

MAY 2021

*Happy*  
**Mother's**  
**Day**  
*To All Our Blue Ridge Moms*

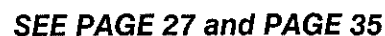
# MEMORIAL DAY POOL PARTY

## MONDAY, MAY 31st



**SEE PAGE 47**

**OPEN**  
**HOA**  
**MEETING**  
**WEDNESDAY**  
**MAY 12TH**  
***TIKI BAR AREA***  
***7:00 PM***



## GAZETTE STAFF

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

## ADVERTISING MANAGER

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

## CIRCULATION MANAGER

Ray Miehl .....790-1107

## PROOF READER

Bill Bernstein

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

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

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

### Gazette Subscriptions:

**\$2.50 per month**

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

### **ALL ADS MUST BE PAID IN ADVANCE**

Please Note Advertising Rates:

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

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

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

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

### **TROUBLE WITH DELIVERY?**

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



# SECURITY PHONE NUMBER

# 1-631-334-9996

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

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

**DOVE** GRAPHICS & **PRINTING**

**We Are Just A . . . Phone: 631.207.3683**

**Text: 631.394.0888 • Fax: 631.207.4325**

**Email: [contact@dovegraphics.com](mailto:contact@dovegraphics.com) . . . Away!**

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**FULL COLOR PRINTING**



## LETTERS TO THE EDITOR

### A STATEMENT FROM THE EDITORIAL STAFF

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

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

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



## EMPIRE ELECTRICAL CONTRACTING INC

RESIDENTIAL • COMMERCIAL

### COMPLETE ELECTRICAL SERVICE

ALTERATIONS • NEW WORK • REPAIRS  
• SERVICES • TROUBLESHOOTING

- ALUMINUM TO COPPER
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- POOLS / HOT TUBS
- PHONE / CABLE
- CEILING / ATTIC FAN
- SECURITY LIGHTING
- A/C WIRING
- APPLIANCE WIRING

### SERVING ALL OF LONG ISLAND

NO JOB TOO BIG OR SMALL!

SENIORS DISCOUNT

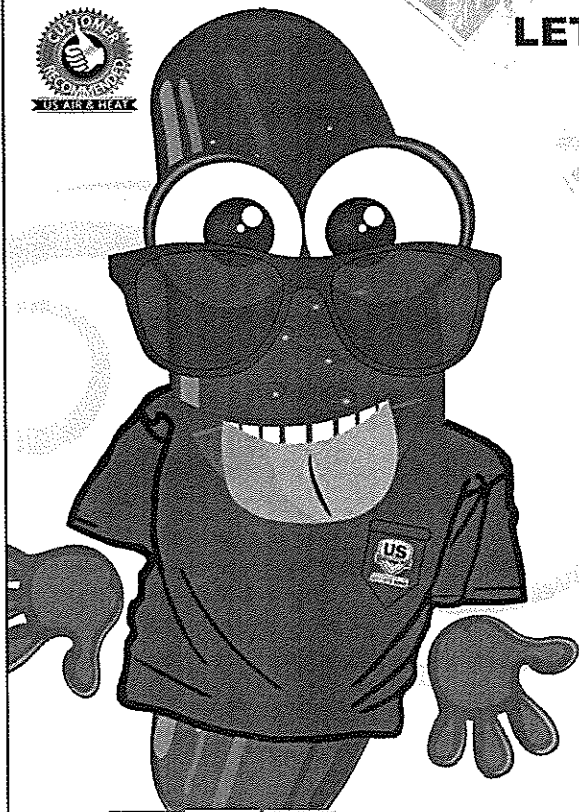
*PROMPT • RELIABLE • SERVICE*

OWNER OPERATED  
MICHAEL

FREE ESTIMATES  
LICENSED & INSURED



24 HOUR EMERGENCY SERVICE  
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**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 6/15/21



www.USAirHeat.com  
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**Call For Details  
631-473-0090**

- Same Day Service
- Zero Percent Financing
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Licensed • Insured  
Master Electrician  
Master Plumber



# BLUE RIDGE CAFE

OPEN 9:00 A.M

CLOSED MONDAYS AND WEDNESDAY

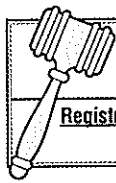
631-698-7576 EXT 132

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	



## **A Letter from Your Legislator:**

*Suffolk County Legislator - 7th District*

**Rob Calarco**

Dear Residents,

With spring here, if you are thinking of starting a sustainable garden that is good for both you and the environment, then Cornell Cooperative Extension of Suffolk County can help. Suffolk County works on a number of sustainability projects with Cornell and they have become greater partners in making our community more environmentally friendly. They offer programs, resources, and advice and do research on a variety of different agricultural and aquatic issues. Here are some tips from Cornell Cooperative Extension on how to sustainably plant.

Sun exposure, shade, and drainage should be considered when selecting plant material for gardening. Group plants with similar water habits. Drought-tolerant species include many attractive alternatives. Any plant that makes it through a ten-day rainless period with no signs of outward stress would be considered drought tolerant in the Northeast. Native varieties are ideal choices for Long Island. Cornell can help you find native plants for your home.

Composting is the most practical and convenient way to handle your yard wastes. By using compost, you return organic matter to the soil in a usable form. Organic matter in the soil improves plant growth by helping to break up heavy clay soils and improving their structure, by adding water and nutrient-holding capacity to sandy soils, and by adding essential nutrients to any soil. Improving your soil is the first step toward improving the health of your plants. Healthy plants help clean our air and conserve our soil, making our communities healthier places in which to live.

To learn more about Cornell's work, visit [ccesuffolk.org](http://ccesuffolk.org) or call 631-727-7850. I hope you are staying safe and healthy during these times. If my office can be of assistance with receiving your COVID-19 vaccine or anything else, please feel free to give us a call at 631-854-1400. Happy planting!

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](mailto: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.

SEASON OPENING  
Friday, May 7  
(Weather permitting)

# Oasis Tiki Bar

ONLY OPEN FRIDAYS,  
UNTIL MAY 28

ALL RESIDENTS  
MUST SHOW VALID DRIVERS LICENSE  
AND PROOF OF RESIDENCY

ONLY RESIDENTS WILL BE SERVED  
AND MUST WEAR MASK TO BE SERVED

## HOURS OF OPERATION

WED: 6pm - 10pm    FRI: 6:30pm - 10:30pm  
THURS: 6pm - 10pm    SAT: 3pm - 10:30pm  
SUN: 1pm - 8pm

## BEER

**\$3** BUDWEISER  
BUD LIGHT  
COORS LIGHT

**\$4** CORONA / CORONA LIGHT  
HEINEKEN / HEINEKEN LIGHT  
MICHELOB ULTRA  
STELLA ARTOIS  
SPIKED SELTZER  
IPA / SEASONAL BEER

## WINE

**\$4** MERLOT  
CABERNET  
CHARDONNAY  
PINOT GRIGIO  
SAUVIGNON BLANC  
WHITE ZINFANDEL  
ROSE

**\$5** RIESLING

## VODKA

**\$5** SMIRNOFF  
TITOS  
FLAVORED VODKA

**\$6** KETEL ONE

## GIN

**\$5** NEW AMSTERDAM

**\$6** TANQUERAY

## TEQUILA

**\$5** CUERVO GOLD  
CUERVO SILVER

## BEVERAGES

**\$1** BOTTLED WATER    GINGER ALE  
SELTZER    COKE / DIET COKE  
TONIC    SPRITE / DIET SPRITE

## FROZEN COCKTAILS

**\$7** MARGARITA  
MUDSLIDE  
PINA COLADA  
STRAWBERRY DAIQUIRI

## COCKTAILS

**\$6** BLOODY MARY

## RUM

**\$5** CAPTAIN MORGAN ORIGINAL  
CAPTAIN MORGAN PARROT BAY

**\$6** DON Q SILVER

## BOURBON & WHISKEY

**\$5** SOUTHERN COMFORT  
TULLAMORE DEW JOHNNY  
WALKER RED SEGRAMS 7  
CROWN REDEMPTION BOURBON

**\$6** JACK DANIELS BLACK  
JOHNNY WALKER BLACK

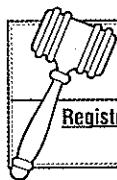
**\$7** JACK DANIELS SINGLE BARREL  
BUCHANAN'S DELUXE 12 YR

## LIQUEURS

**\$6** JACK DANIELS TENNESSEE FIRE  
ROMANA SAMBUCA  
JACK DANIELS HONEY

**\$7** DRAMBUIE





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## BLUE RIDGE HOMEOWNERS ASSOCIATION, INC.

### BUDGET SUMMARY REPORT

Seven Months Ended February 28, 2021

	ANNUAL BUDGET		YEAR-TO-DATE			THIS MONTH		
	TOTAL	BALANCE AVAILABLE	BUDGET	ACTUAL	DIFFERENCE	BUDGET	ACTUAL	DIFFERENCE
MAINTENANCE (HOA ONLY)	124,468	59,237	72,240	65,231	7,009	9,283	8,228	1,055
ADMINISTRATION	231,220	137,728	137,783	93,492	44,291	16,953	12,291	4,662
COMMUNITY BUILDING	384,337	177,004	227,480	207,333	20,147	26,728	23,887	2,841
POOLS	117,001	62,039	78,084	54,962	23,122	7,166	4,892	2,274
TENNIS	750	723	375	27	348	0	0	0
BOCCI	750	750	250	0	250	0	0	0
SEWER TREATMENT PLANT	307,932	172,984	180,922	134,948	45,974	25,884	15,911	9,973
GOLF COURSE	402,834	176,150	228,877	226,684	2,193	30,015	29,649	366
GENERAL EXPENSES	609,810	306,129	326,132	303,681	22,451	44,216	44,620	(404)
SECURITY	73,200	30,274	43,850	42,926	924	6,375	7,272	(897)
COMMUNITY ACTIVITIES ***	15,028	3,908	10,899	11,120	(221)	1,297	1,886	(589)
CAPITAL EXPENSES	213,000	165,748	0	47,252	(47,252)	0	831	(831)
TOTAL EXPENSES	2,480,330	1,292,674	1,306,892	1,187,656	119,236	167,917	149,467	18,450
LESS INCOME OTHER THAN COMMON CHARGES	(193,800)	(86,266)	(111,067)	(107,534)	(3,533)	(13,591)	(12,948)	(643)
EXPENSES TO BE REIMBURSED BY COMMON CHARGES	2,286,530	1,206,408	1,195,825	1,080,122	115,703	154,326	136,519	17,807

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

	ANNUAL BUDGET		YEAR-TO-DATE			THIS MONTH		
	TOTAL	BALANCE AVAILABLE	BUDGET	ACTUAL	DIFFERENCE	BUDGET	ACTUAL	DIFFERENCE
Gazette Income	\$ 17,000	\$ 8,581	\$ 9,916	\$ 8,419	\$ 1,497	\$ 1,416	\$ 1,700	(\$ 284)
Gazette Expenses	\$ 36,287	\$ 17,325	\$ 22,134	\$ 18,962	\$ 3,172	\$ 2,763	\$ 2,812	(\$ 49)
Net Gazette Expense	\$ 19,287	\$ 8,744	\$ 12,218	\$ 10,543	\$ 1,675	\$ 1,347	\$ 1,112	\$ 235
					\$ 0			\$ 0
Bar Revenues	\$ 35,000	\$ 20,849	\$ 13,700	\$ 14,151	(\$ 451)	\$ 750	\$ 8	\$ 742
Bar Expenses	\$ 29,200	\$ 15,909	\$ 11,660	\$ 13,291	(\$ 1,631)	\$ 700	\$ 682	\$ 18
Net Bar Expense (Revenue)	(\$ 5,800)	(\$ 4,940)	(\$ 2,040)	(\$ 860)	(\$ 1,180)	(\$ 50)	\$ 674	(\$ 724)
					\$ 0			\$ 0
Community Events Expense, Net	\$ 6,041	\$ 4,604	\$ 2,971	\$ 1,437	\$ 1,534	\$ 0	\$ 100	(\$ 100)
					\$ 0			\$ 0
Party Rental Income	\$ 4,500	\$ 4,500	\$ 2,250	\$ 0	\$ 2,250	\$ 0	\$ 0	\$ 0
TOTAL COMMUNITY ACTIVITIES	\$ 15,028	\$ 3,908	\$ 10,899	\$ 11,120	(\$ 221)	\$ 1,297	\$ 1,886	(\$ 589)

Unaudited - For Internal Use Only



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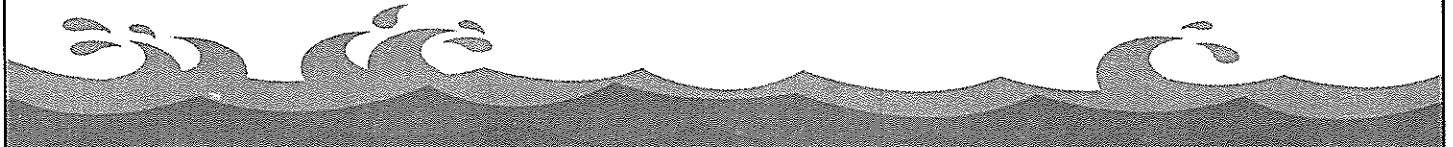
## GENERAL POOL SAFETY RULES

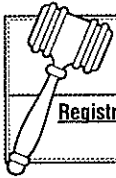
1. **No Lifeguard on duty-swim at your own risk!**
2. No swimming after dusk or during a storm.
3. **Never swim alone!** No one regardless of age or swimming ability should swim alone. Always swim with a “buddy” who is capable of providing assistance and summoning help.
4. **Non-Swimmers** must stay in the shallow water area. Shallow water is no more than chest deep. If the water is too deep to stand in, then using a floatation aids or hanging onto the sides of the pool is dangerous.
5. **Do not swim when under the influence of alcohol or drugs.** You may be able to swim when sober, but not when drunk or drowsy.
6. **No Diving** from the pool deck. “Diving” includes somersaults, flips, twists, etc., even if you end up going in feet first.
7. **In an emergency get help.**

The swimming facilities at Blue Ridge Condominium, 899 Golf Lane, Medford, NY 11763, are not supervised by a lifeguard or other responsible person. Instead of onsite supervision, this facility has established a series of safeguards to be followed by all residents and guests.

We are required to notify you of these rules, to ensure that water rescue equipment is at the pool and that the swimming area is maintained in a sanitary manner. In the interest of your safety and that of your guests we require you to follow these rules.

Please read the safety rules located at the pool entrance and outlined in the brochure. If you have any questions, we will be happy to discuss them with you.





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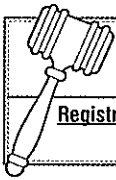
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## - OUTDOOR POOL RULES & REGULATIONS - SWIM AT YOUR OWN RISK

**No one is allowed on the Pool Deck without a Blue Ridge Bracelet  
Violator's privilege may be suspended**

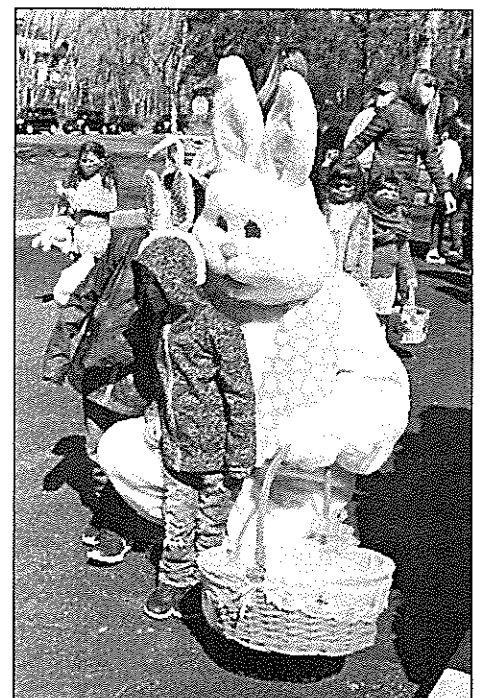
1. All bathers are required to take a cleaning shower before entering the outdoor pool in accordance with Suffolk County Board of Health.
2. Each resident must present a valid ID card. The pool monitor will check the name off the list.
3. Resident may bring their own chairs and maintain social distancing of six feet as appropriate. Temperature must be taken.
4. Bracelets must be worn on wrist by all residents.
5. Residents requiring assistance must check in with pool monitors to proceed to the lower entrance at the outdoor pool.
6. Swimmers must wear swimsuits or protective U.V. clothing. Shorts and skirts are prohibited.
7. Aqua shoes are prohibited in all pools.
8. Suitable pool devices, i.e., water wings, approved swimmies and jackets, snorkels, soft plastic balls, noodles, aqua joggers, kick boards are allowed. No weighted device allowed. Do not leave any suitable devices in the pool upon leaving. Floats must have clear bottom (mesh/plastic).
9. Age-appropriate toys are allowed in the kiddy pool and the surrounding kiddy pool area.
10. **No electrical equipment** is permitted in the pool areas.
11. No breakable glass, food, gum, beverages (except plastic water bottles) coolers, thermos containers, or other breakables are permitted in the pool areas in accordance with Suffolk County Board of Health. All eating must be done on outside upper deck area, café, or Tiki Bar areas.
12. Smoking is prohibited in all pool areas.
13. Portable radios, iPods and CD players must be kept at a low volume so as not to disturb others.
14. No diving, running, horseplay, or roughhousing allowed.
15. Rest room are available in locker room area only.
16. The ratio of children to parent/obligated adult (16 or over) will be no greater than 3 to 1.
17. Infants and children under three (3) years of age must wear waterproof swim diapers and plastic pants under a tight-fitting swimsuit. Infants and children must always be in the company of an adult.
18. Swim diapers must be worn by adult bathers who are incontinent, lack toilet training or are otherwise lacking voluntary control of excreting functions.
19. Pollution of swimming pools is prohibited. Urinating, discharge of fecal matter, expectoration or blowing nose in any swimming pool is prohibited.
20. Children under 14 years of age must be accompanied by a parent/obligated adult (16 or over) who is responsible for children and their behavior.
21. No pets allowed in the pool areas, except working service dogs on a leash-papers are required.
22. Pool may only be used during hours of posted operation. Due to weather conditions and staffing issues, pool hours are subject to change.
23. Faucets, hoses, and thermometers, etc. are to be handled by Pool Monitors only.
24. The HOA is not responsible for any lost or stolen items
25. The HOA authorized personnel have full authority to expel any violators of Covid 19 CDC Guidelines.
26. Any person whose behavior is offensive in any way such as foul, abusive, and/or excessively loud language must leave pool area. Resident Id card will be held and returned when appropriate

**ALL POOL MONITORS HAVE FULL AUTHORITY TO EXPEL VIOLATORS!**



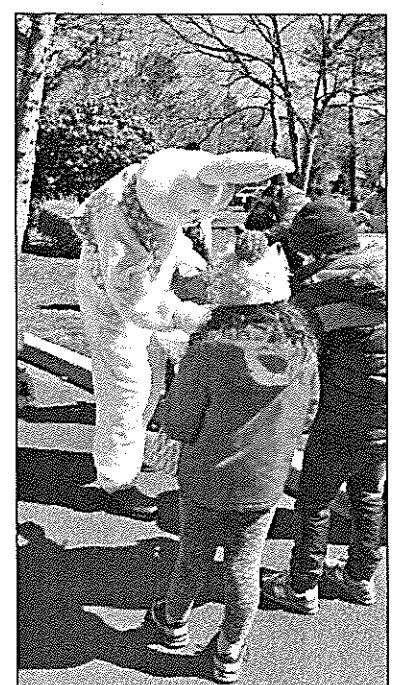
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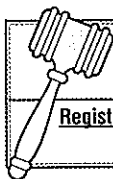
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## HOA Easter Bunny Day!

The HOA Social Event Committee thanks everyone for coming to the Easter Egg Hunt and visiting the Bunny and Chick Hope to see you next year!





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**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 • Email: hoablueridge1@optimum.net



## CALENDAR OF EVENTS




2021



2021

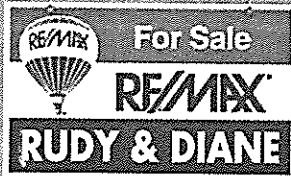


Prepared by H.O.A.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1 <b>MOTHER'S DAY TEA</b> 
2	3 Aquacize 10:00 A.M.	4 Yoga Class 7:00 PM	5 Aquacize 10:00 A.M. BOM CONDO II 7:00 PM	6 Mah-Jongg/Canasta Club Card Room 12:30 PM	7 Aquacize 10:00 A.M.  Friday Night Social Tiki Bar 6:00-10:30 PM	8
9 	10 Aquacize 10:00 A.M.  MEN CLUB MEETING 10:00 AM	11 Yoga Class 7:00 PM  7:00 PM GAZETTE MEETING	12 Aquacize 10:00 A.M.  HOA Open Meeting 7:00 PM	13 Mah-Jongg/Canasta Club Card Room 12:30 PM  <u>GAZETTE DEADLINE</u>	14 Aquacize 10:00 A.M.  Friday Night Social Tiki Bar 6:00-10:30 PM	15
16	17 Aquacize 10:00 A.M.	18 Yoga Class 7:00 PM  LADIES GOLF OPENING DAY	19 Aquacize 10:00 A.M. BOM CONDO II 7:00 PM	20 Mah-Jongg/Canasta Club Card Room 12:30 PM  Book Club	21 Aquacize 10:00 A.M.  Friday Night Social Tiki Bar 6:00-10:30 PM	22
23	24 Aquacize 10:00 A.M.	25 Yoga Class 7:00 PM	26 Aquacize 10:00 A.M.	27 Mah-Jongg/Canasta Club Card Room 12:30 PM  HOA Board Meeting 7:00 PM	28 Aquacize 10:00 A.M.  Friday Night Social Tiki Bar 6:00-10:30 PM	29  TIKI BAR 3:00-10:00 PM  POOL 10:00 A.M – 7:00 P.M.
30  TIKI BAR 1:00-8:00 PM  POOL 10:00 A.M – 7:00 P.M.	31  Memorial Day Party DJ: Charlie 1:00-8:00 PM POOL 10:00 A.M – 7:00 P.M.					



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*– Laura, Lake Grove*



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

*– Rudy & Diane*



# 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,

We've been busy as the weather warms up. Our landscapers have finished with spring clean-up. Somehow our robo-calls got a little mixed up, but the workers did an incredible job of getting us ready for the season.

Right now the forecast for turning on sprinklers is mid-April. Repairs are happening and should be completed before then. This process has to be coordinated with the landscaper's application of chemicals to our grassy areas. Barring heavy rains, we should be able to do it. By the time you read this, all gutters should have been cleaned in May.

Finally, our Board members will be doing their annual walk arounds in the community to determine if there are any repairs needed from the hard winter.

We hope all mothers enjoy their day.

Sincerely,

Robin D'Alessandro

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.



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# HEATING CENTRAL AIR

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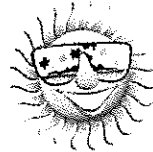
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  - \* Over 33 years experience
  - \* Dependable Products
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  - \* Emergency next day installs



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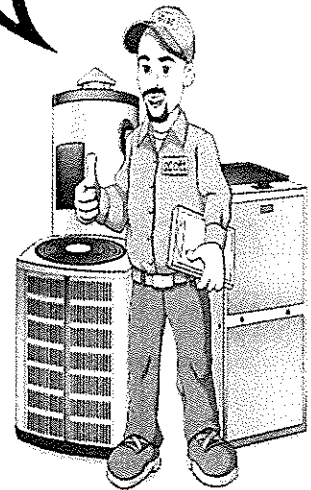
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the ad for fridge  
or phone book





# 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.

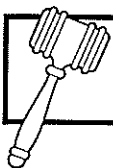
\_\_\_\_\_  
Resident Signature

\_\_\_\_\_  
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

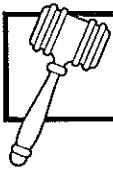
The Board of Managers of Condo 1 asks residents to be certain the unit number of their property is clear and visible. This is vital, particularly when responding to an emergency.

### 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.

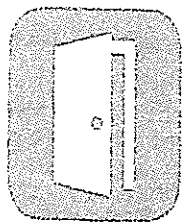


# CONDO 1 BOARD of MANAGERS

## CONDO 1 INTRODUCES OUR NEW PAYMENT OPTION

Blue Ridge Condo 1 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!

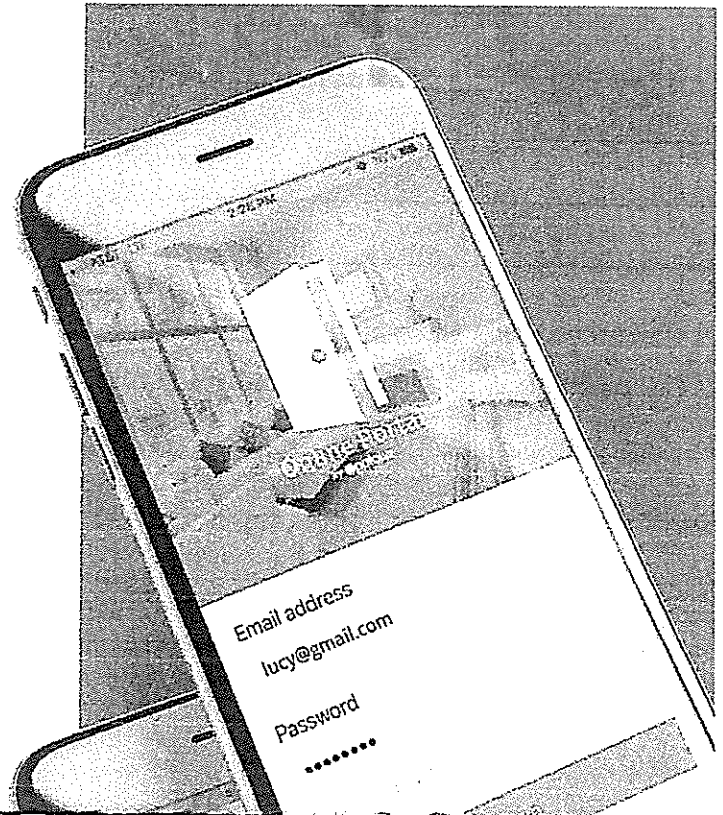


### Online Portal by AppFolio



#### Easy Payments

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



Download: Online Portal by AppFolio



APP POWERED BY  
**appfolio**  
PROPERTY MANAGER



# 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 March 2021 Monthly Budget

Category	Total Budget	Balance	3/2021 Expense	YTD Balance
Accounting	\$8,000.00	\$3,925.00	\$550.00	\$3,375.00
Alarm System	\$20,000.00	\$3,921.51	\$328.19	\$3,593.32
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	\$342.10	\$393.66	(\$51.56)
Electric	\$22,000.00	\$7,419.58	\$1,521.70	\$5,897.88
HOA CC/CAP	\$1,192,574.88	\$495,002.25	\$99,383.03	\$395,619.22
HOA Maint/Contr	\$200,000.00	\$79,132.40	\$17,408.72	\$61,723.68
HOA Material Cost	\$30,000.00	\$1,769.75	\$2,503.24	(\$733.49)
Hydrants	\$5,000.00	\$430.47	\$0.00	\$430.47
Insurance	\$357,500.00	\$155,888.36	\$0.00	\$155,888.36
Insurance Ded Res.	\$25,000.00	\$24,783.84	\$0.00	\$24,783.84
Landscaping	\$113,000.00	\$31,230.90	\$12,600.50	\$18,630.40
Legal	\$14,000.00	\$8,513.99	\$215.00	\$8,298.99
Office	\$12,000.00	\$4,591.09	\$546.30	\$4,044.79
Outside Contractors	\$30,000.00	(\$5,807.98)	\$3,973.03	(\$9,781.01)
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	\$41,205.98	\$8,184.86	\$33,021.12
Playgrounds	\$15,000.00	\$12,821.98	\$0.00	\$12,821.98
Payroll Taxes	\$10,000.00	\$4,613.61	\$0.00	\$4,613.61
Pest Control	\$10,500.00	\$7,325.00	\$0.00	\$7,325.00
Refuse	\$59,000.00	\$23,943.14	\$8,717.16	\$15,225.98
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	\$42,377.00	\$24,000.00	\$18,377.00
Salary Wages	\$29,000.00	\$11,181.00	\$2,482.99	\$8,698.01
Snow Removal	\$25,000.00	(\$6,174.97)	\$6,110.58	(\$12,285.55)
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	\$1,082.87	\$261.41	\$821.46
Walkway Lights	\$12,000.00	\$4,572.70	\$1,268.76	\$3,303.94
Water	\$56,800.00	\$17,502.13	\$5,227.43	\$12,274.70
<b>Total</b>	<b>\$2,679,074.88</b>	<b>\$1,057,634.66</b>	<b>\$195,676.56</b>	<b>\$861,958.10</b>



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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>**

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

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Wheel Drive Vehicles  
At Participating Locations Only

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

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

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Up to 5 Quarts of Premium 10W30 Motor Oil Only

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- Chassis Lubrication
- Other Oil Types Additional
- Some Oil Filters Additional
- Oil Filter Disposal Extra

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# CONDO I BOARD of MANAGERS

## *Hello Blue Ridge Residents*

When our lovely community was built, parking was calculated by one car per family.

Today most families have two or more cars. It adds up to the fact that we do not have a lot of room in many of our parking plazas. Rules and regulations have been developed to help all our residents to have parking spaces for their cars. These rules and regulations when not followed hurt us in many ways. As the Condo Boards strive to make living in Blue Ridge an enjoyable experience, we ask sincerely that all our residents, including guests, follow the rules. Towing of the vehicle or fines might be imposed for failure to follow the rules. Please work with us to make Blue Ridge a great place to live and please follow the rules created to make living in Blue Ridge a great experience.

Gerald Gelfand

## **Parking Plaza Rules**

The following types of vehicles may NOT park in Blue Ridge overnight.

- Busses
- Commercial Trucks
- Snow Plows
- Motor Homes
- Trailers
- Recreational Vehicles
- Boats or Boat Trailers
- Any vehicle 20,000 lbs. or more

All Vehicles including Motorcycles will park **within** parking lot spaces and must be **moved once every 5 days**.

No parking that blocks walkways, fire hydrants or no parking zones.

No **major repairs** of vehicles are allowed.

There are no assigned parking spaces to anyone.

**NO Washing** of any vehicle is permitted

All Residents must **register** their cars with Blue Ridge.

All Cars must have a valid inspection & registration sticker on windshield.

Please see official list of Parking Rules.

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Charge with  
any repair**

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& SHEILA AGRANOFF**

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BLUE  
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CONDOS**

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sheila@suffolkexperts.com

nassouand@suffolk.com

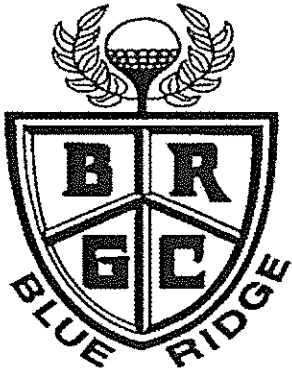
If your condo is listed with another broker this is not a solicitation of property

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RUTENBERG** REALTY  
*The Standard of Excellence*





# 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**

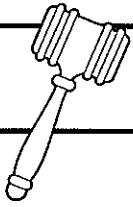
Blue Ridge Condo I will continue to bring the latest tools and practices to the community association industry and affiliated professionals. HomeWiseDocs.com simplifies the process of obtaining the association information that you require. Please share this important notice with those parties that regularly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

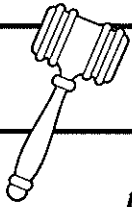
Senior Account Advisor - Ext 655

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

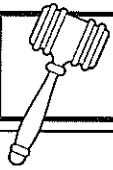
F: (516) 706-4007

[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, Americasa, Americasa Home Loans are DBAs of Nationwide Mortgage Bankers, Inc. NJ Residential Mortgage Lender Lic. #819382, NY Licensed Mortgage Banker - NYS Department of Financial Services #8501004; FL Lic. #MLD713; PA Lic. #36743; AZ Lic. #0949651; MD Lic. #22830; NC Lic. #L-177277; VA Lic. #MC-6834; CA Lic. #60DB073939; AL Lic. #22591; AK Lic. #116238; CT Lic. #ML-819382; DE Lic. #026151; GA Lic. #59112; DC Lic. #MLB819382; IL Lic. #MB.6761339; KS Lic. #MC.0025585; KY Lic. #MC700868; MI Lic. #FL0021601; OH Lic. #RM.804328.000; OK Lic. #ML011914; OR Lic. #ML-5673; RI Lic. #20193735LL; TN Lic. #155902; TX - SML Lic. #819382; WA Lic. #CL-819382; WI Lic. #819382BA; CO, ME, MS, MT and NM Lic. #819382; WY Lic. #3358; HUD Approved Title II Supervised Lender #3113200005. Nationwide Mortgage Bankers, NMBNow, NMB Home Loans, Americasa & Americasa Home Loans are not acting on behalf of or at the direction of HUD/FHA or the Federal Government.





# CONDO 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

***"The Best time to make friends is Before you need them"***

~ Ethel Barrymore

The Rules and Regulations, The Prospectus, Bi Laws, Parking, Pet owner guidelines, Speed limits on the roads, Guest & Guest passes....All are just a handful of what the resident needs to be aware of residing in a structured community such as Blue Ridge.

If you are new to Blue Ridge, or have lived here from the inception, these rules can be overwhelming to learn and remember, some change on an annual basis.

The best advice is to start with familiarizing yourself with the Prospectus. These Rules are in place and cannot be changed without a legal change, which entails voting, some with a quorum community vote. They are the foundation of the community.

House Rules are voted into place to change lesser mandated rules. These do not need a quorum community vote, only a quorum Board of Managers( Condo), or Board of Directors(HOA) vote depending on the changing rules.

Speaking with someone who holds a position on a Blue Ridge Community Board, who will be more educated and aware of these rules, as they face following and adhering them while serving on the board, can help. You are free to contact the Condo II Board with any questions you may have. In fact, it is encouraged to reach out for answers to rules and guidelines you are unsure of. As in any community you are a part of, it is important to remain informed. If everyone is on the same page, the cogs of the machine run efficiently.

Reaching out to others is also a great way to meet your neighbors and make new friends.

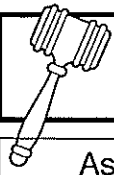
Find the time and let yourself step out and learn new hobbies, and activities you thought you might not enjoy. We have so many amenities, clubs, and activities here in Blue Ridge. It's like being on vacation 365 days without leaving home. Even under the CDC guidelines, you will find there is something for everyone and something to do everyday.

Enjoy all Blue Ridge has to offer.

Regards,

Ken Groshans, *President Condo II*

*And the Standing Condo II Board of Manager*



# 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 resident's 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.

---

## 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.

---

## NEW SPRINKLER COMPANY FOR CONDO II

Condo II has hired a new sprinkler company for the upcoming season.

The vendor will be making repairs to the existing project started last season as well as addressing remaining problem areas throughout Condo II.



# CONDO II BOARD of MANAGERS

## DID YOU KNOW?

Did you know that the Condo homeowner is responsible and **will be charged** for work order or a service call submitted which is not a Condo responsibility?

**As an example:** If you put a work order in or emergency call for your sinks or plumbing being backed up, and the problem is not in the common sewage pipes, you are responsible for paying the maintenance or outside professional service charges incurred.

Please be advised, Condo II will attempt to notify the homeowner if the service is the homeowners' responsibility before any work is performed.

**\*Please do not pour Grease or Oils down the kitchen sink drains.**

**\*Do not Flush the following:**

- \*\*Adult or infant diapers**
- \*\*Paper Towels**
- \*\*Excessive toilet paper**
- \*\*Sanitary Napkins/Tampons**
- \*\*Or any flushable wipes**

**These items will clog the pipes and cause the sewer backup.**

---

## IF YOU SEE SOMETHING - SAY SOMETHING

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

We once again are asking, If You See Something, Say Something. Email the Condo II office **[officebrcondo2@optonline.net](mailto:officebrcondo2@optonline.net)** with the area, description, date and time. The office will have a work order filled out and the issue addressed for repair. Thank you.

---

## RULES OF PARKING IN BLUE RIDGE

We are receiving numerous reports of vehicles not being moved in an appropriate period of time, parking in Handicapped spots without authorization, Vehicles being kept on premises without being registered with the HOA, or stored until repaired. These vehicles are being tagged and towed, and will continue to be tagged and towed at the owners expense if found to be in violation of the House Rules. NO EXCEPTIONS.

**\*All Vehicles Must be registered with the HOA and respective Board, and have a Valid/Current DMV registration on the window and plates on the vehicle.**

**\* All Vehicles Must Not be in the same spot for more then FIVE (5) Days Without being moved.**

**\* All Vehicles of owners who will be out of town for greater than five (5) days, MUST**

**\*Complete an " Out Of Town" form with the Board with notification the vehicle will not be moved.**

Should this be the case in a PP where there is limited parking, the Condo may request the owner keep the vehicle in an overflow PP until their return.

**\* Any Boat, Motorhome/RV/Camper, Commercial plated vehicle, or non resident vehicle is NOT to be parked on community grounds/roads overnight.**

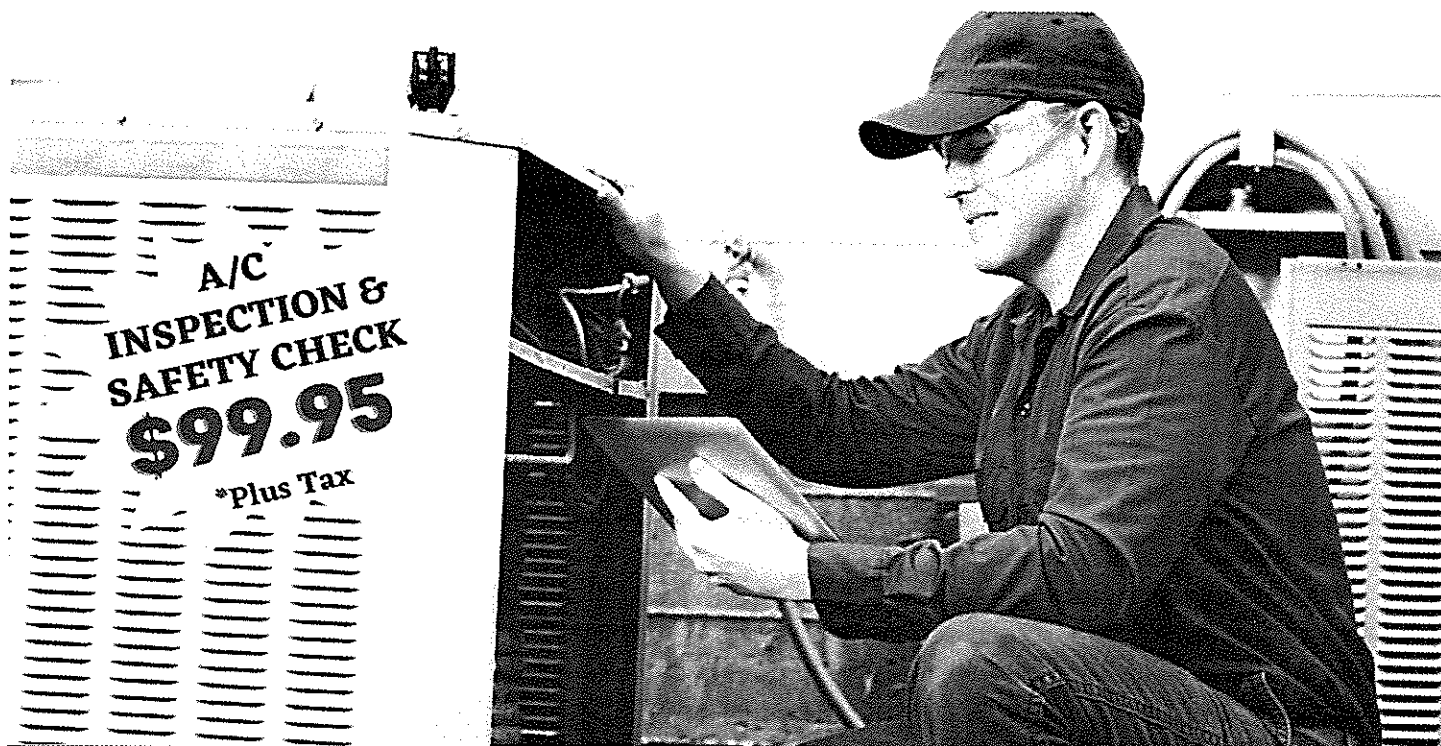
**\*Only Vehicles showing Handicapped plates or placards can park in Handicapped spots.**

**\*No Vehicles of any kind may park in, or block walkways.**



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CLEAN ENERGY SOLUTIONS FOR YOUR HOME



Ultra Violet Germicidal Lamps reduce airborne microbes such as bacteria, viruses, mold and fungi, including COVID-19 by as much as 93%! FDA approved and CDC recommended. Contact our office today for your free quote on in duct air purifiers!

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# CONDO II BOARD of MANAGERS

## NO FIRE PITS OR TIKI TORCHES

With the cool evenings, it is so tempting to sit around, and enjoy a fire pit. Sadly, NO Fire Pits or Tiki Torches are to be within 10 feet of any condo unit, or fencing even as a decorative feature with the potential to have a fire lit. This is a violation of Condo rules and regulations, and insurance purposes, a potential fire hazard. If anyone is found to be using these on their patio, or common areas, they may be fined, and/or lose all amenity privileges.

This includes propane fire pits as well.

## PLAYGROUND IN PLAZA 31

The Kiddie Playground in Parking Plaza 31 and Blue Ridge Road will be completed with new fencing and finishing up the landscaping in the coming weeks.

## NO FEEDING ANIMALS! CLOSE DUMPSTER DOORS!

Both will attract rodents, and critters we do not want to see setting up house near the dumpsters or units. Please make sure dumpster doors are shut after disposing of your trash. Clean up under bird feeders. Do not put out bread, nuts, or any food for the wildlife we share space with as this will only invite rats, mice, and other vermin.

### *Tired of Cleaning???*

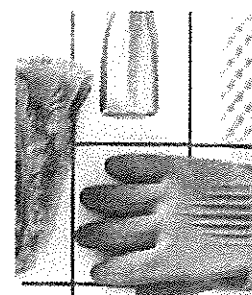
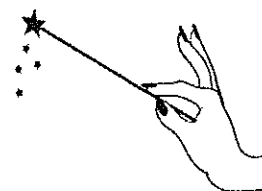
THE CLEANING FAIRIES ARE YOUR GIRLS! FROM TOP TO BOTTOM SPOT CLEANING TO POLISHING FURNITURE! WE COME TO YOU & MAKE YOUR HOME SHINE LIKE ITS BRAND NEW! NO JOB TOO BIG OR TOO SMALL. WE TAKE THE STRESS OUT OF CLEANING & ORGANIZING OFF YOUR SHOULDERS! THE NICE WEATHER IS UPON US, BOOK YOUR CLEANING TODAY!

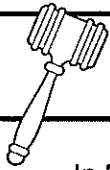
Call or Text Andrea @ 631-346-2985  
E-Mail [ARLamanna0204@yahoo.com](mailto:ARLamanna0204@yahoo.com)  
Mention this flyer for 10% off initial

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AVAILABLE

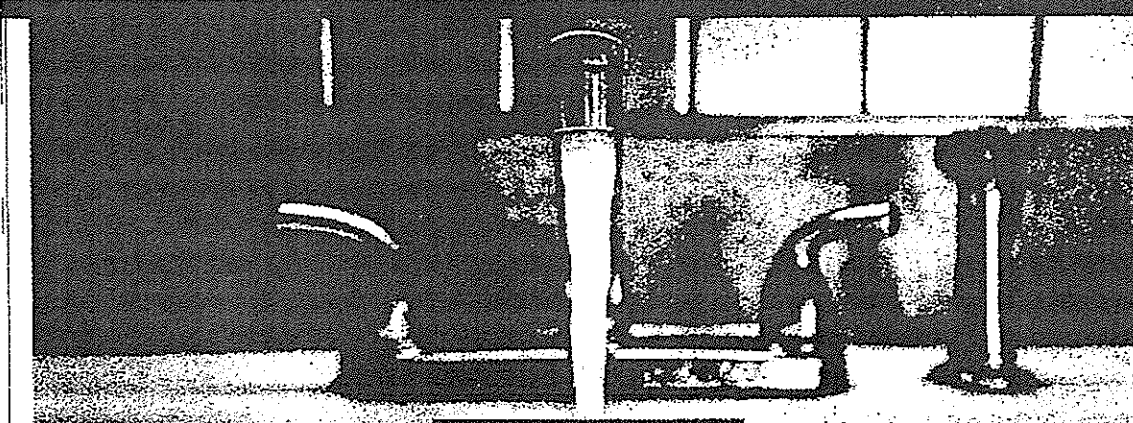




# CONDO II BOARD of MANAGERS

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

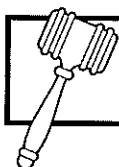
**WATCHDOG**

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

4/12/2021

## BLUE RIDGE CONDO II WATER USAGE ANALYSIS

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

4/12/2021

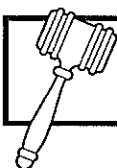
<u>MONTH</u>	<u>CCF USAGE</u>	<u>TOTAL BILL</u>	<u>CONDO II</u>	<u>CCF RATE</u>
Aug-19	10405	18,202.03	8,604.97	1.75
Sep-21	10837	10,847.13	5,074.62	1.75
Oct-19	9140	15,903.40	7,501.63	1.75
Nov-19	5850	10,275.10	4,800.04	1.75
Dec-21	2910	4,938.51	2,238.48	1.75
Jan-20	3195	5,461.15	2,489.35	1.75
Feb-20	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>	
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<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
Mar-21	2245	\$4,211.20	\$1,993.34	\$2.19

<b>Total</b>		<b>\$81,979.09</b>	<b>\$33,875.34</b>	
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\*\* 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

April 19, 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, 6/08/21**  
(Rain date: 6/15/21)

8:00 am - 1:00 pm

Units 453 - 520

11:30 am - 5:00 pm

Units 521 - 586

**Wednesday, 6/09/21**  
(Rain date: 6/16/21)

8:00 am - 1:00 pm

Units 587 - 658

11:30 am - 5:00 pm

Units 659 - 726

**Thursday, 6/10/21**  
(Rain date: 6/17/21)

8:00 am - 1:00 pm

Units 727 - 786

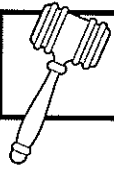
11:30 am - 5:00 pm

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@easlink.com](mailto:info@easlink.com)



# CONDO II BOARD of MANAGERS

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

	a	b	c = a - b
	Approved Budget 2020-21	Actual Collected & Spent to Date	Remaining Balance
<b>REVENUE</b>			
CONDO II COMMON CHARGES	\$ 1,255,000	\$ 815,934	\$ 439,066
HOA COMMON CHARGES	1,092,000	728,223	363,777
LESS: NON-PAYING UNITS (5)	(20,000)	-	(20,000)
SPECIAL ASSESSMENT INCOME	-	71,537	(71,537)
OTHER INCOME	28,000	39,161	(11,161)
NET RENTAL INCOME	-	13,595	(13,595)
<b>TOTAL REVENUE</b>	<b>\$ 2,355,000</b>	<b>\$ 1,668,450</b>	<b>\$ 686,550</b>
<b>EXPENSES</b>			
HOA COMMON CHARGES	1,092,000	728,223	363,777
LESS: NON-PAYING UNITS (5)	(13,000)	-	(13,000)
HOA MAINTENANCE	195,000	106,546	88,454
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	7,596	17,404
ELECTRIC GENERAL REPAIRS	10,000	-	10,000
EXTERMINATING	10,000	2,852	7,148
FENCES (INCENTIVES) & RAILINGS	15,000	10,800	4,200
FIRE ALARMS	15,000	5,140	9,860
FIRE HYDRANT TESTING	4,000	2,139	1,861
GUTTER CLEANING	6,000	5,105	895
LANDSCAPING	105,000	76,037	28,963
PAINTING	14,000	-	14,000
REFUSE	56,000	46,231	9,769
REPAIRS & SUPPLIES MAINT.	20,000	26,749	(6,749)
ROAD REPAIR/SPEED TABLES	20,000	-	20,000
ROOFING	73,000	80,462	(7,462)
SNOW REMOVAL	75,000	39,325	35,675
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	5,682	19,318
OFFICE SUPPLIES AND EXPENSES	9,000	5,052	3,948
EQUIPMENT LEASES	4,000	2,903	1,097
PAYROLL AND PAYROLL TAXES	43,000	30,554	12,446
PHONE & INTERNET	3,000	2,434	566
SECURITY	5,000	8,339	(3,339)
SUBSCRIPTIONS	5,000	6,911	(1,911)
WATER	36,000	44,666	(8,666)
CAPITAL RESERVE ALLOCATION	10,000	-	10,000
<b>TOTAL EXPENSES</b>	<b>\$ 2,355,000</b>	<b>\$ 1,561,695</b>	<b>\$ 793,305</b>
<b>REVENUES (LESS THAN) EXPENSES</b>	<b>\$ -</b>	<b>\$ 106,755</b>	

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Exp. 5/31/21



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Exp. 5/31/21

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Engine  
Light  
Scan**

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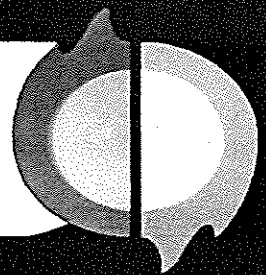




# CONDO II BOARD of MANAGERS



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



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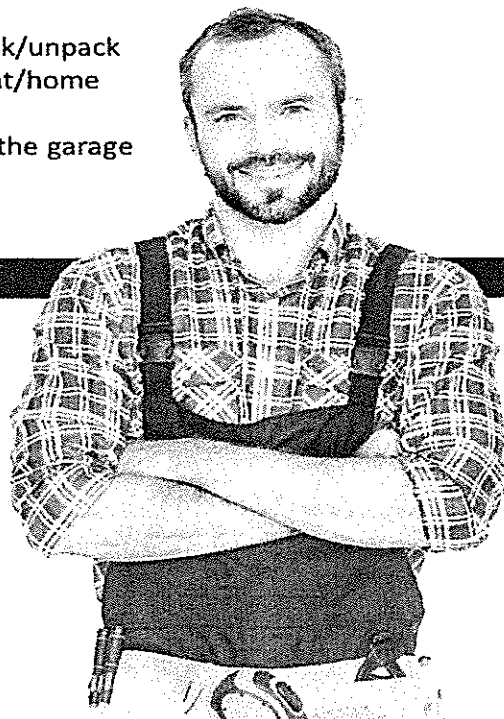
- |             |                      |                       |
|-------------|----------------------|-----------------------|
| ✓ Handyman  | ✓ Assemble Furniture | ✓ Move pack/unpack    |
| ✓ Paint     | ✓ Hang Pictures/TV   | ✓ Apartment/home      |
| ✓ Sheetrock | ✓ Clean out Basement | Cleanout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

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# TRI BOARD

## *Welcome to Blue Ridge*

As a new resident at Blue Ridge, we would like to invite you to join us at a Welcome Committee informational meeting being held on the first Saturday of each month at 11:00 AM in the Clubhouse.

**Please RSVP to Lorraine  
at**

**631-838-0222**

Hope to see you there.  
*Welcome Committee*

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.



**Call today for a free estimate!**

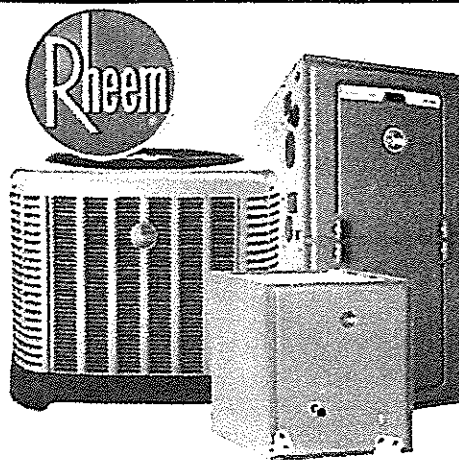
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## TIKI BBQ

**Wednesdays and Thursdays** (Starting June 16)

**Open until 7:00pm**

Hot Dog.....	\$3.00
with Sauerkraut or Onions	
Hamburger.....	\$5.00
Cheeseburger.....	\$6.00
French Fries.....	\$3.00
Grilled Sausage Peppers and Onions on a Hero .....	\$7.00
Chicken Breast Grilled with Tomato on a Roll .....	\$6.00
Chicken Fingers and Fries.....	\$8.00
NY Pretzel .....	\$3.00
Cans of Soda and Water.....	\$1.00
Chips .....	\$1.00

***Special Orders Including Gluten Free Available***

### **Tiki Bar Hours**

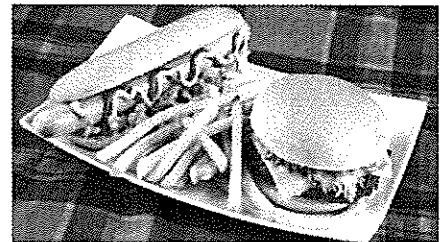
Wednesday 6:00pm until 10:00pm (beginning June 16)

Thursdays 6:00pm until 10:00pm (beginning June 17)

Fridays 6:30pm until 10:30pm (beginning May 7)

Saturdays 3:00pm until 10:00pm (beginning May 29)

Sundays 1:00pm until 8:00pm (beginning May 30)



**Everyone is Welcome!**

# BLUE RIDGE CLUB NEWS



## BOCCI NEWS

**\*\*New Rules for 2021 - Due to the ongoing pandemic – the HOA is implementing the following restrictions:**

**No more than 25 teams per night**

**No New Non-Residents will be eligible to play**

(any non-resident who has played in the past will still be eligible)

Registration (upper deck) .....Thurs., May 20 7:00pm – 8:30pm

Fri., May 21 7:00pm – 8:30pm

Start of Season .....Wed., June 16 – 6:30pm

Thurs., June 17 – 6:30pm

End of Season .....Wed., Sept. 1 & Tues. Sept. 2

Bocce Playoffs.....Wed., Sept. 8, rain date Sept. 9

Bocce Dinner .....To Be Determined

Please fill out the application below and submit with cash or check made payable to Blue Ridge Bocce Club. For speed and efficiency of registration, please have one member of your team fill out the form and bring payment to sign up.

**Residents: \$25**

**Non-residents: \$35**

<b>Team Name:</b>			
<b><u>Player Name</u></b>	<b><u>Phone Number</u></b>	<b><u>Email</u></b>	<b><u>Resident or Non-resident</u></b>
1.			
2.			
3.			
4.			

**All members of your team must be paid in full at the time of registration to secure your preferred night and slot.**



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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

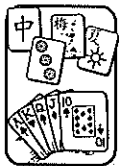
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**[www.OscarTheHandymanConstruction.com](http://www.OscarTheHandymanConstruction.com)**

# 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 Lower Lounge, 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.



## BLUE RIDGE MEN'S GOLF CLUB

*Submitted by Vincent Monello*

**WELL ARE YOU READY FOR A  
WHOLE LOT OF FUN?!!!!**

Then sign up on May 10th at 10AM at the club house to become a member of "Blue Ridge Men's Golf Club". It costs \$70.00 to join - \$40 for membership and \$30 for ten tournaments. A schedule of the tournaments and the formats will be provided at this time.

Cash or Check made out to, Blue Ridge Men's Club.

## Greetings from Blue Ridge AQUACIZE!

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*



## BLUE RIDGE LADIES GOLF CLUB

*Submitted by Nicole M. Tumilowicz*

**ATTENTION LADY GOLFERS. THE GOLF SEASON HAS BEGUN!!**

We would love to have new members with some golf experience join our club. Residents and non-residents welcome. Our league plays on Tuesday mornings at 8:30am, Tuesday afternoons starting at 4:00 pm and for those who work, Sunday at 9am. Membership for Residents is \$30.00 with an optional extra \$5.00 if you would like to join the 50/50. Non residents pay the membership fee plus a small additional greens fee which is yet to be determined. Payment is due on opening day.

PLEASE COME JOIN US. OUR OPENING DAY IS TUESDAY MAY 18TH. FOR THAT DAY ONLY WE WILL START AT 4PM. WE WILL HAVE A SHORT MEETING AT 3:15 PM AT THE UPPER LOUNGE OF THE POOL ON OPENING DAY TO WELCOME EVERYONE BEFORE GOING OUT TO PLAY. HOPE TO SEE ALL FORMER LEAGUE MEMBERS AND SOME NEW GALS.

If you cannot make that meeting or for more information please call:

Janice 865 201-4754 Lynn 516 528-9996 Lorraine 631 732-6592 Gisele 516 361-4343



# SEAN B. MCGUINNESS

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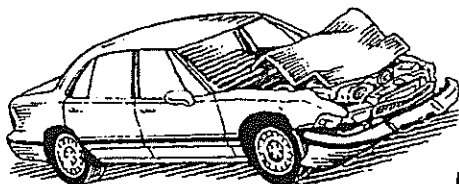
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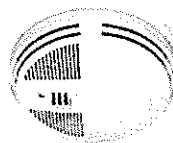
By Appointment Only Please

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## ATTENTION



All  
Residents



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in their home.

*It is now a law!*

For more information, contact  
the Condo Offices.



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## GAZETTE DELIVERERS for MAY 2021



Adriana Burtoff	Jean Pappaeliou
Bill Bernstein	Jen Daub
Bud Rego	Kathy Hansen
Carmela Calcasola	Lee Ann Orlando
Carol Amato	Leonard Mirabile
Debbie Cianciulli	Louis Driscoll
Debbie Ungaro	Michael Gisler
George Scholl	Raymond Miehl
Gerry Maroney	Rich Burch
Gina Mirabile	Ronnie Perks
Greg Lent	Roz Flomberg
Ira Sachs	Tina Myer
Janet Lacascia	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!

# DOG WASTE

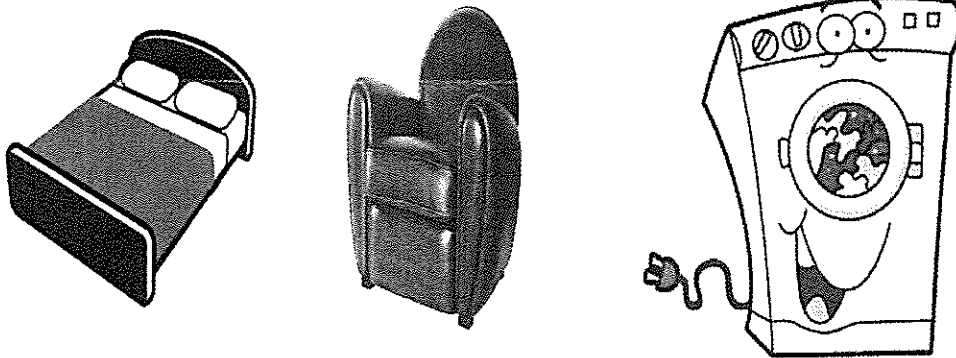
**LEASH AND  
CLEAN UP  
AFTER OUR DOG**



**IT'S REQUIRED BY LAW!**

## **ATTENTION LARGE BULK ITEMS**

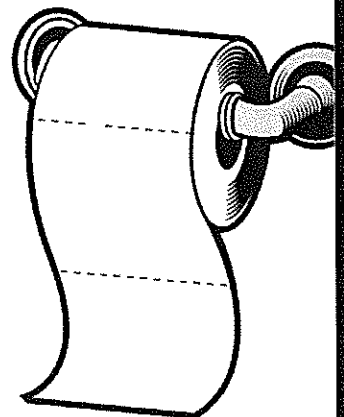
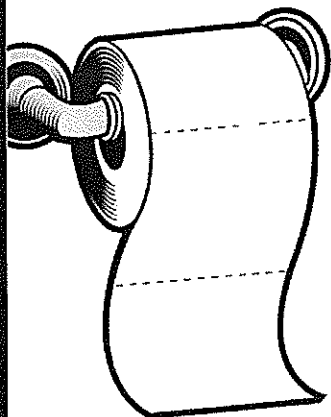
- **MONDAY THROUGH THURSDAY ONLY.**
- **PLEASE PUT LARGE BULK ITEMS LIKE MATTRESSES, FURNITURE, AND APPLIANCES NEXT TO THE DUMPSTER ON EITHER SIDE.**
- **DO NOT PUT THESE ITEMS IN THE DUMPSTER.**



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

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## Fun Facts of May

### *Did you know?*

- Blue jeans were officially invented in May of 1873 after Levi Strauss and Jacob Davis obtained a patent for the pants on May 20th.
- The birthstone for May is the emerald which represents love and success.
- The zodiac signs for May are Taurus (April 20-May 20) and Gemini (May 21-June 20).
- The birth flower for May is Lily of the Valley.
- The month May was named for Maia, the Greek goddess of fertility.
- In any given year, no month ever begins or ends on the same day of the week as May does.
- May was once considered a bad luck month to get married. There is a poem that says "Marry in May and you'll rue the day."
- May is the month of autumn in the Southern Hemisphere, and spring in the Northern Hemisphere.

### *Special Days of May*

- May is ALS Awareness Month.
- May is also Better Hearing & Speech Month.
- May is host to Nurse Appreciation Week.
- The Kentucky Derby is the first Saturday in May.
- Star Wars Day is celebrated on May 4, as in May the Fourth be with You!
- Cinco de Mayo is celebrated every May 5th.
- Mother's Day is celebrated the second Sunday of the month.
- Armed Forces Day is the third Saturday of May.
- Memorial Day is celebrated the last Monday of the month.

## Michael Potoczek Construction



Michael Potoczek  
proprietor

79-3 fox circle  
moriches, ny 11955

lic#53882-H

**FREE ESTIMATES**

### 631-383-0586

michaelpotoczekconstruction.com

# Classifieds

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

## MISCELLANEOUS

**CHORES GALORE and MORE:** Licensed House-cleaning, House Keeping, House-sitting, Shopping/Errands, Driving/Dr. Visits, Organizing, 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**

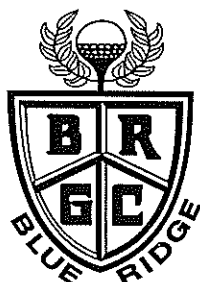
## PARKING RULES AND REGULATIONS

- 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

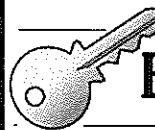
and then advise maintenance immediately, no matter what day or time this occurs.

### 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



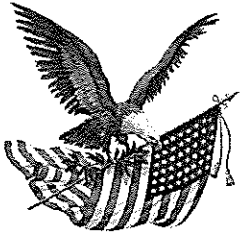
## EMERGENCY KEYS

Emergency concerns are a fire and flooding. The Fire Marshal required us to have an emergency key for each home in Blue Ridge.

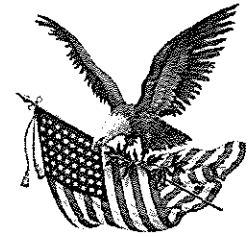
PLEASE be SURE that you have a CURRENT EMERGENCY KEY at your Condo office.

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.



# MEMORIAL DAY



MONDAY, MAY 31, 2021

MUSIC

D.J. CHARLES

2:00-7:00 PM

TIKI OASIS BAR

1:00-8:00 PM

I.D. MUST BE SHOWN

NO OUTSIDE ALCOHOLIC BEVERAGES MAY BE  
BROUGHT TO ANY HOA FACILITY  
OR PARTY WHILE THE TIKI BAR IS OPEN.  
ALLOWING THIS WOULD CAUSE US TO LOSE  
OUR LICENSE.

