Preuss      |
| <b>SEWER TREATMENT PLANT</b>   | David Alamia       | Anthony Spataro    |                    |



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## Most Common Problems solved by Oscar!

*Check all that apply and ...*

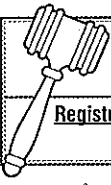
- LEAKS IN KITCHEN & BATHROOM FAUCETS
- REPLACE WINDOWS
- LEAKING OR NON SIPHONING TOILETS
- FRONT DOOR DOES NOT CLOSE EASILY OR HAS DRAFTS
- NEW FRONT DOOR OR SCREEN DOOR
- ELECTRICAL SWITCHES OR OUTLETS DO NOT WORK
- NEW OUTLET FOR TV NEEDED IN ANOTHER ROOM
- CLOSET DOOR NEEDS REPLACEMENT (FRAME ALTERED)
- 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](mailto:oscar_thehandyman@yahoo.com)**

**[www.OscarTheHandymanConstruction.com](http://www.OscarTheHandymanConstruction.com)**



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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,

We will spend the month of March – Women’s History Month – recognizing the accomplishments of incredible women from our past, pioneers of our present, and trailblazers in training. I am proud to have grown up in Cayuga County, N.Y., not far from Seneca Falls where the first women’s rights convention in the United States was held in 1848. Although the 19th Amendment, which granted women the right to vote, was not ratified until 1920, the convention was a pivotal first step in calling for women’s equality and the right to vote.

The fight for gender equality continues today, and a substantial piece of it entails making sure women are involved and that their voices are heard. In Suffolk County government, women are leading some of the most high-profile departments and agencies, including the Suffolk County Police Department, Economic Development and Planning Department, the Human Rights Commission, and the Department of Labor, Licensing and Consumer Affairs. At the legislature, women are in the top posts; my Chief of Staff, the Counsel to the Legislature, and the Clerk to the Legislature are women.

Last year the Suffolk County Legislature convened the Suffolk County Women Veterans Advisory Board, an initiative sponsored by my colleague Legislator Susan A. Berland to provide female veterans with a platform to advocate in the best interests of their demographic. The board, made up of female veterans who often find themselves in the minority in veterans organizations dominated by men, will make recommendations on legislation and offer insight into the needs of this community of women.

Women’s History Month is also about recognizing women for their contributions, which is why since 2003 the Suffolk County Legislature has honored “Women of Distinction” to acknowledge and recognize local women who work for the betterment of our county and nation. One outstanding woman is chosen from each legislative district, and from that pool of honorees, an overall county-wide winner is chosen by the Suffolk County Women’s Advisory Commission. Tune in to the livestream of the legislature’s March 16 meeting at [www.snyle legislature.us](http://www.snyle legislature.us) to hear this year’s winner.

As always, my office is here to help with any questions you have or issues you are facing. Please do not hesitate to call us at 631-854-1400. Until next month, stay safe, ~Rob Calarco

# Tomatoe Appliance Repair

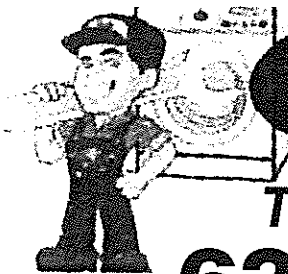
*“Others Can’t Ketchup!”*

WE SPECIALIZE IN:

- Refrigerators • Washer/Dryers
- Stove/Ranges • Microwaves
- Heating • Hot Water Heaters

**ALL MAKES  
ALL MODELS**

**Ask about  
Installation Special**



**No Service  
Charge with  
any repair**

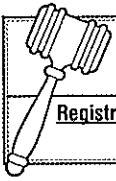
LIC./INS. AR237

**Trip Charge- Only \$45.**

*Tomatoe To Serve You Thank You*

**631-TOMATOE (866-2863)**

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



# H.O.A. BOARD of DIRECTORS

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H.O.A. Office Hours: Monday thru Friday 10:00 AM – 3:00 PM, Closed Saturday & Sunday • Email: hoablueridge1@optimum.net

## 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 – 3:30 PM  
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

### 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<br>\$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 GOLD!**



# Pinky's



**FEMALE FRIENDLY**  
Come Experience  
the Pinky Difference!

## AUTO SERVICE CENTER

**NYS Inspections**  **FREE Engine Light Scan**

 **FREE Tire Pressure System Diagnostics**

## COMPLETE AUTOMOTIVE REPAIR

### WINTER CAR CARE

- 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**

**\$129.99**  
plus tax

EXPIRES 3/31/21

### BRAKE SPECIAL

**ONLY \$99.99**  
plus tax

Pads & Labor Most Cars.  
Disc Brakes Only

Rotor resurface or replace additional. Trucks & exotic vehicles additional. EXPIRES 3/31/21

### SUSPENSION STRUTS FRONT OR REAR

**\$459.99**  
plus tax  
PAIR INSTALLED\*

### SHOCKS

**\$259.99**  
plus tax  
PAIR INSTALLED\*

WHEEL ALIGNMENT ADDITIONAL  
\*\* Most Cars. EXPIRES 3/31/21

### OIL CHANGE SPECIAL

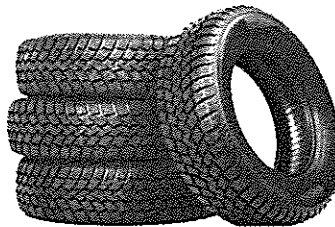
**\$24.99**  
plus tax  
*Up to 5 Quarts*

Premium Synthetic Blend includes  
24 point vehicle maintenance.  
Includes Standard Oil Filter.  
**FULL SYNTHETIC ADDITIONAL**  
Most cars, trucks & SUVs. EXPIRES 3.31/21

## Large 6 Bay Facility

## 4 TIRES SALE

**ALL SEASON**



**A Traction Rating**

**50K Warranty**  
w/Road Hazard Protection

**\$299.99** INSTALLED  
+ Tax & disposal

tire price for P215/60R16 prices vary by size. EXPIRES 3/31/21

### Special Price Based On Stock Availability & Size OWNER- BLUE RIDGE RESIDENT

- Check Engine Lights
- Oil Changes
- Brakes
- Tune-Ups & Fuel Systems
- Timing Belts
- Transmission Services
- Starting & Charging Systems
- Steering & Suspension
- Shocks & Struts
- Radiator Services
- Heating & Cooling
- Exhaust Systems
- Wheel Alignment
- Batteries

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



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## BLUE RIDGE HOMEOWNERS ASSOCIATION, INC.

### BUDGET SUMMARY REPORT Five Months Ended December 31, 2020

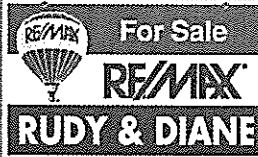
|   | ANNUAL BUDGET |                   | YEAR-TO-DATE |          |            | THIS MONTH |          |            |
|---|---------------|-------------------|--------------|----------|------------|------------|----------|------------|
|   | TOTAL         | BALANCE AVAILABLE | BUDGET       | ACTUAL   | DIFFERENCE | BUDGET     | ACTUAL   | DIFFERENCE |
| MAINTENANCE (HOA ONLY)                      | 124,468       | 75,926            | 53,565       | 48,542   | 5,023      | 14,119     | 11,923   | 2,196      |
| ADMINISTRATION                              | 231,220       | 161,966           | 102,637      | 69,254   | 33,383     | 25,721     | 15,020   | 10,701     |
| COMMUNITY BUILDING                          | 384,337       | 228,399           | 169,457      | 155,938  | 13,519     | 38,305     | 39,668   | (1,363)    |
| POOLS                                       | 117,001       | 71,777            | 62,671       | 45,224   | 17,447     | 7,304      | 10,953   | (3,649)    |
| TENNIS                                      | 750           | 723               | 375          | 27       | 348        | 0          | 0        | 0          |
| BOCCI                                       | 750           | 750               | 250          | 0        | 250        | 0          | 0        | 0          |
| SEWER TREATMENT PLANT                       | 307,932       | 204,738           | 129,996      | 103,194  | 26,802     | 26,458     | 17,475   | 8,983      |
| GOLF COURSE                                 | 402,834       | 235,601           | 169,008      | 167,233  | 1,775      | 30,400     | 30,343   | 57         |
| GENERAL EXPENSES                            | 609,810       | 394,503           | 236,401      | 215,307  | 21,094     | 49,716     | 44,222   | 5,494      |
| SECURITY                                    | 73,200        | 43,276            | 32,225       | 29,924   | 2,301      | 8,700      | 7,838    | 862        |
| COMMUNITY ACTIVITIES ***                    | 15,028        | 7,128             | 8,070        | 7,900    | 170        | 1,974      | 2,077    | (103)      |
| CAPITAL EXPENSES                            | 213,000       | 190,283           | 0            | 22,717   | (22,717)   | 0          | 7,146    | (7,146)    |
| TOTAL EXPENSES                              | 2,480,330     | 1,615,070         | 964,655      | 865,260  | 99,395     | 202,697    | 186,665  | 16,032     |
| LESS INCOME OTHER THAN COMMON CHARGES       | (193,800)     | (120,459)         | (75,877)     | (73,341) | (2,536)    | (13,447)   | (12,977) | (470)      |
| EXPENSES TO BE REIMBURSED BY COMMON CHARGES | 2,286,530     | 1,494,611         | 888,778      | 791,919  | 96,859     | 189,250    | 173,688  | 15,562     |

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

|                               | ANNUAL BUDGET |                   | YEAR-TO-DATE |            |            | THIS MONTH |          |            |
|-------------------------------|---------------|-------------------|--------------|------------|------------|------------|----------|------------|
|                               | TOTAL         | BALANCE AVAILABLE | BUDGET       | ACTUAL     | DIFFERENCE | BUDGET     | ACTUAL   | DIFFERENCE |
| Gazette Income                | \$ 17,000     | \$ 11,907         | \$ 7,083     | \$ 5,093   | \$ 1,990   | \$ 1,416   | \$ 1,005 | \$ 411     |
| Gazette Expenses              | \$ 36,287     | \$ 23,037         | \$ 16,608    | \$ 13,250  | \$ 3,358   | \$ 3,040   | \$ 2,947 | \$ 93      |
| Net Gazette Expense           | \$ 19,287     | \$ 11,130         | \$ 9,525     | \$ 8,157   | \$ 1,368   | \$ 1,624   | \$ 1,942 | (\$ 318)   |
|                               |               |                   |              |            | \$ 0       |            |          | \$ 0       |
| Bar Revenues                  | \$ 35,000     | \$ 20,857         | \$ 12,200    | \$ 14,143  | (\$ 1,943) | \$ 1,000   | \$ 0     | \$ 1,000   |
| Bar Expenses                  | \$ 29,200     | \$ 16,651         | \$ 10,260    | \$ 12,549  | (\$ 2,289) | \$ 900     | \$ 60    | \$ 840     |
| Net Bar Expense (Revenue)     | (\$ 5,800)    | (\$ 4,206)        | (\$ 1,940)   | (\$ 1,594) | (\$ 346)   | (\$ 100)   | \$ 60    | (\$ 160)   |
|                               |               |                   |              |            | \$ 0       |            |          | \$ 0       |
| Community Events Expense, Net | \$ 6,041      | \$ 4,704          | \$ 2,735     | \$ 1,337   | \$ 1,398   | \$ 700     | \$ 75    | \$ 625     |
|                               |               |                   |              |            | \$ 0       |            |          | \$ 0       |
| Party Rental Income           | \$ 4,500      | \$ 4,500          | \$ 2,250     | \$ 0       | \$ 2,250   | \$ 250     | \$ 0     | \$ 250     |
| TOTAL COMMUNITY ACTIVITIES    | \$ 15,028     | \$ 7,128          | \$ 8,070     | \$ 7,900   | \$ 170     | \$ 1,974   | \$ 2,077 | (\$ 103)   |

Unaudited - For Internal Use Only

SOLD



FOR SALE TO SOLD

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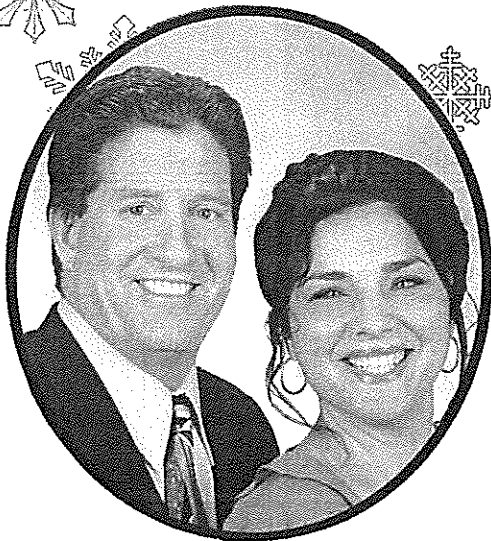


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RUDY & DIANE AVERSANO

Associate Real Estate Brokers



To All Our Family, Friends & Clients

RE/MAX® BEST

Would Like To Wish You a Wonderful New Year!

531 Hawkins Avenue,  
Lake Ronkonkoma

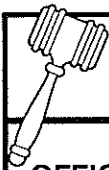
631.585.2222

SERVING OUR COMMUNITY SINCE 2004

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

- Rudy & Diane

H2162657/2011-101



# CONDO 1 BOARD of MANAGERS

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

OFFICE HOURS: MONDAY, TUESDAY, THURSDAY, FRIDAY 9:00 AM -1:00 PM. CLOSED WEDNESDAY  
E-MAIL: BRCONDO1@OPTONLINE.NET

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

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

## MESSAGE FROM THE PRESIDENT

Hi All,

Condo 1 is very excited that we have moved to a new and improved business system called AppFolio. This system allows us to manage our payables and receivables in a more automated way than our previous system. All information will be backed up in a cloud rather than our having to back up manually. Lisa has been working with the new system since February 1st and we plan to give Condo 1 residents access to their accounts beginning in March. In addition to your current payment methods (checks, money orders and auto pay from your bank account), we can now accept credit and debit cards (fees may apply) as well as paying directly through your checking account (free). This system will not carry past payment history before February 1, 2021, but will record all future payments and provide history beginning February 1, 2021. Older history will continue to be available through the Condo 1 office from the previous business system.

The heavy snows in February have delayed our walking around the community to plan sign placement for our walkway signs. Once the weather permits, we will resume the process and, hopefully, have the signs installed by the spring.

To those of you who have asked if we are using a new vendor for snow removal, the answer is NO. We are using the same vendor for snow removal that Condo 1 has used for over 7 years, and quite successfully. Based on their past history, we never expected the issues that arose during two storms, one of which was quite severe. We will continue to work with the vendor for improvement, and we are always looking at our options for the future. We will advise our decision.

On a personal note, I have seen many neighborly acts of kindness during these snow storms. Neighbors are salting walkways for their neighbors, helping neighbors shovel out their cars, and asking neighbors if they need anything from the store. These are the acts of kindness that make me proud to live in this community. Please remember that the kind acts performed today will be paid back three times tomorrow.

Robin D'Alessandro, *President*

# ***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

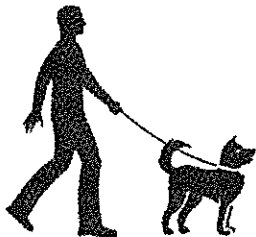
PET CARE / DOG WALKING

ELDERLY COMPANIONSHIP

BABYSITTING

SHOPPING ASSISTANCE, HELPING WITH ERRANDS

*REASONABLE PRICING  
INQUIRE FOR PARTICULAR SERVICES*







# 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.

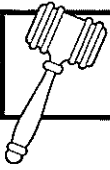
\_\_\_\_\_  
Resident Signature

\_\_\_\_\_  
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**

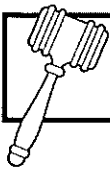
Residents are asked to be considerate of others when disposing of trash. If you open a side panel, be certain to CLOSE it before you leave. Likewise, if you open the top covers, YOU MUST PUT THEM BACK. Otherwise, animals get in and spread trash all over the parking plaza. Rodents have become a problem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

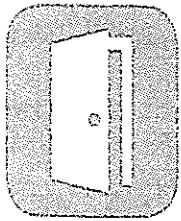


# CONDO I BOARD of MANAGERS

## CONDO 1 INTRODUCES OUR NEW PAYMENT OPTION

Blue Ridge Condo I has moved to a new business system called Appfolio. This updated system will allow residents to pay their common charges online with credit debit cards (fees may apply) as well as pay directly with their bank account for free. This system will provide 24 hour/7 day a week access.

ACCESS YOUR ONLINE PORTAL  
FROM THE MOBILE APP!

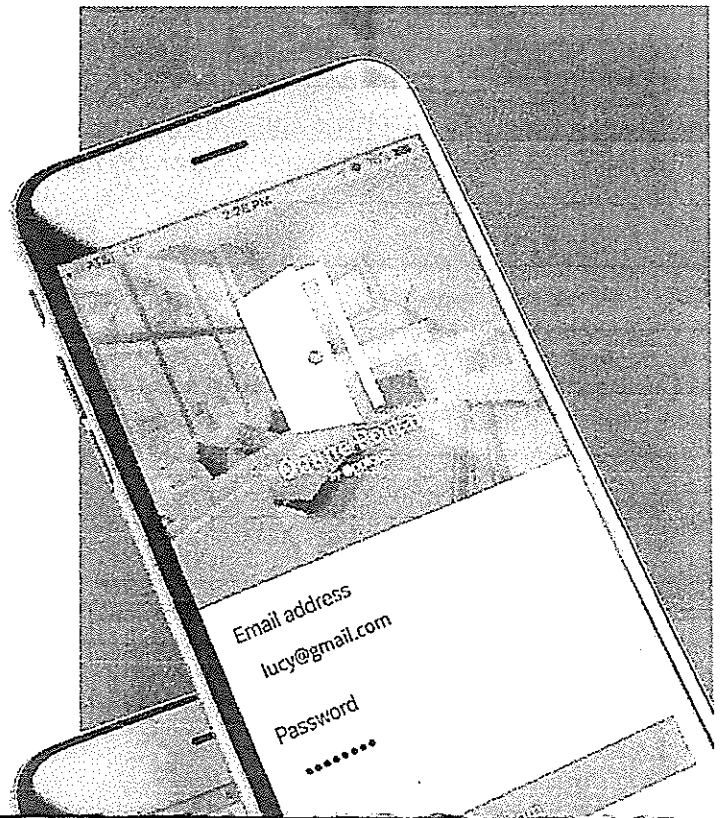


### Online Portal by AppFolio

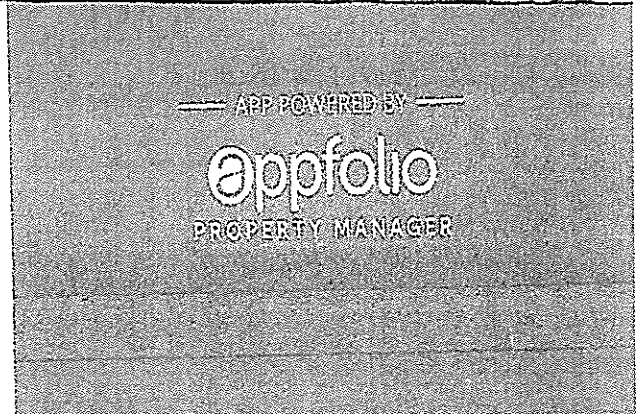


#### Easy Payments

- + Pay dues instantly
- + Set up auto-payments



Download: Online Portal by AppFolio





# CONDO I BOARD of MANAGERS

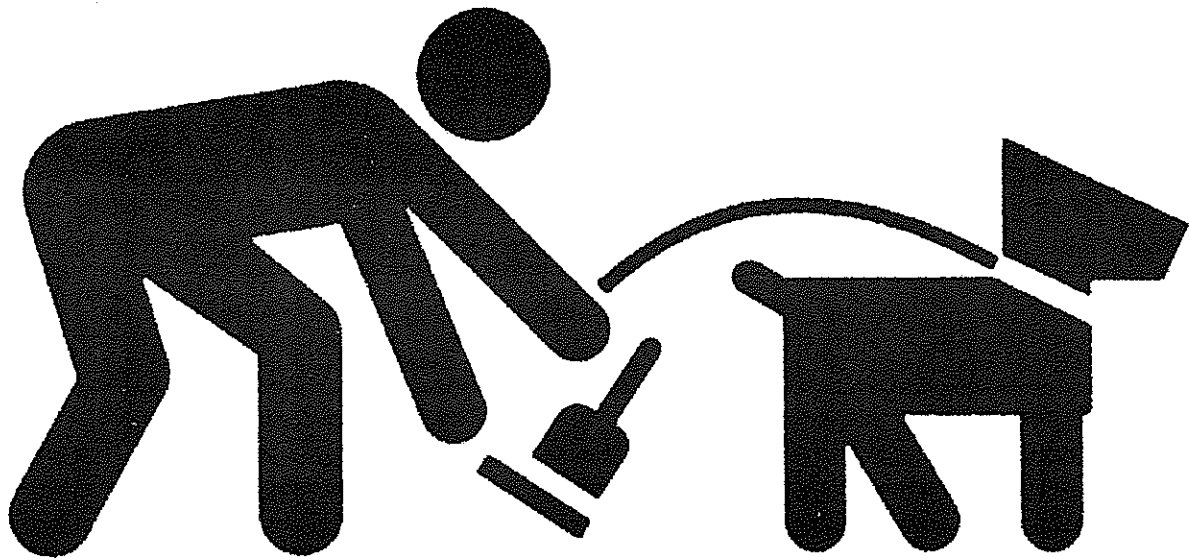
Attention Condo I Resident's: Condo I 2019 Financials are available at the office. Please stop by and pick up your copy.

## CONDO I January 2021 Monthly Budget

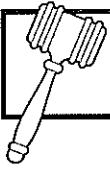
| <u>Category</u>       | <u>Total Budget</u>   | <u>Balance</u>        | <u>1/2021 Expense</u> | <u>YTD Balance</u>    |
|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|
| Accounting            | \$8,000.00            | \$5,100.00            | \$550.00              | \$4,550.00            |
| Alarm System          | \$20,000.00           | \$6,837.63            | \$2,705.32            | \$4,132.31            |
| 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            | \$734.89              | \$0.00                | \$734.89              |
| Electric              | \$22,000.00           | \$11,374.30           | \$1,860.04            | \$9,514.26            |
| HOA CC/CAP            | \$1,192,574.88        | \$693,768.31          | \$99,383.03           | \$594,385.28          |
| HOA Maint/Contr       | \$200,000.00          | \$113,590.74          | \$17,291.67           | \$96,299.07           |
| HOA Material Cost     | \$30,000.00           | \$10,436.40           | \$6,375.90            | \$4,060.50            |
| Hydrants              | \$5,000.00            | \$430.47              | \$0.00                | \$430.47              |
| Insurance             | \$357,500.00          | \$213,527.78          | \$28,950.96           | \$184,576.82          |
| Insurance Ded Res.    | \$25,000.00           | \$24,783.84           | \$0.00                | \$24,783.84           |
| Landscaping           | \$113,000.00          | \$43,831.40           | \$1,738.00            | \$42,093.40           |
| Legal                 | \$14,000.00           | \$10,041.93           | \$0.00                | \$10,041.93           |
| Office                | \$12,000.00           | \$6,312.80            | \$585.41              | \$5,727.39            |
| Outside Contractors   | \$30,000.00           | \$716.05              | \$1,303.03            | (\$586.98)            |
| 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           | \$57,575.70           | \$8,184.86            | \$49,390.84           |
| Playgrounds           | \$15,000.00           | \$12,821.98           | \$0.00                | \$12,821.98           |
| Payroll Taxes         | \$10,000.00           | \$7,348.11            | \$2,263.60            | \$5,084.51            |
| Pest Control          | \$10,500.00           | \$7,325.00            | \$0.00                | \$7,325.00            |
| Refuse                | \$59,000.00           | \$34,423.60           | \$4,915.28            | \$29,508.32           |
| 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          | \$80,131.75           | \$31,223.50           | \$48,908.25           |
| Salary Wages          | \$29,000.00           | \$16,279.93           | \$2,764.52            | \$13,515.41           |
| Snow Removal          | \$25,000.00           | \$21,100.00           | \$6,237.32            | \$14,862.68           |
| Sprinklers            | \$25,000.00           | \$7,044.68            | \$0.00                | \$7,044.68            |
| State & Fed Taxes     | \$2,500.00            | \$1,984.00            | \$0.00                | \$1,984.00            |
| Telephone/Cable       | \$2,700.00            | \$1,587.76            | \$263.99              | \$1,323.77            |
| Walkway Lights        | \$12,000.00           | \$7,636.84            | \$2,382.04            | \$5,254.80            |
| Water                 | \$56,800.00           | \$23,722.49           | \$2,322.69            | \$21,399.80           |
| <b>Total Expenses</b> | <b>\$2,679,074.88</b> | <b>\$1,497,480.66</b> | <b>\$221,301.16</b>   | <b>\$1,271,629.50</b> |

# **DOG WASTE**

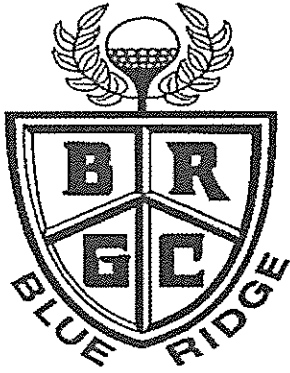
**LEASH AND CLEAN UP  
AFTER YOUR DOG**



**IT'S REQUIRED BY LAW!**



# CONDO I BOARD of MANAGERS



## Request for Demands, Lender Questionnaires, and Association Documents

As of April 1, 2020, Blue Ridge Condo I was pleased to announce its transition to HomeWiseDocs.com, the next generation in document and data delivery for community associations. HomeWiseDocs.com provides reliable, around-the-clock online access to all governing documents and critical project data for lenders, closing agents, real estate agents and homeowners from Blue Ridge Condo I.

Log on to [www.HomeWiseDocs.com](http://www.HomeWiseDocs.com) and select the Sign-Up link to register. The many system enhancements geared toward an improved user experience include:

- Order by address or association name searches**
- Share your order with up to ten email addresses**
- Hard copy delivery options available**
- Email and SMS text completion notices for users**
- Rush order requests**
- Track your orders online with order confirmation number**
- Pay for your orders by credit card, check or e-check**

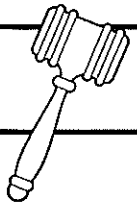
Blue Ridge Condo I will continue to bring the latest tools and practices to the community association industry and affiliated professionals. HomeWiseDocs.com simplifies the process of obtaining the association information that you require. Please share this important notice with those parties that regularly request Closing Letters, Lender Questionnaires and other association documents from our company.

### Blue Ridge Condo I

877 Golf Lane  
Medford, NY 11763  
631-736-0166  
BRCondo1@optonline.net

### HomeWiseDocs.com

5520 Kietzke Lane Suite 200  
Reno, NV 89511  
Online Chat at [www.HomeWiseDocs.com](http://www.HomeWiseDocs.com)  
Help Desk: 866-925-5004  
e-mail: [contactsupport@homewisedocs.com](mailto:contactsupport@homewisedocs.com)



# JOINT CONDO I & CONDO II BOARD of MANAGERS

## REQUIREMENT FROM OUR INSURANCE COMPANY

Any Resident who will have any work performed by a Contractor/Subcontractor, within their residence, MUST submit the following Work Order form to the appropriate Condo I or Condo II Board signed by both the Contractor/Subcontractor, and the homeowner before any work begins.

From time to time, we understand that our residents may directly hire a contractor for repairs or upgrades to their home. Whether it be a General Contractor updating your whole kitchen, an electrician putting in dimmer switches, or a handyman helping with a few items around your home, we need to ask that you please obtain some documentation from these companies. Following this protocol will help to protect both your own individual interests and the condominium's and keep us both out of any potential lawsuit that could arise as a result of the contractor's work.

Three items should be requested from these contractors and should be received prior to them beginning any work in your home. Here's a rundown of what we need to request from them, and why:

- *Certificate of Liability insurance, listing the unit owner(s) and the condo (whether it be Blue Ridge Condominium I or Blue Ridge Condominium II) as Additional Insured.* This will enable the contractor's policy to respond to a lawsuit that is brought against the resident or condo that results from the contractor's work. Without this certificate and Additional Insured status, the resident or condo can be brought in and held liable if the contractor does something to cause bodily injury or property damage.
- *Current proof of Workers' Compensation coverage.* The contractor's Workers' Compensation policy should respond to cover the injuries of any of their workers. If they do not have Workers' Compensation coverage in effect and their employee is injured while working on your home, the employee will look for another way to have their medical bills and lost wages paid – possibly by suing the resident or condo.
- *Signed hold harmless agreement* in favor of the unit owner(s) and the appropriate condominium. A template can be obtained either in person at the condo office or by emailing your request to:

Condo I – Lisa Manas: [BlueRidgeCondo1@optonline.net](mailto:BlueRidgeCondo1@optonline.net)

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

### Jeannette Dreydoppel

Senior Account Advisor - Ext 655

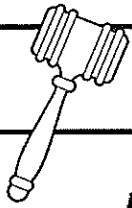
Borg & Borg, Inc., 148 East Main Street, Huntington, NY 11743

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



**Concerned about your Cyber Risk: [Click Here](#) to complete our Cyber Liability Insurance Application and receive your Cyber Liability Proposal within 24 hours.**





# JOINT CONDO I & CONDO II BOARD of MANAGERS

Blue Ridge Homeowners' Association Inc., Blue Ridge Condominium I, and Blue Ridge Condominium II  
899 Golf Lane, Medford NY 11763  
(631) 736-0166

WORK PROPOSAL / WORK ORDER

Date:

**Contractor / Subcontractor:**

This agreement and contract between \_\_\_\_\_, hereinafter referred to as the "Owner" and \_\_\_\_\_ hereinafter referred to as the "Contractor / Subcontractor" outline terms and conditions as follows:

1. **Insurance:** Owner will not allow on the job site and not pay any money to any subcontractor unless the subcontractor has previously filed with the Owner, a current Certificate of Insurance which includes:
  - A. **Commercial General Liability** coverage with minimum limits of \$1 million per occurrence and \$2 million aggregate, with \$2 million products / completed operations aggregate. Limits shall apply on a per project or per location basis as the case may apply and Contractual Liability must be included with the same limits as above with no exclusions, endorsements and/or riders containing fellow employee or third party over coverage exclusions. Coverage will be written on a primary, non-contributory basis and include a waiver of subrogation. The Certificate of Insurance and Policy must include the Owner and Blue Ridge Homeowners' Association, Blue Ridge Condominium I and Blue Ridge Condominium II as additional insured for all the above. Copies of the policies may be requested for review.
  - B. **Automobile Liability** coverage with minimum limits of \$1,000,000 CSL.
  - C. **Worker's Compensation** A certificate of insurance must indicate the existence of statutory coverage as well as Employers' Liability coverage with Accident limits no less than \$100,000 per accident, Disease limits no less than \$100,000 per employee and \$500,000 per policy and must include a waiver of subrogation.
  - D. **Excess/Umbrella Liability** coverage is required with no less than a \$1,000,000 limit per occurrence. Coverage shall be primary and non-contributory, include a waiver of subrogation, and include the Owner and Blue Ridge Homeowners' Association, Blue Ridge Condominium I and Blue Ridge Condominium II as additional insured.
  
2. **Indemnity:** To the fullest extent permissible by law the Contractor / Subcontractor hereby agrees to indemnify and to hold harmless the Owner and Blue Ridge Homeowners' Association, Blue Ridge Condominium I and Blue Ridge Condominium II, including the owner's agents and/or employees, the homeowner and/or any future homeowners harmless from any and all losses, claims, penalties or expenses including reasonable attorney's fees arising from bodily injury or death to any person, including but not limited to bodily injury or death or any of the contractor / subcontractor's employees or sub-sub contractor's employees and/or property damage including but not limited to loss of use arising out or in any way relating to the work performed made by any owner or any person, or successor owner, or any mortgagee in possession, against the Owner, from all damages which were caused by the work that was performed or should have been performed or any omission caused by the contractor / subcontractor, their subcontractors and employees, agents or employees of the subcontractors hired by him under the terms and conditions of this contract. The contractor / subcontractor agrees to make good on all work and warranties regardless of who owns this property.
  
3. **Contractors / Subcontractors Using Non-Employees:** The contractor / subcontractor agrees that all work to be performed is to be completed by him or people employed and insured directly by the contractor / subcontractor. Should you, the contractor / subcontractor hire a sub-subcontractor, the sub-contractor must obtain a Certificate of Insurance from the sub-subcontractor naming the Owner and the contractor / subcontractor as additional insured. The sub-subcontractor's Certificate of Insurance must include all the coverages and limits stated in items #1 and #2 above. *The presence of workers not directly employed and insured by the contractor / subcontractor, or sub-subcontractors hired by the subcontractor at the construction site, shall constitute a breach of this contract by the contractor / subcontractor. When this occurs, all work completed is subject to non-payment at the discretion of the Owner.*
  
4. **Safety:** The Contractor / Subcontractor shall conform to all OSHA, Federal, State and local occupational safety requirements. Any injuries occurring on the work site must be reported to the Owner within 24 hours of occurrence and contractor / employee / injured party must complete an incident report form for the Owner. The completed form must be submitted to the Owner within five (5) days of the occurrence. **Ladder safety** is of the utmost importance, as such you are required to follow Ladder Alternative Job-Site Safety. Limit the use of A Frame ladders utilizing lifts, scaffolds and/or podium ladders whenever and wherever possible. For all our benefit we are enclosing a safety bulletin regarding the use of ladders which we strongly encourage you to use.
  
5. **New York Law:** This agreement shall be interpreted under the laws of New York State.
  
6. **Duration of Contract:** This agreement will remain in effect for any and all work performed by the contractor / subcontractor for the Owner until terminated in writing and signed by both parties.

By: \_\_\_\_\_  
Owner Date

By: \_\_\_\_\_  
Subcontractor Date

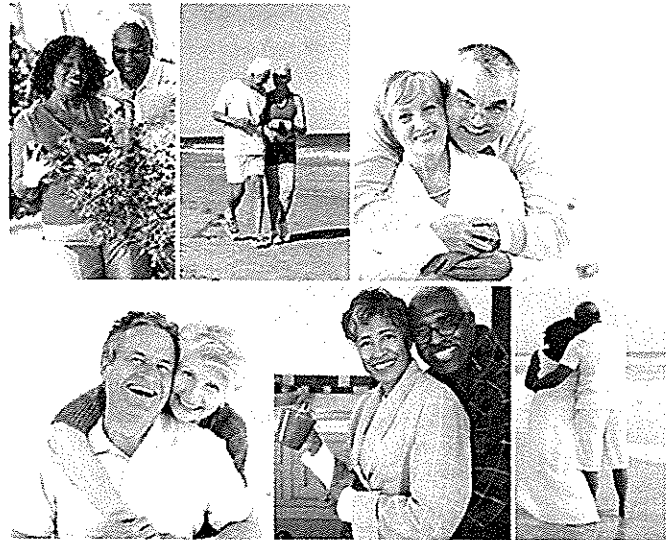
# Reverse Mortgage (HECM) Information Sheet

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

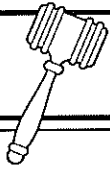
F: (516) 706-4007

[rtollin@nmbnow.com](mailto: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, Americana, 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 #6501004; FL Lic. #MLD713; PA Lic. #36743; AZ Lic. #0949651; MD Lic. #22830; NC Lic. #L-177277; VA Lic. #MC-6834; CA Lic. #6008073939; 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. #MC0025585; KY Lic. #MC700868; MI Lic. #FL0021601; OH Lic. #RM.804326.000; OK Lic. #ML011914; OR Lic. #MI-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, Americana & Americana Home Loans are not acting on behalf of or at the direction of HUD/FHA or the Federal Government.





# 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 President ..... | John Mills .....          | Safety, Sprinklers, Landscaping, Oversight             |
| Treasurer .....      | Zackary Will .....        | Accounting, CPA, Budget, Banking                       |
| Co-Treasurer .....   | Marguerite 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                       |
| Consultant .....     | Ginger Podmore            |  |

## LETTER FROM THE PRESIDENT

“This country will not be a good place for any of us to live in unless we make it a good place for all of us to live in.”  
~ Theodore Roosevelt

We reside in a village here at Blue Ridge. A haven of the familiar. A place we call home. One small part of this vast United States where we are governed not only by the laws, rules and regulations of our country, but of state, county and finally, rules and regulations set forth at the inception of this development, that allow for the independent running of our community. Set apart from the surrounding areas, we are privileged to have amenities that allow us a fairly above average, life of leisure in our down time from the hustle and bustle of everyday life.

These amenities and life style come at a cost. It is expected of every homeowner to contribute to the ongoing increase cost of water, electric, landscaping, roofing, general maintenance upkeep, and so forth, not to mention emergency costs. The list is very long. The cost to run the community high. You cannot go a store for food, or to a gas station, and not see prices increasing without realizing the amount it takes to get those products to market for our consumption. And we pay those increases without rebellion because we cannot do without. It is no different here in our community. Prices have been rising for all of the general necessities it takes to keep Blue Ridge functioning.

The Condo Board of Managers is responsible for the outside of units, common areas surrounding the units, roads, lighting, irrigation, walkways, sanitation, alarms, roofing, tree removal, extermination, and on, and on, (the full list of expenses can be found here in the Gazette). All of this, just for the units and surrounding grounds, plus paying to the HOA which covers the Clubhouse and the amenities, and who themselves, have their own list of costs towards the running and upkeep of the amenities.

The Board of Managers is comprised of homeowners who have a vested interest in keeping this community to a set standard of living. In the not so distant past, that standard of living had declined taking with it the value of our homes. It has taken over the last 3 years for the BOM to turn things around and put not only the community in an upward direction to making improvements to what was in disrepair, but implementing polices that will continue to keep the value in our homes, and Blue Ridge a desirable place to live.

All of these improvements and maintaining done without having an increase in common charges placed on the homeowners. We have not been perfect, some mistakes made, but we have been true to our commitment to improving what had not been beneficial to our residents. We will continue to strive in that commitment to see continued improvements and upkeep of Blue Ridge.

We acknowledge that as individuals we can only do so much on our own. We know from experience as a group, we can do the unimaginable. This includes every person living in this community having to do their part in supporting the decisions made by the board. Know that we have just as much as the next person at stake in losing our investment should decisions made not be to the best advantage for everyone. We are always open to hearing ideas and suggestions from the residents, for ways that will benefit the community of Blue Ridge. It is up to each of us to make it a good place for all of us to live in.

Regards,  
Ken Groshans, *President 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.

## DUMPSTERS & RECYCLING BINS

Maggio Sanitation, our refuse company, collects, and separates recyclable items such as glass, and paper items at their facility after collecting from our community.

Residents should be aware that to curb overloading the dumpsters' in the parking plazas, all boxes should be broken down before placing inside the dumpster.

Should you have a large amount or bulk of boxes, or glass, the bulk items may be deposited in the designated recycle dumpsters located in Parking Plaza 38 on Blue Ridge Drive, and Parkin Plaza 30 - West End. This will free up space in the Plaza dumpsters for household trash and keep the dumpsters from overflowing between collections.

No boxes, trash bags, Styrofoam or wood should be left outside of any dumpster. If the dumpster is full, please take the time to place inside another dumpster. They are located in each parking plaza.

Refrigerators **MUST** have the doors removed before leaving alongside the dumpster. THIS IS A LAW!

Vendors must carry away their own debris after completing a job in a residents unit. No commercial debris should be placed inside the dumpster.

Residents who leave bulk items alongside of the dumpster must contact the front desk before end of day to have maintenance remove in the morning.

As always, side doors and top lids should be closed after depositing trash in order to keep animals out.

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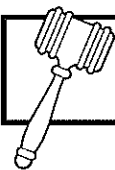
## HomewiseDoc.com 2020

[HomeWiseDocs.com](http://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](http://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

## SNOW REMOVAL

**RESIDENTS WHO HAVE GATES AND WISH TO HAVE THE WALKWAY SHOVELED TO THE DOOR MUST LEAVE THE PATIO GATE OPEN.**

With recent snow storms and the conditions faced with the snow removal, the Board has recognized the short fall of the vendor hired to perform the job. We extend an apology to our residents.

The Board is concerned with the shortcoming of the vendor. We are addressing all of the issues that the vendor failed in performing under the contract for which they were hired. We will continue to keep the community abreast of any information and resolution to the problem.

---

## CONDO BOARD MEMBERS/STAFF PERSONAL PHONE NUMBERS

During the Covid shutdown of the Clubhouse, our Condo Board members and staff continue working. Normally, communications would be conducted from the Condo office using the condo phones. Due to the limit of persons allowed in the offices, board members and staff were communicating with residents directly from their personal phones. Because of this, residents were calling the board members and staff back on the personal phone lines, some at unacceptable hours of the day and night.

We ask that all future communication on the residents part be made to the office phone only: **631-736-2574** and refrain from contacting the board members and staff on their private lines even if the board member/staff contacted you from their private line. The office messages are checked on a continuous basis throughout the day and evening.

Emergencies should still be made to the on-call Maintenance staff after office hours: **631-698-3004**.

As a reminder, there is a resident responsibility to pay a \$135.00 charge for on-call emergencies and \$35.00 per hour there after if the emergency is not a condo responsibility.

---

## EAS

EAS alarm inspections for Condo II are on hold at this time due to the company having issues with employee exposure to Covid. For the safety of our residents we have pushed inside inspections to a later time.

Rest assured Condo II is still within the time guidelines for compliance with the Town of Brookhaven and the Fire Marshall. As soon as it is safely acceptable for inspectors to enter homes, we will then begin setting up scheduled appointments.

---

## RESIDENT PARKING PERMITS

Condo II was to begin Resident Parking Permits in the month of March. We regret to inform the residents we are postponing this project at this time.

---

## DO NOT FEED WILDLIFE

Please refrain from leaving any food out for the wild life including turkeys, squirrels, and birds. This is causing an increase problem by encouraging them to hang around and become dependent on humans. It is also creating the problem of humans being harassed by them.



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

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

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

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

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

**AUTOMOTIVE SERVICE CENTER**  
**WINDSHIELD/AUTOBODY REPAIRS**

**( WE ACCEPT ALL MAJOR CREDIT CARDS )**

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

**YEAR ROUND SPECIAL \$ 89.95**  
 \*TIRE ROTATION  
 \*BATTERY SERVC.  
 \* 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

**\$19<sup>95</sup>**

Most American Cars

Limited Time Offer w/ Coupon

**TRANSMISSION SERVICE**

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

**\$59<sup>95</sup>**

Most American Cars

Limited Time Offer w/ Coupon

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

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

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

**\$29<sup>95</sup>**

Most American Cars

Limited Time Offer w/ Coupon

**COOLING SYSTEM MAINTENANCE**

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

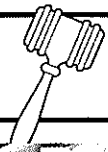
**\$49<sup>95</sup>**

Most American Cars

Limited Time Offer w/ Coupon

**SEE KEVIN – FOR ALL YOUR AUTOMOTIVE NEEDS**

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

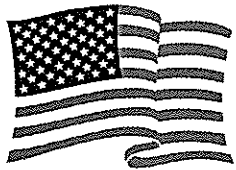


# CONDO II BOARD of MANAGERS

## MARCH 2021

"If a single pebble is dropped into water, the actions of individuals can have far-reaching effects." - Dalai Lama.

| Sunday        | Monday                    | Tuesday                  | Wednesday                 | Thursday                    | Friday                    | Saturday                       |
|---------------|---------------------------|--------------------------|---------------------------|-----------------------------|---------------------------|--------------------------------|
|               |                           | Dr. Seuss Day!           | WORLD WILDLIFE DAY        |                             | EMPLOYEE APPRECIATION DAY | NATIONAL TOOTH PASTE DAY       |
|               | International Women's Day |                          | Pack Your Lunch Day       | Johnny Appleseed Day        |                           |                                |
| HAPPY PI DAY! |                           | NATIONAL PANDA DAY       | Happy SAINT PATRICK'S DAY |                             |                           | International Day of Happiness |
|               | NATIONAL GOLF DAY         | Happy National Puppy Day |                           |                             | make your own HOLIDAY Day | WORLD Theatre Day              |
|               | HAPPY PIANO DAY           | National Doctors' Day    |                           | EMPLOYEE APPRECIATION MONTH |                           |                                |



# -RICH-

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All Phases of Home Improvement

Kitchens • Bathrooms • Plumbing  
 Electrical • Spackling • Painting  
 Tile Work • Repairs

Miscellaneous and Odd Jobs

Clean, Fast, Courteous Service at Low Prices

Just call Rich  
for a Free Estimate

\*24 HOUR SERVICE AVAILABLE\*

# (631) 576-5814



# CONDO II BOARD of MANAGERS

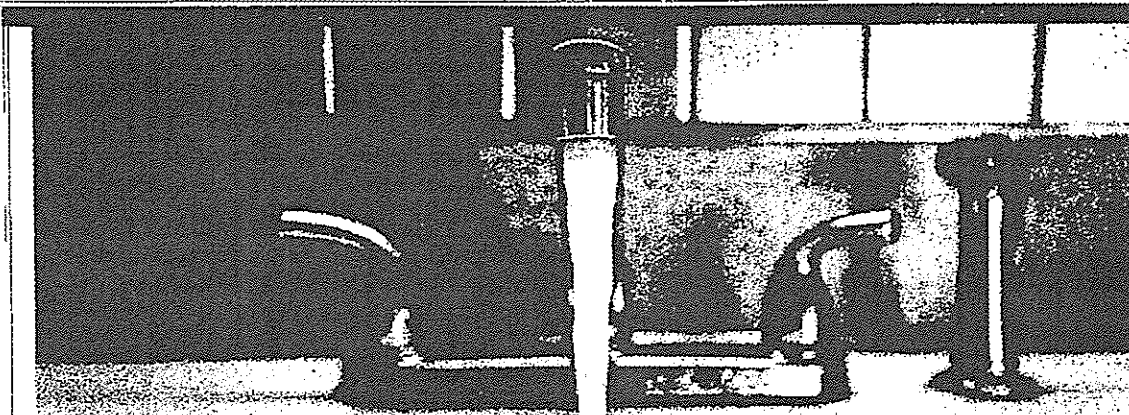
In Newsday, was an article concerning water usage and a strong possibility of an increase (see article cover). The Board analyzed the water usage for Condo II from August 2017 to November 2020 (see attached Water Usage Analysis). The water usage increases by approximately 21% per year and has become 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

2/11/2021

## BLUE RIDGE CONDO II WATER USAGE ANALYSIS

| <u>MONTH</u> | <u>CCF 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       |                  | \$7,262.97          | \$3,235.82         | \$2.19          |
| Jul-20       | 9479.5           | \$19,660.56         | \$9,218.28         | \$2.19          |
| <b>Total</b> |                  | <b>\$118,724.36</b> | <b>\$55,537.36</b> |                 |

| <u>MONTH</u> | <u>CCF USAGE</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          |
| Dec-20       | 5278             | \$14,803.66        | \$2,144.01         | \$2.19          |
| Jan-21       | 5520             | \$7,555.33         | \$3,597.85         | \$2.19          |
| <b>Total</b> |                  | <b>\$67,539.12</b> | <b>\$27,056.68</b> |                 |

\*\* CCF= 100 Cubic feet of Water

# Got a "Honey Do" list? Let us Do it Honey!!!



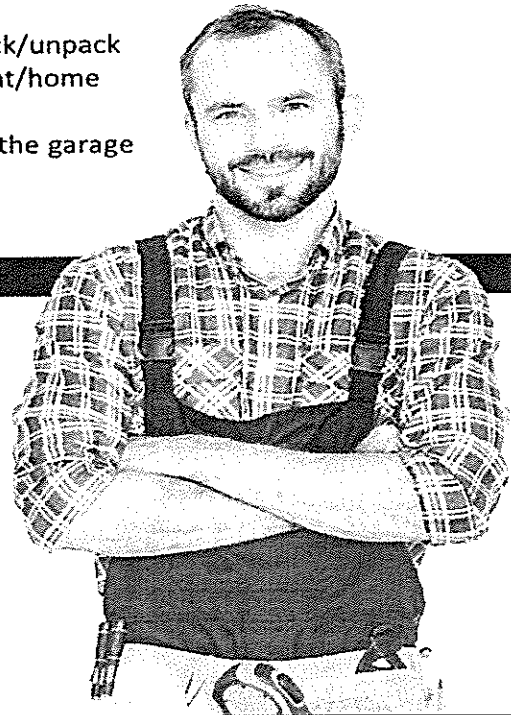
HandyHands

- ✓ Handyman
- ✓ Paint
- ✓ Sheetrock
- ✓ Bathrooms
- ✓ Assemble Furniture
- ✓ Hang Pictures/TV
- ✓ Clean out Basement
- ✓ Move Furniture
- ✓ Move pack/unpack
- ✓ Apartment/home Cleanout
- ✓ Organize the garage

***Big or Small - we do it all!***

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# CONDO II BOARD of MANAGERS

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

|                                      | <i>a</i>                   | <i>b</i>                            | <i>c = a - b</i>     |
|--------------------------------------|----------------------------|-------------------------------------|----------------------|
|                                      | Approved Budget<br>2020-21 | Actual Collected<br>& Spent to Date | Remaining<br>Balance |
| <b>REVENUE</b>                       |                            |                                     |                      |
| CONDO II COMMON CHARGES              | \$ 1,255,000               | \$ 1,054,283                        | \$ 200,717           |
| HOA COMMON CHARGES                   | 1,092,000                  | 91,028                              | 1,000,972            |
| LESS: NON-PAYING UNITS (5)           | (20,000)                   | -                                   | (20,000)             |
| SPECIAL ASSESSMENT INCOME            | -                          | 71,163                              | (71,163)             |
| OTHER INCOME                         | 28,000                     | 23,304                              | 4,696                |
| NET RENTAL INCOME                    | -                          | 8,014                               | (8,014)              |
| <b>TOTAL REVENUE</b>                 | <b>\$ 2,355,000</b>        | <b>\$ 1,247,792</b>                 | <b>\$ 1,107,208</b>  |
| <b>EXPENSES</b>                      |                            |                                     |                      |
| HOA COMMON CHARGES                   | 1,092,000                  | 546,167                             | 545,833              |
| LESS: NON-PAYING UNITS (5)           | (13,000)                   | -                                   | (13,000)             |
| HOA MAINTENANCE                      | 195,000                    | 75,546                              | 119,454              |
| 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                     | 7,565                               | 17,435               |
| ELECTRIC GENERAL REPAIRS             | 10,000                     | -                                   | 10,000               |
| EXTERMINATING                        | 10,000                     | 1,950                               | 8,050                |
| FENCES (INCENTIVES) & RAILINGS       | 15,000                     | 8,300                               | 6,700                |
| FIRE ALARMS                          | 15,000                     | 5,140                               | 9,860                |
| FIRE HYDRANT TESTING                 | 4,000                      | 2,139                               | 1,861                |
| GUTTER CLEANING                      | 6,000                      | -                                   | 6,000                |
| LANDSCAPING                          | 105,000                    | 76,037                              | 28,963               |
| PAINTING                             | 14,000                     | -                                   | 14,000               |
| REFUSE                               | 56,000                     | 34,545                              | 21,455               |
| REPAIRS & SUPPLIES MAINT.            | 20,000                     | 20,986                              | (986)                |
| ROAD REPAIR/SPEED TABLES             | 20,000                     | -                                   | 20,000               |
| ROOFING                              | 73,000                     | 67,086                              | 5,914                |
| SNOW REMOVAL                         | 75,000                     | 10,446                              | 64,554               |
| IRRIGATION                           | 25,000                     | 14,494                              | 10,506               |
| TREE SERVICES                        | 8,000                      | 9,876                               | (1,876)              |
| ACCOUNTING SERVICES                  | 6,000                      | 1,716                               | 4,284                |
| BAD DEBT                             | 15,000                     | -                                   | 15,000               |
| CONSULTING SERVICES                  | 8,000                      | 12,600                              | (4,600)              |
| ELECTRICITY                          | 30,000                     | 13,491                              | 16,509               |
| INCOME TAXES                         | 1,000                      | -                                   | 1,000                |
| INSURANCE                            | 325,000                    | 142,656                             | 182,344              |
| LEGAL SERVICES                       | 25,000                     | 7,859                               | 17,141               |
| OFFICE SUPPLIES AND EXPENSES         | 9,000                      | 4,193                               | 4,807                |
| EQUIPMENT LEASES                     | 4,000                      | 2,263                               | 1,737                |
| PAYROLL AND PAYROLL TAXES            | 43,000                     | 23,430                              | 19,570               |
| PHONE & INTERNET                     | 3,000                      | 1,821                               | 1,179                |
| SECURITY                             | 5,000                      | 8,339                               | (3,339)              |
| SUBSCRIPTIONS                        | 5,000                      | 5,182                               | (182)                |
| WATER                                | 36,000                     | 29,367                              | 6,633                |
| CAPITAL RESERVE ALLOCATION           | 10,000                     | -                                   | 10,000               |
| <b>TOTAL EXPENSES</b>                | <b>\$ 2,355,000</b>        | <b>\$ 1,223,987</b>                 | <b>\$ 1,131,013</b>  |
| <b>REVENUES (LESS THAN) EXPENSES</b> | <b>\$ -</b>                | <b>\$ 23,805</b>                    |                      |

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**ANY CONDITION!  
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# TRI BOARD

The Tri-Boards (condo I,condo II, and HOA) have appointed a task force to explore the viability of installing gated entrances at both Blue Ridge Dr. and Birchwood Rd. Doing so has long been an interest of many residents and our task force's early research suggests that this has the potential of raising home values while creating greater security to the community.

To date, the task force has researched and acquired quotes from four different vendors. We have also had site visits and are receiving quotes from vendors for the installation of fencing along Granny Rd to help provide further security.

No decision has yet been made and the task force feels that it is important to include the greater Blue Ridge community in a conversation about this effort. We will be recording and posting video of the presentations that vendors conduct to the executive committees of each board for all residents to view. The task force will also provide an opportunity for written feedback as well as an interactive community conversation

with residents. Your feedback and insight is important!

This is a large scale effort which has previously been explored. Our hope is that our inclusive and phased approach may be helpful this time. Our intention is to provide strong and ongoing communication links between the community and task force as the project unfolds.

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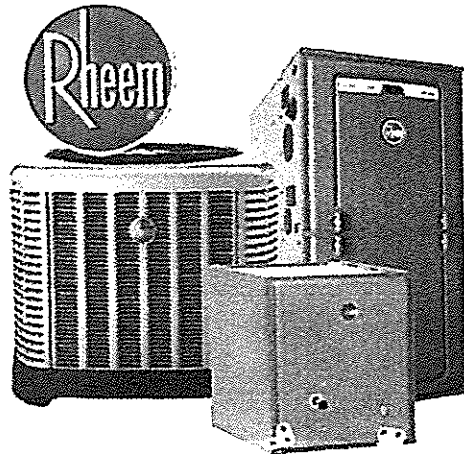
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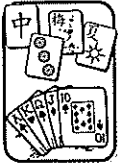
sheila@aufolksexperts.com

nassauandsuffolk.com

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

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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!



## 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  
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moriches, ny 11955  
lic#53882-H  
**FREE ESTIMATES**

**631-383-0586**

michaelpotoczekconstruction.com

## Greetings from Blue Ridge AQUASIZE!

We meet Monday, Wednesday, Friday at 10:30 am.

*Come Join Us!*

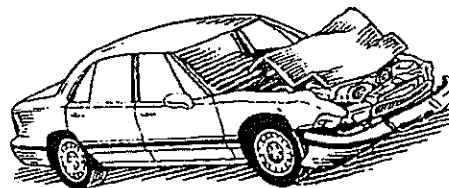


Pictured from left to right: Linda, Ann, Linda (in back), Sylvia, Terry (in front), Yvonne, Karen, Ruth, & Pat (in front)  
Photo by: Mary

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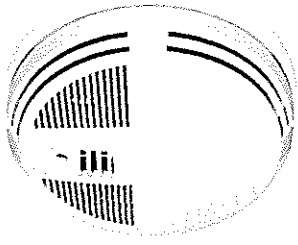
**GET HONEST & FAIR PRICES  
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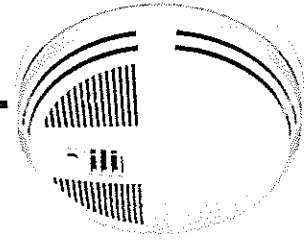
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# ATTENTION



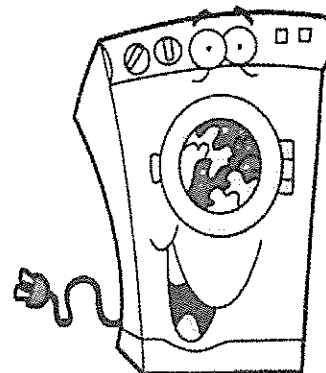
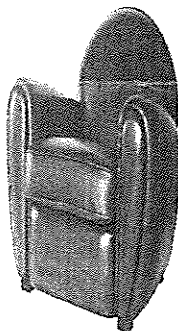
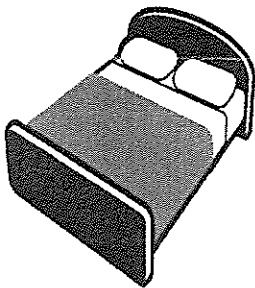
**All Residents  
are required to have a  
Carbon Monoxide Detector  
in their home.**

***It is now a law!***

For more information, contact the Condo Offices.

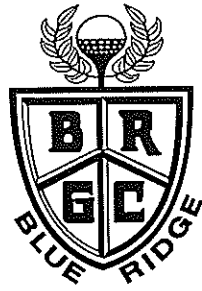
## **ATTENTION LARGE BULK ITEMS**

- **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.**





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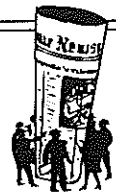


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| Carol Amato       | Leonard Mirabile |
| Chuck Murphy      | Louis Driscoll   |
| Debbie Cianciulli | Michael Gisler   |
| Debbie Ungaro     | Raymond Miehle   |
| George Scholl     | Rich Burch       |
| Gerry Maroney     | Ronnie Perks     |
| Gina Mirabile     | Roz Flomberg     |
| Ira Sachs         | Tina Myer        |
| Janet Lacascia    | Tom Rivoli       |
| Janet McElroy     | Vincent Monello  |
| Janies Flores     | Greg Lent        |
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**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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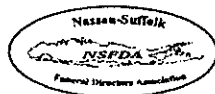
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## VEHICLE REQUIREMENTS WARNING

**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  
BOARD OF MANAGEMENT CONDO II  
THE PROPERTY OWNER RECEIVES  
NO COMPENSATION FOR THIS SERVICE  
NORTHEAST TOWING & RECOVERY  
631-474-5355  
414 RTE. 25A, MT. SINAI, NY 11766**

## 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

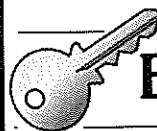
and then advise maintenance immediately, no matter what day or time this occurs.

### 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](mailto:jewely899@gmail.com)

There will be a monthly stipend paid.