


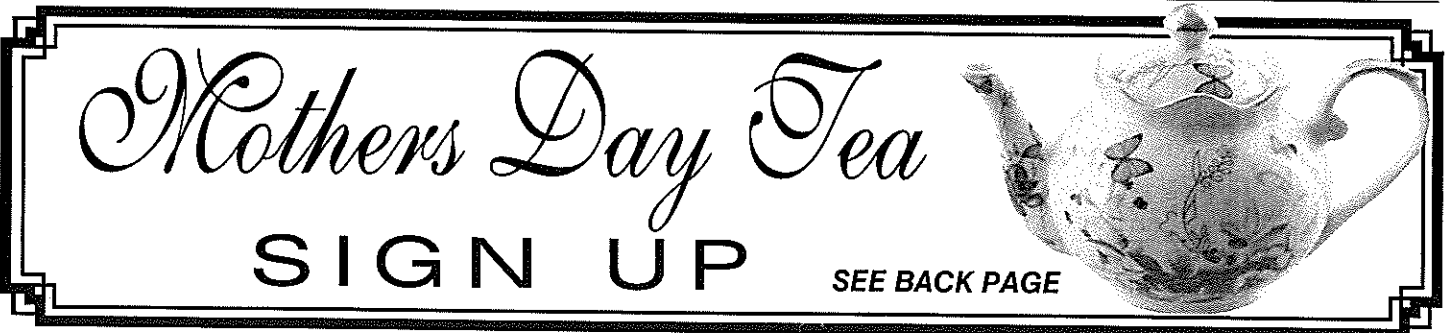
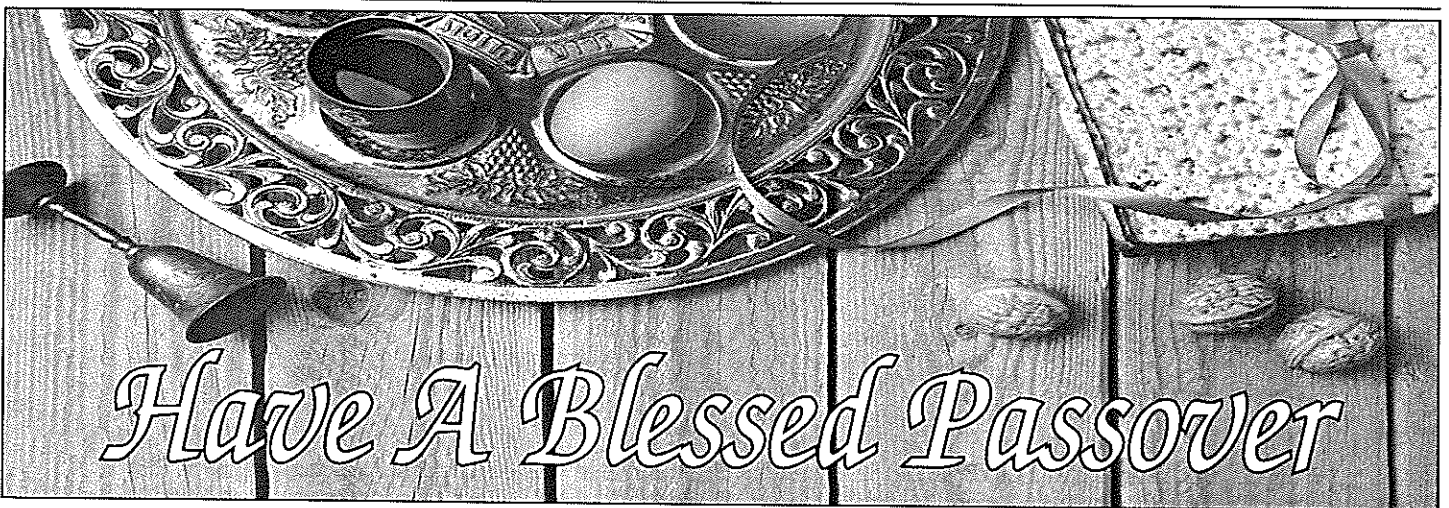
# Blue Ridge *Gazette*

 National Test Shows that 9 out of 10 will be fooled on April Fools Day.  
*See Test on Page 45*

VOL XLVII NO. IV

*Published by and for the Residents of Blue Ridge*

APRIL 2021



**GAZETTE STAFF**

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

**ADVERTISING MANAGER**

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

**CIRCULATION MANAGER**

Ray Miehle .....790-1107

**PROOF READER**

Connie Garone

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

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

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

**Gazette Subscriptions:**

**\$2.50 per month**

**Make checks payable to:  
Blue Ridge H.O.A.**

**ALL ADS MUST BE PAID IN ADVANCE**

Please Note Advertising Rates:

- Full Page.....\$90.00
  - Half Page .....\$60.00
  - Quarter Page.....\$40.00
  - Business Card.....\$25.00
  - Classified (Max 40 words).....\$15.00
  - Thank You/Condolence Card .....\$10.00
- Discounts Available for 6 or 12 month contracts

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

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

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

**TROUBLE WITH DELIVERY?**

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



**SECURITY  
PHONE  
NUMBER**

**1-631-334-9996**

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

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

**DOVE GRAPHICS & PRINTING**

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**FULL COLOR PRINTING**



# LETTERS TO THE EDITOR

## A STATEMENT FROM THE EDITORIAL STAFF

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

Dear Editor:

### *Exemplary job!*

To CONDO I President D'Alessandro and Board for handling the removal of snow dumped on us from the last few storms that hit Blue Ridge. Sincere thanks for the phone calls that kept us informed, and gratitude to the crews that worked overtime clearing and salting walkways and parking lots to ensure everyone was safe.

All too often only complaints are committed to writing. The residents of Condo I appreciate the time and dedication our President and Board have lent to this community to make it a wonderful place to live.

Thank you- *Mary Mills Desjeunes*

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.

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

INDOOR AIR THAT IS  
**CLEAN, PURE & FRESH**  
FOR YOU AND YOUR FAMILY

Introducing  
**UV-16 / 24V**  
INDUCT UV LIGHT  
AIR PURIFIER

We are proud to announce that U.S. Air & Heat will now be selling the UV-Aire UV-16 / 24V. This unit is designed to emit powerful UVC ban light rays which sterilize and reduce airborne microorganisms as they pass through a heating or air conditioning system. It is installed in the main supply or return duct and operates continuously to automatically purify the air in the home 24 hours a day.

## LET U.S. AIR CONDITIONING KEEP YOU "COOL AS A CUCUMBER" ALL SEASON LONG!



**\$25 OFF SERVICE CALL**

OR EXTEND THE LIFE OF YOUR OLD SYSTEM WITH ONE OF OUR MAINTENANCE CONTRACTS FOR AS LOW AS \$15.95/mo. OFFERS CANNOT BE COMBINED. EXP 5/15/21



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Call For Details  
**631-473-0090**



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- Air Conditioning & Replacements



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ASK US ABOUT OUR SERVICE CONTRACTS AND MONTHLY PAYMENT OPTIONS!

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Master Electrician  
Master Plumber



# **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:	<b>Anthony Spataro</b>	Director:	<b>Jennifer Gisler</b>
Vice President:	<b>Josephine Maiorano</b>	Director:	<b>Stephanie Milligan</b>
Secretary:	<b>Bob Vulpis</b>	Consultants:	<b>Nick Gabrielle</b>
Treasurer:	<b>David Alamia</b>		<b>David Bell</b>
Asst. Treasurer:	<b>Ed Preuss</b>		<b>Pat Fabrizio</b>
Director:	<b>Jeffrey Barnett</b>	Affiliates:	<b>Josephine DiGiovanna</b>
Asst. Secretary:	<b>Janet DuBois</b>		<b>Caryn Feldman</b>

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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- 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  
EXPIRED: 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,

After this cold snowy winter, it is great to say that spring is here. We can start putting away the heavy jackets, lace up our walking shoes, and again head outside. Many of us during the pandemic have used our time away from others to explore the parks, and open spaces around us. We all know by now that it is more difficult to transmit COVID-19 outside, so for many of us nature has become a refuge. As the outdoors have become more bearable now is a great time for anyone that has been hesitant, to see what parks in Suffolk County have to offer.

With this new season upon us, Suffolk County can help you make the most of our warmer weather. If you want to enjoy nature, take a walk through Cathedral Pines Park. It has well maintained trails, and beautiful scenery to view as the trees start to bud and flowers bloom. Perhaps instead you want to head over to Southaven County Park. With the striking Carmans River running through the park it is a great place to picnic. Moreover, you can enjoy the picturesque bike trails through the pine-oak forest. If you want to stay closer to home now is the time to start planting your garden. Check out your local greenhouse or nursery to start growing healthy foods, and beautiful flowers.

There are many different options to enjoy this warm weather. I just ask that you continue to stay safe, healthy, and aware of the risks COVID-19 still poses our community. If you still have not gotten your vaccine, and qualify under New York State guidelines please call my office at 631-854-1400 and we can help you get an appointment.

Until next month,

*~Rob Calarco*

## **IV Seasons Painting & Decorating LLC**

***Handyman Services***

***All Phases of  
Construction and Repairs***

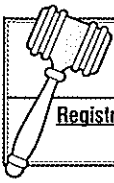
***Coram 11727***

***- Always Free Estimates -***

***Lic# HI-60847 - Insured.***

***Bob Pedretti (631) 275-5782***

***ivseasons@live.com***



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## VISION & MISSION STATEMENT FOR BLUE RIDGE HOA

- To promote harmony between/among all three seated community boards.
- To foster the communication process between/among all three seated boards.
- To continue to serve as Committee Chairs/Liaisons on select committees tapping our skill sets.
- To continue to build trust bridges between/among community boards.
- To help promote community enrichment by inviting professional speakers from all walks of life to present meaningful workshops to our resident population.
- To continue to build a rapport and self-confidence among board members.
- To engender good will and respect among our community resident population by exemplifying ethical standards held.

The right of the Association, as provided in its By-Laws to suspend the enjoyment rights of any Member for any period during which any assessment remains unpaid, for any period not to exceed thirty (30) days for any infraction of its published rules and regulations.

### Attention All Blue Ridge Residents

### Wifi is available in the Gym and Billiard Room

User Name: **E987AD**

Password: **41752944**

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

## REGISTRATION HOURS

(At Clubhouse Front Desk)

Monday & Tuesday

8:00 AM – 3:30 PM

Thursday thru Saturday

8:00 AM – 3:30 PM

Closed Wednesday & Sunday

\*\*\*\*\*

## H.O.A. OFFICE HOURS

Monday thru Friday

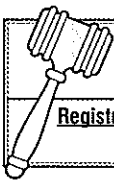
10:00 AM – 3:00 PM

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
	\$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.

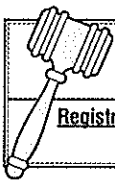


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## FUN AT FRIDAY NIGHT SOCIAL!





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## BLUE RIDGE HOMEOWNERS ASSOCIATION, INC. BUDGET SUMMARY REPORT Six Months Ended January 31, 2021

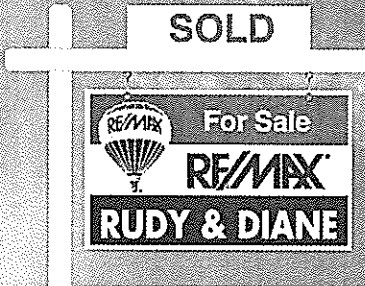
	ANNUAL BUDGET		YEAR-TO-DATE			THIS MONTH		
	TOTAL	BALANCE AVAILABLE	BUDGET	ACTUAL	DIFFERENCE	BUDGET	ACTUAL	DIFFERENCE
MAINTENANCE (HOA ONLY)	124,468	67,465	62,957	57,003	5,954	9,392	8,461	931
ADMINISTRATION	231,220	150,019	120,830	81,201	39,629	18,193	11,944	6,249
COMMUNITY BUILDING	384,337	200,889	200,752	183,448	17,304	31,295	27,510	3,785
POOLS	117,001	66,929	70,918	50,072	20,846	8,247	4,847	3,400
TENNIS	750	723	375	27	348	0	0	0
BOCCI	750	750	250	0	250	0	0	0
SEWER TREATMENT PLANT	307,932	188,893	155,038	119,039	35,999	25,042	15,842	9,200
GOLF COURSE	402,834	205,799	198,862	197,035	1,827	29,854	29,802	52
GENERAL EXPENSES	609,810	350,749	281,916	259,061	22,855	45,515	43,603	1,912
SECURITY	73,200	37,547	37,475	35,653	1,822	5,250	5,730	(480)
COMMUNITY ACTIVITIES ***	15,028	5,795	9,602	9,233	369	1,532	1,332	200
CAPITAL EXPENSES	213,000	166,579	0	46,421	(46,421)	0	23,704	(23,704)
<b>TOTAL EXPENSES</b>	<b>2,480,330</b>	<b>1,442,137</b>	<b>1,138,975</b>	<b>1,038,193</b>	<b>100,782</b>	<b>174,320</b>	<b>172,775</b>	<b>1,545</b>
LESS INCOME OTHER THAN COMMON CHARGES	(193,800)	(99,212)	(97,476)	(94,588)	(2,888)	(21,542)	(21,244)	(298)
<b>EXPENSES TO BE REIMBURSED BY COMMON CHARGES</b>	<b>2,286,530</b>	<b>1,342,925</b>	<b>1,041,499</b>	<b>943,605</b>	<b>97,894</b>	<b>152,778</b>	<b>151,531</b>	<b>1,247</b>

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

	ANNUAL BUDGET		YEAR-TO-DATE			THIS MONTH		
	TOTAL	BALANCE AVAILABLE	BUDGET	ACTUAL	DIFFERENCE	BUDGET	ACTUAL	DIFFERENCE
Gazette Income	\$ 17,000	\$ 10,281	\$ 8,500	\$ 6,719	\$ 1,781	\$ 1,417	\$ 1,626	(\$ 209)
Gazette Expenses	\$ 36,287	\$ 20,138	\$ 19,371	\$ 16,149	\$ 3,222	\$ 2,763	\$ 2,898	(\$ 135)
Net Gazette Expense	\$ 19,287	\$ 9,857	\$ 10,871	\$ 9,430	\$ 1,441	\$ 1,346	\$ 1,272	\$ 74
					\$ 0			\$ 0
Bar Revenues	\$ 35,000	\$ 20,857	\$ 12,950	\$ 14,143	(\$ 1,193)	\$ 750	\$ 0	\$ 750
Bar Expenses	\$ 29,200	\$ 16,591	\$ 10,960	\$ 12,609	(\$ 1,649)	\$ 700	\$ 60	\$ 640
Net Bar Expense (Revenue)	(\$ 5,800)	(\$ 4,266)	(\$ 1,990)	(\$ 1,534)	(\$ 456)	(\$ 50)	\$ 60	(\$ 110)
					\$ 0			\$ 0
Community Events Expense, Net	\$ 6,041	\$ 4,704	\$ 2,971	\$ 1,337	\$ 1,634	\$ 236	\$ 0	\$ 236
					\$ 0			\$ 0
Party Rental Income	\$ 4,500	\$ 4,500	\$ 2,250	\$ 0	\$ 2,250	\$ 0	\$ 0	\$ 0
<b>TOTAL COMMUNITY ACTIVITIES</b>	<b>\$ 15,028</b>	<b>\$ 5,795</b>	<b>\$ 9,602</b>	<b>\$ 9,233</b>	<b>\$ 369</b>	<b>\$ 1,532</b>	<b>\$ 1,332</b>	<b>\$ 200</b>

Unaudited - For Internal Use Only

*This Week's Featured Homes*



**FOR SALE TO SOLD**

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Karen- Lake Grove



**RUDY & DIANE AVERSANO**

*Associate Real Estate Brokers*

**OFFICE:**

**631.585.2222**

**RUDOLPH (RUDY) CELL:**

**631.831.1162**

*531 Hawkins Avenue  
Lake Ronkonkoma*



SERVING OUR COMMUNITY SINCE 2004

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

*– Rudy & Diane*

2163970101H111



# 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,

I'm sure you're all looking forward to spring when we'll be able to get outside and enjoy the warmer weather.

We continue to plan and price out the walkway signs. These will be placed on the walkways leading from the parking lot and the street, with arrows designating the direction of the units. We hope to have this project completed in the next 3 months since the heavy snow slowed down our progress. We are now back at it full force.

Those same snowstorms in January and February delayed the work on our roofs, but the roofers are working on them now. We've been told that some necessary materials are in short supply. Hopefully, we can get all we need soon and the work can be completed. We ask for your patience in the meantime.

The tri-board gate committee continues to meet to plan out the cost of installing gates and a fence for the community. In this issue of the Gazette, you will find a survey. Please complete it by indicating how you feel about this gate installation project and return it as soon as possible. It's important that we know what the community feels about this project.

We hope every homeowner has been able to open their account on Appfolio. If you have not received an email with an invitation, you should have had a packet delivered to you with the financials and a form to complete. Please return the form to the Condo 1 mailbox and we will be sure to add your email. That is the only way you will be invited to join Appfolio and register your Unit.

Right now Condo 1 has two openings for board positions. If you can be an effective team player and have the ability to help the board with their duties and projects, please put your resume in the Condo 1 mailbox. If you have any questions, please call the office and I will get back to you.

Sincerely,

*Robin D'Alessandro*




# AMERICAN PRIDE

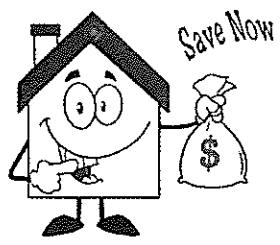
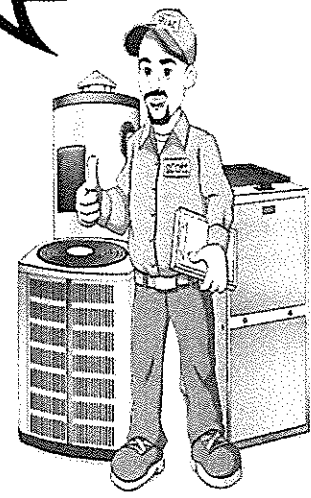
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# CONDO I BOARD of MANAGERS

## IMPORTANT

## Water Shut Offs

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

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

Sorry for the inconvenience.

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

\_\_\_\_\_  
Unit No.

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

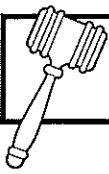
\_\_\_\_\_  
Resident Signature

\_\_\_\_\_  
Unit No.

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

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

\_\_\_\_\_  
Unit No.



# CONDO 1 BOARD of MANAGERS

## IMPORTANT INFORMATION

### COMMON CHARGES

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

### FEES/FINES

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

### KEYS

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

### UNIT NUMBERS

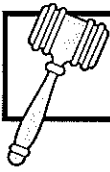
The Board of Managers of Condo 1 asks residents to be certain the unit number of their property is clear and visible. This is vital, particularly when responding to an emergency.

### OTHER RECOMMENDATIONS

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

### DISPOSAL OF WIPES

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



# CONDO I BOARD of MANAGERS

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

## **SPRINKLERS**

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

## **PET WASTE**

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

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

## **COMMON AREAS**

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

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

## **DUMPSTERS**

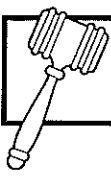
Residents are asked to be considerate of others when disposing of trash. If you open a side panel, be certain to CLOSE it before you leave. Likewise, if you open the top covers, YOU MUST PUT THEM BACK . Otherwise, animals get in and spread trash all over the parking plaza. Rodents have become a problem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

## **SMOKING IN YOUR UNIT**

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

## **APPLIANCE DISPOSAL**

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

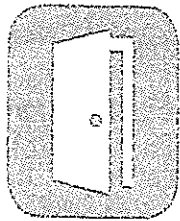


# CONDO I BOARD of MANAGERS

## 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!

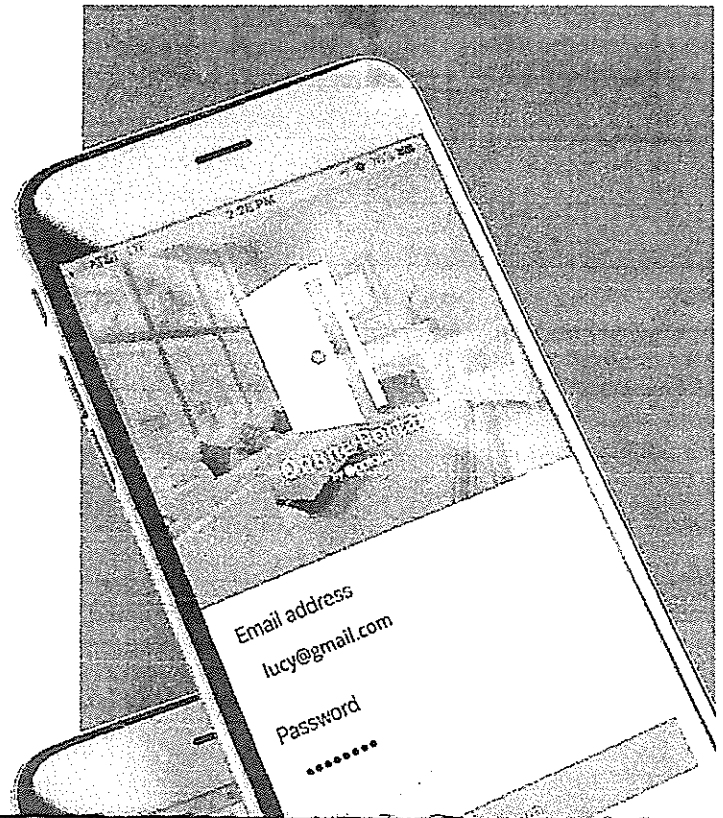


### Online Portal by AppFolio

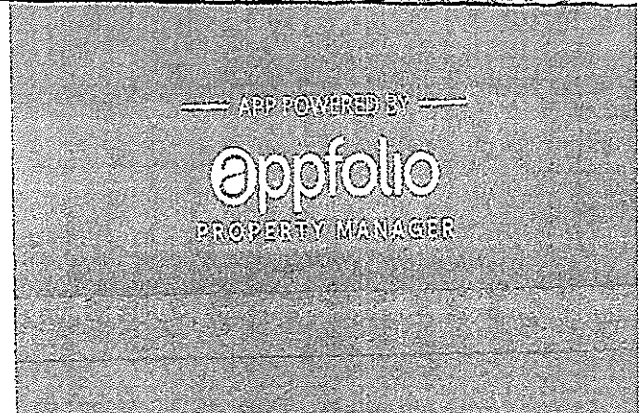


#### Easy Payments

- + 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 February 2021 Monthly Budget

Category	Total Budget	Balance	2/2021 Expense	YTD Balance
Accounting	\$8,000.00	\$4,550.00	\$625.00	\$3,925.00
Alarm System	\$20,000.00	\$4,132.31	\$210.80	\$3,921.51
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	\$392.79	\$342.10
Electric	\$22,000.00	\$9,514.26	\$2,094.68	\$7,419.58
HOA CC/CAP	\$1,192,574.88	\$594,385.28	\$99,383.03	\$495,002.25
HOA Maint/Contr	\$200,000.00	\$96,299.07	\$17,166.67	\$79,132.40
HOA Material Cost	\$30,000.00	\$4,060.50	\$2,290.75	\$1,769.75
Hydrants	\$5,000.00	\$430.47	\$0.00	\$430.47
Insurance	\$357,500.00	\$184,576.82	\$28,688.46	\$155,888.36
Insurance Ded Res.	\$25,000.00	\$24,783.84	\$0.00	\$24,783.84
Landscaping	\$113,000.00	\$42,093.40	\$10,862.50	\$31,230.90
Legal	\$14,000.00	\$10,041.93	\$1,527.94	\$8,513.99
Office	\$12,000.00	\$5,727.39	\$1,136.30	\$4,591.09
Outside Contractors	\$30,000.00	(\$586.98)	\$5,221.00	(\$5,807.98)
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	\$49,390.84	\$8,184.86	\$41,205.98
Playgrounds	\$15,000.00	\$12,821.98	\$0.00	\$12,821.98
Payroll Taxes	\$10,000.00	\$5,084.51	\$470.90	\$4,613.61
Pest Control	\$10,500.00	\$7,325.00	\$0.00	\$7,325.00
Refuse	\$59,000.00	\$29,508.32	\$5,565.18	\$23,943.14
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	\$48,908.25	\$6,531.25	\$42,377.00
Salary Wages	\$29,000.00	\$13,515.41	\$2,334.41	\$11,181.00
Snow Removal	\$25,000.00	\$14,862.68	\$21,037.65	(\$6,174.97)
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	\$1,323.77	\$240.90	\$1,082.87
Walkway Lights	\$12,000.00	\$5,254.80	\$682.10	\$4,572.70
Water	\$56,800.00	\$21,399.80	\$3,897.67	\$17,502.13
<b>Total</b>	<b>\$2,679,074.88</b>	<b>\$1,276,179.50</b>	<b>\$218,544.84</b>	<b>\$1,057,634.66</b>

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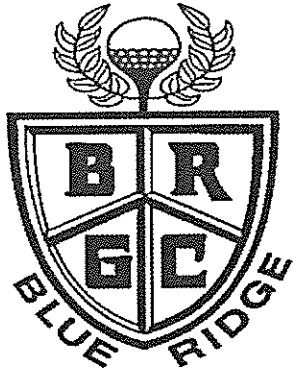
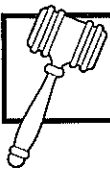
sheila@suffolkexperts.com

nassauandsuffolk.com

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# CONDO I BOARD of MANAGERS



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

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

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

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

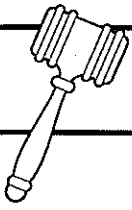
Blue Ridge Condo I will continue to bring the latest tools and practices to the community association industry and affiliated professionals. HomeWiseDocs.com simplifies the process of obtaining the association information that you require. Please share this important notice with those parties that regularly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

### Blue Ridge Condo I

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

### HomeWiseDocs.com

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



# JOINT CONDO I & CONDO II BOARD of MANAGERS

## REQUIREMENT FROM OUR INSURANCE COMPANY

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

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

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

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

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

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

## Jeannette Dreydoppel

Senior Account Advisor - Ext 655

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

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



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# JOINT CONDO I & CONDO II BOARD of MANAGERS

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

## WORK PROPOSAL / WORK ORDER

Date: \_\_\_\_\_

### Contractor / Subcontractor:

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

1. **Insurance:** Owner will not allow on the job site and not pay any money to any subcontractor unless the subcontractor has previously filed with the Owner, a current Certificate of Insurance which includes:
  - A. **Commercial General Liability** coverage with minimum limits of \$1 million per occurrence and \$2 million aggregate, with \$2 million products / completed operations aggregate. Limits shall apply on a per project or per location basis as the case may apply and Contractual Liability must be included with the same limits as above with no exclusions, endorsements and/or riders containing fellow employee or third party over coverage exclusions. Coverage will be written on a primary, non-contributory basis and include a waiver of subrogation. The Certificate of Insurance and Policy must include the Owner and Blue Ridge Homeowners' Association, Blue Ridge Condominium I and Blue Ridge Condominium II as additional Insured for all the above. Copies of the policies may be requested for review.
  - B. **Automobile Liability** coverage with minimum limits of \$1,000,000 CSL.
  - C. **Worker's Compensation** A certificate of insurance must indicate the existence of statutory coverage as well as Employers' Liability coverage with Accident limits no less than \$100,000 per accident, Disease limits no less than \$100,000 per employee and \$500,000 per policy and must include a waiver of subrogation.
  - D. **Excess/Umbrella Liability** coverage is required with no less than a \$1,000,000 limit per occurrence. Coverage shall be primary and non-contributory, include a waiver of subrogation, and include the Owner and Blue Ridge Homeowners' Association, Blue Ridge Condominium I and Blue Ridge Condominium II as additional insured.
  
2. **Indemnity:** To the fullest extent permissible by law the Contractor / Subcontractor hereby agrees to indemnify and to hold harmless the Owner and Blue Ridge Homeowners' Association, Blue Ridge Condominium I and Blue Ridge Condominium II, including the owner's agents and/or employees, the homeowner and/or any future homeowners harmless from any and all losses, claims, penalties or expenses including reasonable attorney's fees arising from bodily injury or death to any person, including but not limited to bodily injury or death or any of the contractor / subcontractor's employees or sub-sub contractor's employees and/or property damage including but not limited to loss of use arising out of 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

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Branch Manager

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O: (516) 324-3685

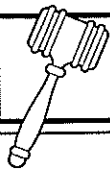
F: (516) 706-4007

rtollin@nmbnow.com



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# CONDO II BOARD of MANAGERS

Condo II Hours of Operation- Monday, Tuesday, Thursday, Friday 9:00am to 2:00pm  
Wednesday office will be Closed • Phone : 736-2574 • Fax 736-2865 • officebrcondo2@optonline.net

## BOARD OF MANAGERS ASSIGNMENTS

President.....Ken Groshans ..... Legal, Insurance, Cement, Snow, Work Orders, Oversight  
 Vice 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

It is not more bigness that should be our goal. We must attempt, rather, to bring people back to the warmth of community, to the worth of individual effort and responsibility, and of individuals working together as a community, to better their lives and their children’s future.”

~ Robert F. Kennedy

As spring arrives, the energy of renewal is in evidence all around us. Plants spring forth and grace us with color across the landscape, animals and birds appear, creating a cacophony of song at the start of each new day. Nature’s alarm clock.. We cannot help but get caught up in the revival of life after the dreary days of winter.

Your Condo II BOM has been waiting for the renewal of good weather to begin moving forward with this year’s warm weather projects.

As volunteers, we spend many hours devoted to the running of the Condo responsibilities. The upgrades made in the past years have helped to increase property value, increase interest in drawing more younger couples, and those with families to purchase and call Blue Ridge home. A revival of life, within the community. The lifestyle of Condo living is becoming more, and more popular. We here at Blue Ridge, welcome all of the positive results these changes have made, both as a board, and as homeowners.

As a Community, we all work together towards the betterment of living here. Your Condo II Board of Managers would like to thank you for your confidence in us as stewards for the community. It is a privilege to serve. We welcome all homeowners to come forth and share ideas and suggestions with the board that will help in keeping the transformation of the community moving forward.

We look towards the coming months with the belief that life will just continue to get better for all who call Blue Ridge home.

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



# CONDO II BOARD of MANAGERS

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

## FACE MASKS

As we have all become educated to the purpose of masks and gloves as a barrier for both the person wearing it, and those who come in contact with the wearer to slow down the transmission of the Covid Virus, we are also aware **THEY CAN POTENTIALLY HAVE CONTAMINATION OF A VIRUS** on them. This then makes them become a **HEALTH HAZARD, AND CONSIDERED INFECTIOUS WASTE, which is characterized as any material that is suspected to contain pathogens(bacteria, viruses, parasites or fungi) in sufficient concentration or quantity to cause disease in susceptible hosts.**

Our Blue Ridge Community is experiencing more and more discarded face masks and used rubber gloves on walkways, in parking plazas, the roads, in bushes and along residential units.

It is **YOUR** responsibility to make sure if you drop a mask, **or gloves, you need to pick it up, and dispose of it in a proper manner.**

There have been instances where people are just throwing their masks and gloves into the dumpster without being put into a bag, and the side doors of the dumpsters not being shut. When the Sanitation company upends the bins, the potentially contaminated refuse is falling out and onto the ground, being stepped on, ignored, or they blow into the neighboring landscaping or residents fences.

**THIS IS UNACCEPTABLE ON MANY LEVELS.**

MAGGIO does not pick up what falls out of the dumpster when they come to collect.

We have informed the community many, many, many times the necessity to be sure the side doors are closed. In this instance above all else for the safety of family, neighbors and friends, be sure to dispose of your masks, gloves and personal trash appropriately, and close the side doors to the dumpsters after depositing.



## EXTERMINATOR



With spring comes the increase of wild life, and the problems they bring.

If you find any activity in your home of any critter, contact the Condo II office immediately: **631-736-2574** so the exterminator may be called in to alleviate the problem.

**DO NOT PUT BAIT DOWN**, this may cause the critter to return to an area in the attic or walls and die. If you feel you must use other means from what the exterminator provides, what it is recommended: Glue Pads, or Snap Traps only.

## WALKWAYS/CROSSWALKS/PEDESTRIANS



The weather is warming up and that means more residents and their children are out and about the community. Please be courteous to those walking or bike riding on our community roads.

**IT IS THE LAW TO STOP AT CROSSWALKS WHEN A PEDESTRIAN IS IN THE WALKWAY, as well as coming to A COMPLETE STOP AT ALL STOP SIGNS.** Vehicles who's plates are reported for failure to comply with these laws will be reported to the police.



# CONDO II BOARD of MANAGERS

## WORK ORDERS BEING ACCEPTED

Work orders are now being accepted for spring cleanup for

- **power washing,**
- **cement work,**
- **painting,**
- **Condo responsible repairs.**

Submit your work order on the website at [www.brhomeowners.com](http://www.brhomeowners.com) where you can track the progress of the work order after submitting or, by submitting a paper copy work order at the front desk.

The Condo Board is currently reaching out to the vendors and contractors to schedule irrigation, concrete, roofing, tree pruning, completion of roadway striping that was not completed due to the window of weather last season.

---

## FENCING

With spring comes the time to renew and refresh our investment. What better way then to replace the old wooden fence with a long lasting, easy maintenance Vinyl fence.

The current community approved vendors, Craftsman, and Precision, have a proven track record in providing exceptional product, pricing, and service to Blue Ridge homeowners who, in the past, have already upgraded their homes with the installation of both the white and brown vinyl fence. We have found their product to replace the worn out wooden fence with a more realistic, textured, easy care, and more cost effective brown vinyl product.

A sample of the brown fencing is on display in the Condo office area, where you may pickup your packet of the necessary ACC forms or register with the Community website at [www.brhomeowners.com](http://www.brhomeowners.com) for online forms.

---

## HomeWiseDocs.com 2021

[HomeWiseDocs.com](http://HomeWiseDocs.com) is an automated processing system 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 2021

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

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 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

3/9/2021

## BLUE RIDGE CONDO II WATER USAGE ANALYSIS

One CCF= 748 Gallons  
Basic Incl. 58 CCF\*\*

3/9/2021

<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
Sep-21	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-21	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
Feb-21	4805	\$10,228.77	\$4,825.32	\$2.19
<b>Total</b>		<b>\$77,767.89</b>	<b>\$31,882.00</b>	

\*\* CCF= 100 Cubic feet of Water



# CONDO II BOARD of MANAGERS

LIFE SAFETY &  
SECURITY SYSTEMS  
SPECIALISTS



LICENSED BY THE NYS  
DEPARTMENT OF STATE  
LICENSE #12000080939

## ELECTRONIC ALARM SYSTEMS

February 22, 2021

Dear Blue Ridge Condo II Homeowners & Residents:

A Town required inspection of the Fire Alarm Systems in the community has been scheduled. It is very important that we have access to all units. Please make the necessary arrangements to have someone available in your unit on this day for the duration of your inspection period. Please be aware that this is a set schedule and cannot be altered.

Due to the COVID-19 Pandemic some modifications to our normal inspection procedures have been instituted. All EAS technicians will be wearing masks and will not enter a unit if the residents are not also wearing masks. Both the EAS Technician and Resident must be comfortable with entry into the unit. If either is not the unit will be skipped. There will be no 2<sup>nd</sup> attempts this year.

EAS office personnel are working remotely and will not have access to field technicians so please do not call our main telephone number with questions or special requests as they cannot be granted. In the event of inclement weather, do not assume the inspection has been canceled, instead please call 631-981-1160 for a special recorded message regarding the status of your inspection.

**Tuesday, 4/20/21**  
(Rain date: 4/27/21)

8:00 am - 1:00 pm

Units 453 - 520

11:30 am - 5:00 pm

Units 521 - 586

**Wednesday, 4/21/21**  
(Rain date: 4/28/21)

8:00 am - 1:00 pm

Units 587 - 658

11:30 am - 5:00 pm

Units 659 - 726

**Thursday, 4/22/21**  
(Rain date: 4/29/21)

8:00 am - 1:00 pm

Units 727 - 786

11:30 am - 5:00 pm

Units 787 - 866

We thank you in advance for your cooperation during these trying times.

Electronic Alarm Systems

51 Trade Zone Drive, Ronkonkoma, NY 11779 Tel: 631-981-1700 Fax: 631-981-1778 E-Mail: info@caslink.com



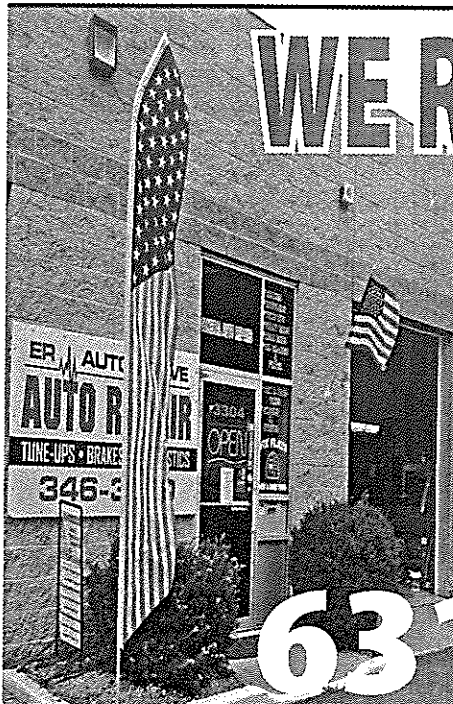


# CONDO II BOARD of MANAGERS

Blue Ridge Condo II Fiscal Year Budget 2020-2021  
Spent Through February 28, 2021

	<i>a</i>	<i>b</i>	<i>c = a - b</i>
	Approved Budget 2020-21	Actual Collected & Spent to Date	Remaining Balance
<b>REVENUE</b>			
CONDO II COMMON CHARGES	\$ 1,255,000	\$ 698,375	\$ 556,625
HOA COMMON CHARGES	1,092,000	637,195	454,805
LESS: NON-PAYING UNITS (5)	(20,000)	-	(20,000)
SPECIAL ASSESSMENT INCOME	-	71,188	(71,188)
OTHER INCOME	28,000	27,609	391
NET RENTAL INCOME	-	8,995	(8,995)
<b>TOTAL REVENUE</b>	<b>\$ 2,355,000</b>	<b>\$ 1,443,362</b>	<b>\$ 911,638</b>
<b>EXPENSES</b>			
HOA COMMON CHARGES	1,092,000	637,195	454,805
LESS: NON-PAYING UNITS (5)	(13,000)	-	(13,000)
HOA MAINTENANCE	195,000	91,047	103,953
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	5,398	9,602
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	40,159	15,841
REPAIRS & SUPPLIES MAINT.	20,000	24,358	(4,358)
ROAD REPAIR/SPEED TABLES	20,000	-	20,000
ROOFING	73,000	68,992	4,008
SNOW REMOVAL	75,000	27,877	47,123
IRRIGATION	25,000	14,494	10,506
TREE SERVICES	8,000	9,876	(1,876)
ACCOUNTING SERVICES	6,000	3,376	2,624
BAD DEBT	15,000	-	15,000
CONSULTING SERVICES	8,000	14,850	(6,850)
ELECTRICITY	30,000	15,135	14,865
INCOME TAXES	1,000	-	1,000
INSURANCE	325,000	169,425	155,575
LEGAL SERVICES	25,000	9,718	15,282
OFFICE SUPPLIES AND EXPENSES	9,000	4,264	4,736
EQUIPMENT LEASES	4,000	2,583	1,417
PAYROLL AND PAYROLL TAXES	43,000	26,970	16,030
PHONE & INTERNET	3,000	2,125	875
SECURITY	5,000	8,339	(3,339)
SUBSCRIPTIONS	5,000	5,776	(776)
WATER	36,000	29,367	6,633
CAPITAL RESERVE ALLOCATION	10,000	-	10,000
<b>TOTAL EXPENSES</b>	<b>\$ 2,355,000</b>	<b>\$ 1,398,108</b>	<b>\$ 956,892</b>
<b>REVENUES (LESS THAN) EXPENSES</b>	<b>\$ -</b>	<b>\$ 45,254</b>	

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# CONDO II BOARD of MANAGERS

## APRIL 2021

Keep all special thoughts and memories for lifetimes to come. Share these keepsakes with others to inspire hope and build from the past, which can bridge to the future. *Melissa Stepanek*

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
STRESS AWARENESS MONTH				APRIL FOOLS	2	
NATIONAL SCHOOL LIBRARIAN DAY	5	6	WORLD HEALTH DAY	8	9	
PET DAY		HAPPY SECRETARIE DAY	14	TAX DAY	16	17
18	19	VOLUNTEER RECOGNITION DAY	HAPPY 20th ANNIVERSARY OF PROFESSIONALS DAY	Earth Day April 22	23	24
25	COET ORGANIZED DAY!	27	SUPERHERO DAY	WORLD WISH DAY	NATIONAL ARBOR DAY	

## AIR CONDITIONING & HEATING

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- ✓ Lower your Energy Costs
- ✓ Extend the Life of your System
- ✓ Maximize System Performance
- ✓ Have Peace of Mind



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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.

## RE/MAX

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**Julia ROSA Bejarano**  
Licensed Real Estate Salesperson



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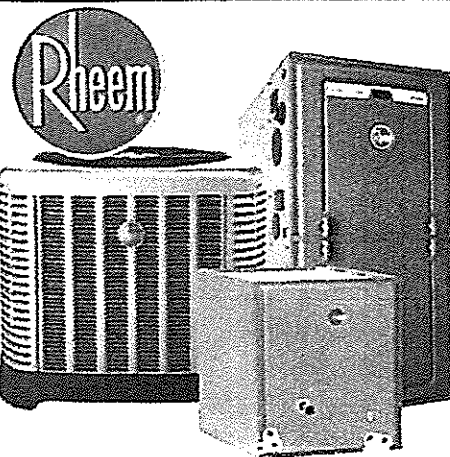
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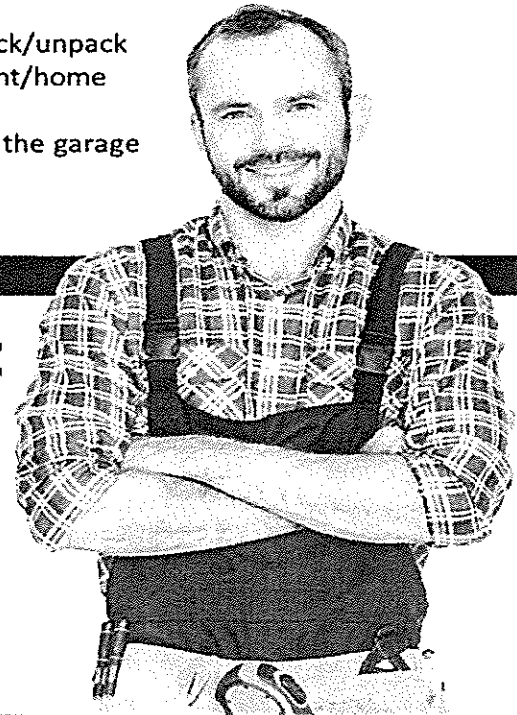
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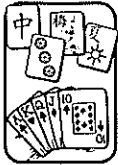
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**PH (631) 696-0123 • FAX (631) 696-1541**

# 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**

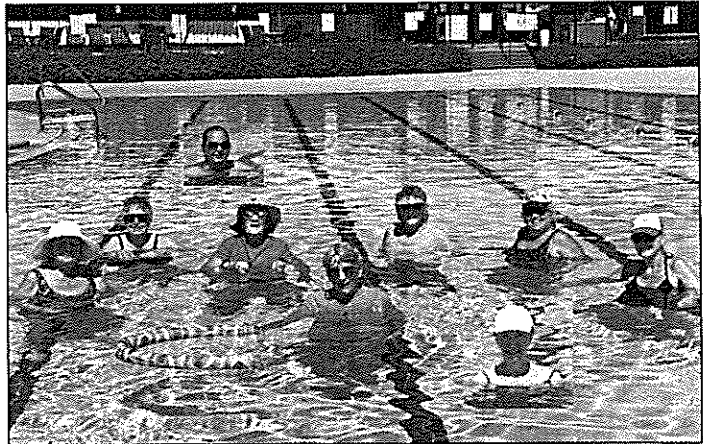
*Have you ever wanted to try Yoga or learn more about it?*

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.

## 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

## Michael Potoczek Construction



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

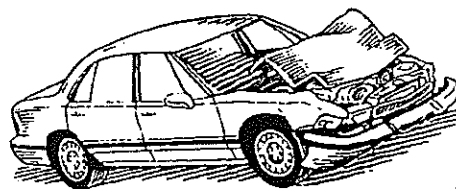
**631-383-0586**

michaelpotoczekconstruction.com

## GIORDANO'S COLLISION INC.

Complete Auto Repair Center • Family Owned & Operated

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**FROM  
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WORK -  
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Brakes, NYS  
Inspections,**

**Air Conditioning, etc.  
TO COMPLETE  
COLLISION REPAIRS -  
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& Crashes**



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654-0542



# **-RICH- The Handyman**

No job  
too big or small

*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*

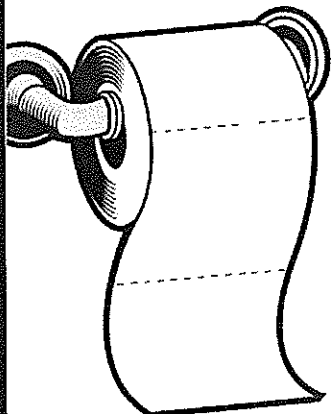
**Just call Rich  
for a Free Estimate**

**\*24 HOUR SERVICE AVAILABLE\***

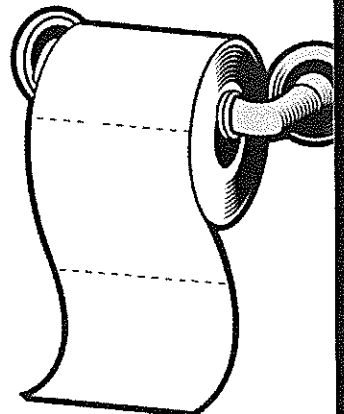
**(631) 576-5814**

## **>>> IMPORTANT NOTICE <<<**

**To Keep Our  
Sewage Plant Operating -**



**Please Flush  
Only  
Toilet Paper!**





# Quality Pharmacy

(formerly Medicine Shoppe)  
In Lidl Shopping Center  
Middle Country Road  
Selden-Coram

## PHARMACY HOURS

9:00AM to 7:00PM Monday thru Friday  
9:00AM to 5:00PM Saturday



Mark Shah, R. PH.

Phone: 732-7373

**VALUABLE COUPON!**

Quality Pharmacy  
Expires 4/30/21  
**\$5.00**  
Good Towards Any  
New Prescription

**CLIP 'N SAVE!**

**NOT GOOD TOWARDS**

**THIRD PARTY INSURANCE CO PAYMENT**

## GAZETTE DELIVERERS for APRIL 2021



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

### Attention Gazette Deliverers!

In the event you are unable to deliver your route, please inform a member of circulation so we can arrange for a substitution. Thank You!



(631) 732-1112  
(800) 734-1243

## McManus-Lorey Funeral Home

2084 Horse Block Road, Medford, NY 11763  
[www.mcmansulorey.com](http://www.mcmansulorey.com)

Charles J. Lorey ~ Dorothy C. Pacimeo ~ Michael J. Gorton, Jr.

### A Caring, Family Business

Traditional and Alternative Funerals

Pre-Arrangement Consultation

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

At Home Arrangements

After Care Program and Bereavement Literature

Ample Parking • Handicap Entrance

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



LONG ISLAND FUNERAL ENDOWMENT  
NASSAU-SUFFOLK FUNERAL DIRECTORS ASSOCIATION



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- APPLIANCE WIRING

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PROMPT • RELIABLE • SERVICE

OWNER OPERATED

MICHAEL

FREE ESTIMATES

LICENSED & INSURED



24 HOUR EMERGENCY SERVICE  
516-779-2624

# Classifieds

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

## FOR SALE

**WEBER BBO SPIRIT II E-310:** With Cover. Purchased in June. Used Once. Paid \$600. Asking BEST OFFER OVER \$450. I have original paperwork and receipts. Roll it home to your patio! Call Mary (631) 245-3056

## FOR RENT

**BEAUTIFUL, SPACIOUS 2-BEDROOM UNIT:** For Rent, 52 Birchwood Road. Newly Updated Kitchen, Bathroom, and Flooring. CALL (631) 599-0100 for more information.

## MISCELLANEOUS

**CHORES GALORE and MORE:** Licensed House-cleaning, House Keeping, House-sitting, Shopping/Errands, Driving/Dr. Visits, Organizing, Purging, Companion Care, Experienced Pet Care, 24 Hours. Call Doreen (631) 721-6096

**HANDYMAN & PAINTER & MORE!!:** Paint / Spackle / Powerwashing / Trim / Walls / Doors / Floors / & More. No Job Too Small, Free Estimates. Call James (631) 671-0120

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

## 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.*

**Reach the Entire Blue Ridge Community and More!**

**Advertise in the  
Blue Ridge Gazette  
CALL TODAY**

**880-7283**



**We Are 100% Hand Delivered!**

# 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

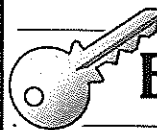
and then advise maintenance immediately, no matter what day or time this occurs.

### 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.

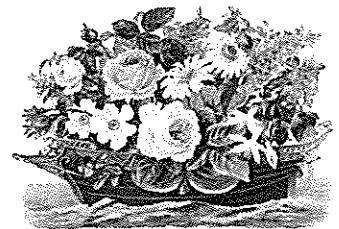
PLEASE for your own safety, be sure you have a current door key in the Condo Office.

# Mother's Day Tea Party

HOSTED BY  
THE BLUE RIDGE HOA  
Social Event Committee



Saturday, May 1<sup>st</sup>, 2021  
Blue Ridge  
Clubhouse Lower  
Lounge Time: 1:00 - 3:00 PM



Tea (hot and cold), Finger Foods, & Desserts

Age 9 to Adults \$6.00

Children 1 thru 8 years \$4

*Craft*

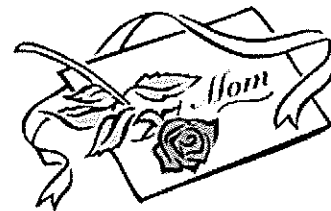
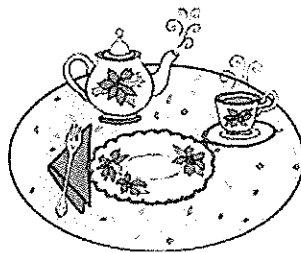
Sign up

*50/50*

April 21<sup>st</sup> & 26<sup>th</sup>

At the Clubhouse Front Desk or see Josephine

Sorry - No Guests - Mask Required



\*Cash please or checks made out to the Blue Ridge HOA\*