



Blue Ridge *Gazette*



The first day of
summer arrives
on Saturday,
June 20, 2021

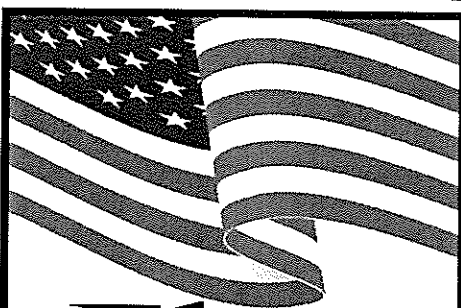
VOL XLVII NO. VI

Published by and for the Residents of Blue Ridge

JUNE 2021

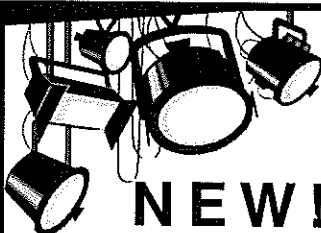
HAPPY *Fathers* *Day*

TO ALL OUR BLUE RIDGE DADS



Flag Day

JUNE 14TH



NEW!
BLUE RIDGE
RESIDENT
SPOTLIGHT

SEE PAGE 10

Condo I Appfolio Sign Up

SEE PAGE 21



HOA PRESIDENT'S MESSAGE - See Page 9

GAZETTE STAFF

EditorAmanda Smith
Business Manager.....Barbara Monello

ADVERTISING MANAGER

Email: gazetteblueridge@gmail.com

CIRCULATION MANAGER

Ray Miehl790-1107

PROOF READER

Connie Garone

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

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

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

Gazette Subscriptions:

\$2.50 per month

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

ALL ADS MUST BE PAID IN ADVANCE

Please Note Advertising Rates:

Full Page	\$90.00
Half Page	\$60.00
Quarter Page	\$40.00
Business Card.....	\$25.00
Classified (Max 40 words).....	\$15.00
Thank You/Condolence Card	\$10.00

Discounts Available for 6 or 12 month contracts

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

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

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

TROUBLE WITH DELIVERY?

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



SECURITY PHONE NUMBER

1-631-334-9996

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

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

DOVE PRINTING

GRAPHICS &

We Are Just A . . . Phone: 631.207.3683

Text: 631.394.0888 • Fax: 631.207.4325

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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.



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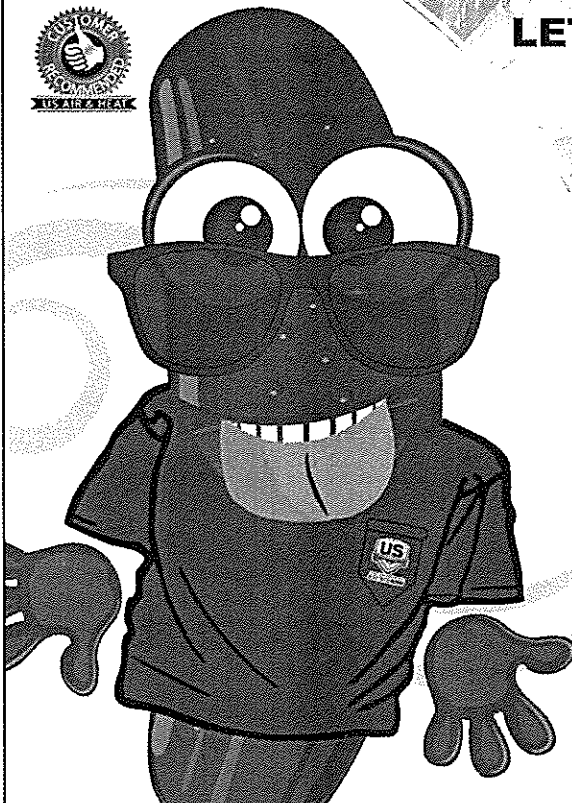
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CLOSED MONDAYS AND WEDNESDAY

631-698-7576 EXT 132

WE ARE OPEN FOR BREAKFAST
AND LUNCH (TAKEOUT &
DELIVERY AVAILABLE)

CHECK US ON
FRIENDS AT FACEBOOK
FOR OUR SPECIALS, MENU
AND DINNER DATES

WE ARE AVAILABLE FOR SPECIAL
OCCASIONS FOR CATERING AT
THE CLUBHOUSE OR YOUR HOME

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



H.O.A. BOARD of DIRECTORS

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

President:	Anthony Spataro	Director:	Jennifer Gisler
Vice President:	Josephine Maiorano	Director:	Stephanie Milligan
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Treasurer:	David Alamia		David Bell
Asst. Treasurer:	Ed Preuss		Pat Frabrizio
Director:	Jeffrey Barnett	Affiliates:	Josephine DiGiovanna
Asst. Secretary:	Janet DuBois		Caryn Feldman

BLUE RIDGE HOMEOWNERS ASSOCIATION, INC.

BOARD COMMITTEES

1/28/2021

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



A Letter from Your Legislator:

Suffolk County Legislator - 7th District

Rob Calarco

Dear Residents,

As more and more of us receive our COVID-19 vaccine life is returning to normal. Restaurants are able to serve more customers, sporting events are welcoming more fans, and the arts are becoming accessible to patrons once again. As theaters and other venues start to schedule events now is a great time to start getting on mailing lists, and checking out the websites of our favorite places to spend time. From museums, to galleries, and playhouses new events are being added every day. Get ahead, and start checking out some of our local hotspots now to beat the crowds.

The Patchogue Arts Council is a great place to start if you are looking to explore our area's cultural community. The arts council is hosting a variety of in person exhibits and for those not yet ready to visit, virtual events are still happening. With new classes, discussions and exhibits happening all the time there is so much to see. Check out their website to learn more: www.patchoguearts.org or call 631-627-8686.

The time to start getting your tickets for performances at the historic Patchogue Theatre is now. Music, comedy, and other shows are being added now and you do not want to miss out on your chance on these experiences. Learn more about the Patchogue Theatre, and get your tickets by visiting www.patchoguetheatre.org or call 631-207-1313.

The only way we can all get back to these fun events is by everyone who can be vaccinated for COVID-19 getting the shot. Doctors say it is safe, and it is easier than ever to receive. All state run sites are now accepting walk-ins. If you need any assistance getting your vaccine please give my office a call at 631-854-1400 and my staff and I can help you. Stay safe, and enjoy this summer!

Until next month,

~Rob Calarco

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**Bob Pedretti (631) 275-5782
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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.

RUSS TO THE RESCUE

RUSS MARSHAK

516.316.9093

RUSTY.MARSHAK@GMAIL.COM

RUSSTOTHERESCUE



SERVICES PROVIDED

TRANSPORTATION: DOCTORS APPOINTMENTS, AIRPORT, TRAIN

HOUSESITTING AND HOUSEHOLD CHORES

COOKING / MEAL PREP

FOOD DELIVERY

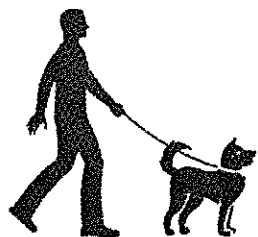
PET CARE / DOG WALKING

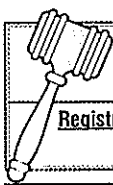
ELDERLY COMPANIONSHIP

BABYSITTING

SHOPPING ASSISTANCE, HELPING WITH ERRANDS

REASONABLE PRICING
INQUIRE FOR PARTICULAR SERVICES





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PRESIDENT'S MESSAGE

Dear Residents,

As the summer months grow nearer, I know you are all anxious to get outside and start using our outdoor amenities. I know a lot of you feel the numbers are extremely low- so why should we have any restrictions at all? Let me assure you that opening with no restrictions is not the opinion of all your neighbors.

The Board takes in the opinion of our attorneys, local elected officials, our new property manager and information gathered from other condo communities like ours. As of two weeks ago, Blue Ridge was the only community that our attorney and property manager knew of that had any guests at all. I was personally contacted by two communities that saw we had our pool open last year and asked about our guest procedures, social distancing and plans for this year. These communities want to follow our lead. As mentioned at the meeting we will be allowing 2 guests per residence at the pool Monday to Friday. That's our start point. We will be reviewing the amenities on a weekly basis and probably will increase the numbers if all goes well.

Remember folks a lot of people stayed home last year. That may change this year and people will come out in much larger numbers. The Tiki Bar was crowded last week. Some of that was the food truck, but the weather was chilly and we still had a large crowd. That leaves us to believe with the different events we will be holding, larger crowds will attend, and it may not leave room for guests. I'm sure you are all aware that the demographics of our community are getting much younger. We believe that these younger residents with families are going to want to bring even more guests than in the past. Even post-COVID this Board and future Boards will have to wrestle with the subject of how many is too many or not enough. Having all the guests you want may not always be an option for us.

I socialize with family and friends that live in other condos. None of them allow guests on the weekends and holidays and are limited to two guests during the week even prior to COVID-many of them now still have not opened their amenities.

Let me assure you that this Board will always put Blue Ridge residents first. We want you to enjoy all the amenities and the social events here at Blue Ridge. Remember we're residents too. Your suggestions to these issues are always welcomed. If you have any questions or concerns this Board is always open to speak with you! Call us, make an appointment, contact us through the website, or come see us at the Clubhouse!

Thank you and be safe.

Tony Spataro, *President*

Blue Ridge Homeowners Association

JUNE HOA CLOSED MEETINGS

TUESDAY- JUNE 10th at 7:00 PM
CONFERENCE ROOM / ZOOM

TUESDAY- JUNE 29th at 7:00 PM
CONFERENCE ROOM / ZOOM

BLUE RIDGE RESIDENT SPOTLIGHT

Justin Moustouka

The Blue Ridge community is happy to share that one of our own has received the high honor of being named Patchogue-Medford School District's Salutatorian! Justin Moustouka is graduating #2 in his class and will represent his class at their upcoming graduation. Not only is Justin a true scholar but he is a scholar athlete, member of numerous clubs including Model UN and Science Olympiads, and a volunteer. Next year he will be heading to Brown University to pursue a career in Science. Please share in the success of one of our residents and see the below article from Long Island Advance highlighting Justin's multitude of achievements. Congratulations Justin!

SALUTATORIAN

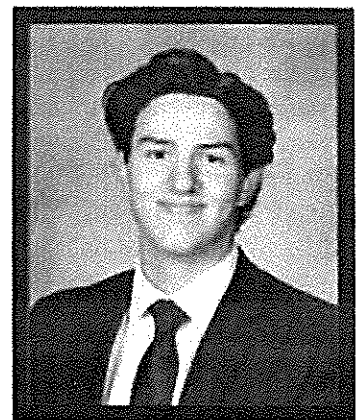
Justin Moustouka, 18, of Medford, has a 103.27 GPA and plans on attending Brown University to study biochemistry and molecular biology. He is a member of the JV/varsity football and baseball teams, the Science Olympiad, Model United Nations, SPARK Protein Crystallography Collaboration, St. Sylvester's Youth Group and the Gurwin Jewish Nursing & Rehabilitation center as a volunteer. He is also an AP Scholar and a Great American Rivalry Series scholar athlete. Advice he would like to offer his classmates: "It's important to always set high goals for yourself and do everything you can to reach them, but don't let the ultimate goal define you," he said. "I've spent much of these past years pursuing an educational goal and I've learned that the most defining and inspiring moments occur during the journey, not all at the end."

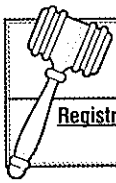
His best memory from high school was an extra-innings baseball game that ended in the 11th inning with a walk-off hit.

Finishing up his high school career during a pandemic, he said, was initially difficult without labs and afterschool activities. However, as everyone began to adapt and the return of sports coupled with in-person education, he became inspired.

He said he can't wait for graduation and the unique prom. In his future, he added, he hopes to lead his own research on medicine, technologies and scientific exploration. He also hopes to impact people with his work and find the right girl, he said laughing.

"I'm super excited to get to Brown and start a new journey in college, but specifically, I plan to pursue scientific research at the institution," he said. "I can't wait to see the things I can do with skills learned throughout my education."





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BLUE RIDGE HOMEOWNERS ASSOCIATION, INC. BUDGET SUMMARY REPORT Eight Months Ended March 31, 2021

	ANNUAL BUDGET		YEAR-TO-DATE			THIS MONTH		
	TOTAL	BALANCE AVAILABLE	BUDGET	ACTUAL	DIFFERENCE	BUDGET	ACTUAL	DIFFERENCE
MAINTENANCE (HOA ONLY)	124,468	95,877	81,649	73,144	8,505	9,409	7,908	1,501
ADMINISTRATION	231,220	125,389	154,936	105,831	49,105	17,153	12,339	4,814
COMMUNITY BUILDING	384,337	145,586	256,071	238,751	17,320	28,591	31,416	(2,825)
POOLS	117,001	55,991	84,287	61,010	23,277	6,203	6,046	157
TENNIS	750	723	375	27	348	-	-	-
BOCCI	750	750	500	-	500	250	-	250
SEWER TREATMENT PLANT	307,932	145,328	206,682	162,604	44,078	25,760	27,658	(1,898)
GOLF COURSE	402,834	146,045	258,730	256,789	1,941	29,853	30,105	(252)
GENERAL EXPENSES	609,810	273,812	354,960	335,998	18,962	28,828	32,316	(3,488)
SECURITY	73,200	24,456	50,225	48,744	1,481	6,375	5,818	557
COMMUNITY ACTIVITIES ***	15,028	2,828	11,825	12,200	(375)	926	1,084	(158)
CAPITAL EXPENSES	213,000	156,667	-	56,333	(56,333)	-	9,081	(9,081)
TOTAL EXPENSES	2,480,330	1,128,899	1,460,240	1,351,431	108,809	153,348	163,771	(10,423)
LESS INCOME OTHER THAN COMMON CHARGES	(193,800)	(73,094)	(124,522)	(120,706)	(3,816)	(13,455)	(12,965)	(490)
EXPENSES TO BE REIMBURSED BY COMMON CHARGES	2,286,530	1,055,805	1,335,718	1,230,725	104,993	139,893	150,806	(10,913)

*** DETAIL OF COMMUNITY ACTIVITIES

	ANNUAL BUDGET		YEAR-TO-DATE			THIS MONTH		
	TOTAL	BALANCE AVAILABLE	BUDGET	ACTUAL	DIFFERENCE	BUDGET	ACTUAL	DIFFERENCE
Gazette Income	\$ 17,000	\$ 6,602	\$ 11,333	\$ 10,398	\$ 935	\$ 1,417	\$ 1,979	(\$ 562)
Gazette Expenses	\$ 36,287	\$ 14,604	\$ 24,897	\$ 21,683	\$ 3,214	\$ 2,763	\$ 2,721	\$ 42
Net Gazette Expense	\$ 19,287	\$ 8,002	\$ 13,564	\$ 11,285	\$ 2,279	\$ 1,346	\$ 742	\$ 604
					\$ 0			\$ 0
Bar Revenues	\$ 35,000	\$ 20,533	\$ 15,050	\$ 14,467	\$ 583	\$ 1,350	\$ 311	\$ 1,039
Bar Expenses	\$ 29,200	\$ 15,331	\$ 12,840	\$ 13,869	(\$ 1,029)	\$ 1,180	\$ 577	\$ 603
Net Bar Expense (Revenue)	(\$ 5,800)	(\$ 5,202)	(\$ 2,210)	(\$ 598)	(\$ 1,612)	(\$ 170)	\$ 266	(\$ 436)
					\$ 0			\$ 0
Community Events Expense, Net	\$ 6,041	\$ 4,528	\$ 2,971	\$ 1,513	\$ 1,458	\$ 0	\$ 76	(\$ 76)
					\$ 0			\$ 0
Party Rental Income	\$ 4,500	\$ 4,500	\$ 2,500	\$ 0	\$ 2,500	\$ 250	\$ 0	\$ 250
TOTAL COMMUNITY ACTIVITIES	\$ 15,028	\$ 2,828	\$ 11,825	\$ 12,200	(\$ 375)	\$ 926	\$ 1,084	(\$ 158)

Unaudited - For Internal Use Only



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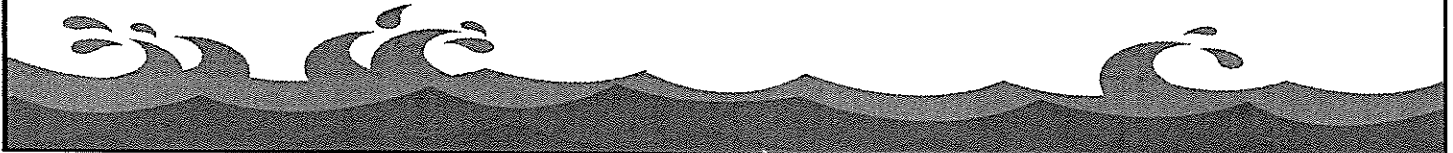
GENERAL POOL SAFETY RULES

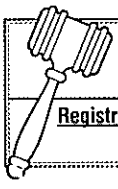
1. **No Lifeguard on duty-swim at your own risk!**
2. No swimming after dusk or during a storm.
3. **Never swim alone!** No one regardless of age or swimming ability should swim alone. Always swim with a “buddy” who is capable of providing assistance and summoning help.
4. **Non-Swimmers** must stay 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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- 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

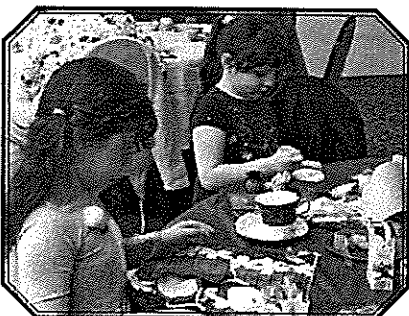
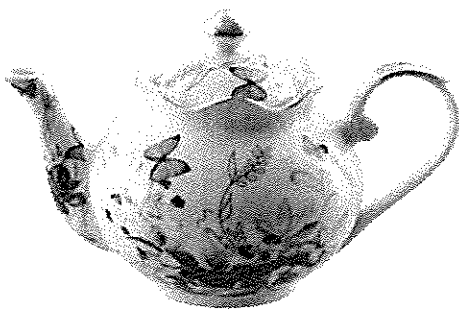
ALL POOL MONITORS HAVE FULL AUTHORITY TO EXPEL VIOLATORS!

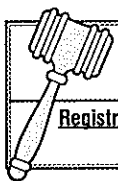
Mother's Day Tea

I want to thank everyone that came to the Mother's Day Tea.

Thank you to my helpers as well. Great job!

Love, Josephine DiGiovanna





H.O.A. BOARD of DIRECTORS




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

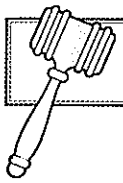
CALENDAR OF EVENTS

June

2021






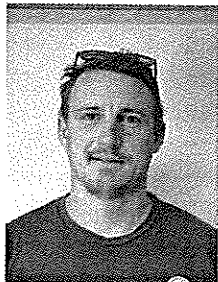









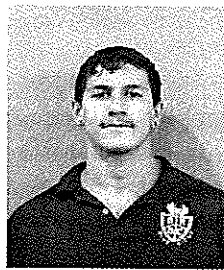




Prepared by the H.O.A.

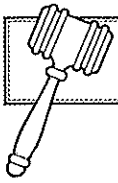
Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 Yoga Class 7:00 PM	2 Aquacize 10:00 A.M	3 Mah- Jongg/Canasta Club Card Room 12:30 PM	4 Aquacize 10:00 A.M. Friday Night Social Tiki Bar 6:30-10:30 PM	5 TIKI BAR 3:00-10:30 PM
6 TIKI BAR 1:00 – 8:00 PM	7 Aquacize 10:00 A.M BOM CONDO II 7:00 PM	8 Yoga Class 7:00 PM Gazette Meeting 7:00 PM	9 Aquacize 10:00 A.M	10 Mah- Jongg/Canasta Club Card Room 12:30 PM HOA Board Meeting 7:00 pm	11 Aquacize 10:00 A.M. Friday Night Social Tiki Bar 6:30-10:30 PM <u>GAZETTE DEADLINE</u>	12 TIKI BAR 3:00-10:30 PM
13 TIKI BAR 1:00 – 8:00 PM	14  FLAG DAY Aquacize 10:00 A.M MEN CLUB MEETING 10:00 AM	15 Yoga Class 7:00 PM	16 Aquacize 10:00 A.M	17 Mah- Jongg/Canasta Club Card Room 12:30 PM	18 Aquacize 10:00 A.M. Friday Night Social Tiki Bar 6:30-10:30 PM	19 TIKI BAR 3:00-10:30 PM
20  Father's Day! TIKI BAR 1:00 – 8:00 PM	21 Aquacize 10:00 A.M BOM CONDO II 7:00 PM	22 Yoga Class 7:00 PM HOA Board Meeting 7:00 pm	23 Aquacize 10:00 A.M BOM CONDO II 7:00 PM	24 Mah- Jongg/Canasta Club Card Room 12:30 PM Book Club	25 Aquacize 10:00 A.M. Friday Night Social Tiki Bar 6:30-10:30 PM	26 TIKI BAR 3:00-10:30 PM Outdoor Pools open for the Season 
27 TIKI BAR 1:00 – 8:00 PM	28 Aquacize 10:00 A.M	29 Yoga Class 7:00 PM	30 Aquacize 10:00 A.M			



H.O.A. BOARD of DIRECTORS

Get To Know Our Employees

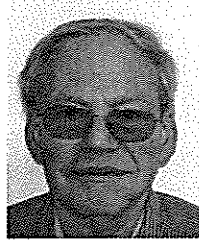
<p>BLUE RIDGE HOA MAINTENANCE</p>   <p>Jeffrey</p>	<p>BLUE RIDGE HOA MAINTENANCE</p>   <p>Donald</p>
<p>BLUE RIDGE HOA MAINTENANCE</p>   <p>Justin</p>	<p>BLUE RIDGE HOA MAINTENANCE</p>   <p>Richard</p>
<p>BLUE RIDGE HOA MAINTENANCE</p>   <p>Jacob</p>	<p>BLUE RIDGE HOA MAINTENANCE</p>   <p>Fred</p>
<p>BLUE RIDGE HOA CH MAINTENANCE</p>   <p>Steven</p>	<p>BLUE RIDGE HOA CLUBHOUSE</p>   <p>Bryan</p>
<p>BLUE RIDGE HOA CLUBHOUSE</p>   <p>Kelly</p>	<p>BLUE RIDGE HOA</p>   <p>Barbara</p>



H.O.A. BOARD of DIRECTORS

Get To Know Our Employees

BLUE RIDGE HOA



Vincent

BLUE RIDGE HOA



Paul

BLUE RIDGE HOA



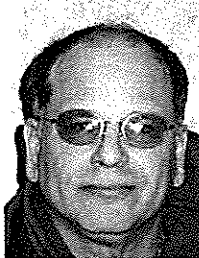
Virginia

BLUE RIDGE HOA



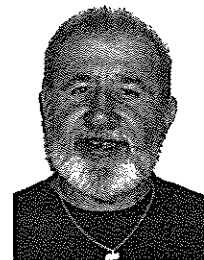
Louis

BLUE RIDGE HOA



Joseph

BLUE RIDGE HOA



Victor

BLUE RIDGE HOA



Ira

BLUE RIDGE HOA



Anthony

BLUE RIDGE HOA



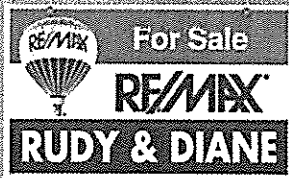
Christine

BLUE RIDGE HOA



Nancy

SOLD



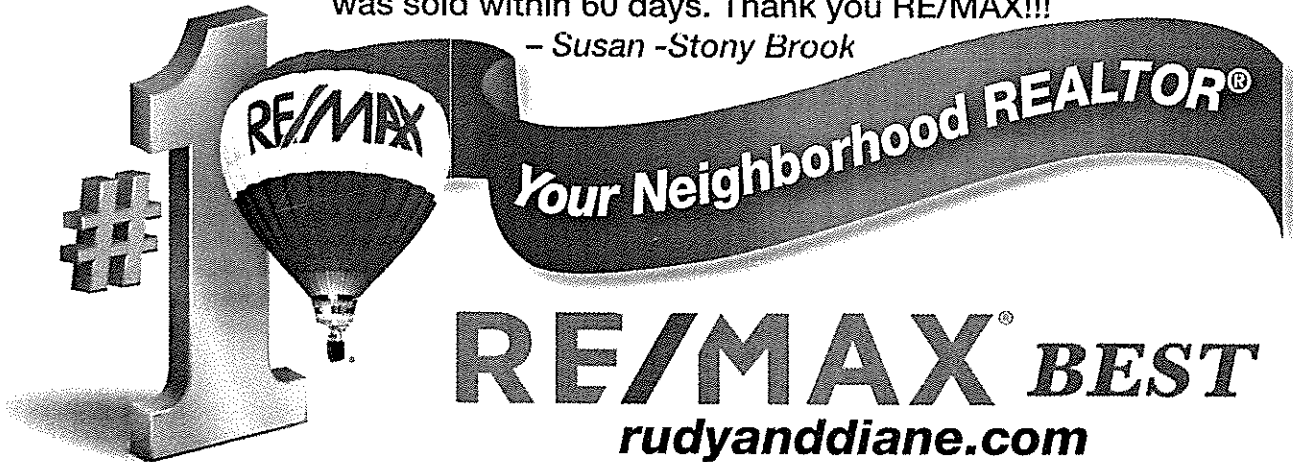
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– Susan -Stony Brook



RUDY & DIANE AVERSANO

Associate Real Estate Brokers

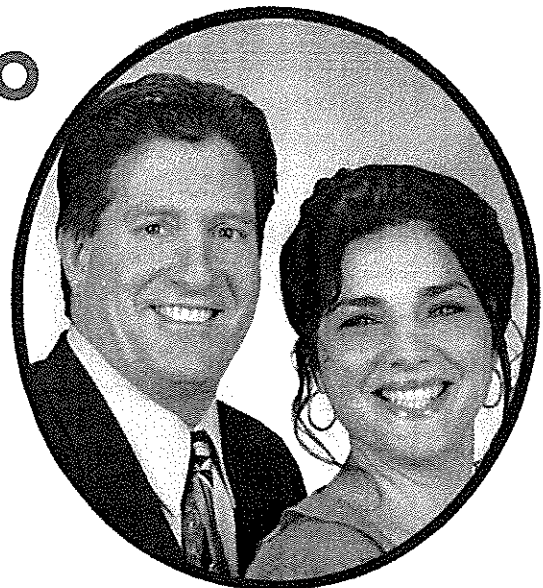
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631.585.2222

RUDOLPH (RUDY) CELL:

631.831.1162

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Lake Ronkonkoma**



SERVING OUR COMMUNITY SINCE 2004

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,

During the pandemic, we realized that calling the Condo 1 office was difficult. Pre pandemic there was always a Board Member in the office with Lisa, who would be able to assist her with phone calls since there are two extensions in the office. During the last year all calls to our office were transferred to Lisa who was working from home for safety's sake. She did a terrific job despite the fact that she was handling all these calls alone while she handled her bookkeeping duties. To ease the problem, several of our Board members helped her by returning resident calls using their own cell phones.

Please understand that we have only one phone number (631 736 0166) So please continue to use it to reach the Condo 1 office, or leave a message for Lisa or any of the board members Your call will be returned as soon as possible. As an alternative to the phone, you can have questions answered by using the Blue Ridge website or emailing BRcondo1@optonline.net.

Starting in mid-June, the Condo 1 Board is happy to announce the office will be manned with board members who can help with the phones. Hopefully, this will get us back to more normal operations **but the office will remain closed to visitors for the foreseeable future.** If you need to speak to the board in person, please call to make an appointment and we will be glad to meet you in the lobby of the club house.

Thanks for your patience during this difficult time. As we look forward to a much brighter summer season, I hope to see many of you in and around the Club House and Pool! And, of course, we're all looking forward to a fun Bocce season.

Robin D'Alessandro



CONDO I BOARD of MANAGERS

IMPORTANT – PLEASE READ

Condo 1 did not receive as many Appfolio registration forms as we hoped. It is important that you submit a form, particularly if your information has changed. Our records need to be accurate and up to date. Please complete the form on the adjoining page and drop it off in the Condo 1 mailbox.

APPFOLIO

Condo I is happy to announce our new business system called Appfolio. It has many new features which include your being able to pay fees electronically with your bank account (no charge) or with credit or debit cards (fees apply), and you will be able to review your payment history starting with February 2021 and going forward. There are many other features we plan to introduce to the community, such as work orders and Architectural Control Committee (ACC) applications. We will inform you once all these features become available.

For the residents whose email addresses we have on file, we have sent a link which will allow you to set up your Appfolio account. If you have not received a link and would like to, please fill out the form attached or contact us (information follows). You can also access an APP for your smartphone from the App Store or Google Play.

This new system provides more information that can help us serve the community better. See the following Blue Ridge Appfolio Registration form. Please fill it out and return to us by mail, drop it off at the clubhouse mailbox or email it to our office at Blueridgecondo1@optonline.net



CONDO I BOARD of MANAGERS

BLUE RIDGE CONDO I APPFOLIO REGISTRATION

Please complete and drop off at the clubhouse mailbox, email to: Blueridgecondo1@optonline.net or mail to: Blue Ridge Condo 1, 877 Golf Lane, Medford, NY 11763. Thank you.

Unit # _____

Homeowner (s) _____

Phone Number (specify home, Cell, Office) _____

Email (s) _____

Renter Info. Name, phone, email _____

Homeowners Insurance Co. Name, policy # & expiration date _____

Emergency Contact Name, Address, phone, relationship _____

Would you like to be contacted by (circle as many as you like) Letter Email Text

Would you be interested in receiving an email link to join the Appfolio Portal _____

*please be sure to provide email above.

Pet Information:

Pet Name _____

Type/Breed _____

Weight _____

Age _____

More than one pet, no problem add to the back of the form

Vehicle Information:

Make _____

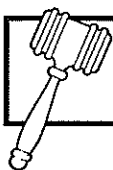
Model _____

Color _____

Plate _____

Year _____

More than one vehicle, no problem add to the back of the form



CONDO I BOARD of MANAGERS

ANNUAL CONFLICT OF INTEREST REPORT

To All Blue Ridge Condo 1 Unit Owners:

Pursuant to both Section 727 of the New York State Business Law and Section 519-a of the New York State Not-for-Profit Corporation Law regarding conflict of interest disclosures, we, the undersigned Blue Ridge Condo 1 Board of Managers, having served as Board Managers from January 2020 through December 2020, or any portion thereof, do hereby declare that there have not been any contracts voted on or entered into during that time period which involved any interested Board Manager.

Richard Hansen, President

Robin D'Alessandro, Secretary/President

Alfred Lombardi, Vice President

Ronald Porcelli, Manager

Dorothy Sarrubbo, Manager

Gerald Gelfand, Treasurer

Constance Garone, Manager

Brian Lamberson, Manager

Joseph Nischo, Manager



CONDO 1 BOARD of MANAGERS

RENTAL FEE

Effective August 1, 2021 homeowners who rent their units will be required to pay an annual Rental Fee of \$500. If you, or the current renter, have not registered at the Front Desk of the Blue Ridge Club House, this must be done no later than July 1, 2021. Failure to do so by the homeowner, or the renter, will result in the unit owner being held responsible for the fee, any additional fines or fees, and any legal fees incurred by Condo 1. This conforms to Article XI of the By Laws. Immediate family members who occupy the unit **may** be exempt from this fee. Please note that the rental fee is non-refundable nor will it be prorated. In addition, the unit owner is mandated to register the rented unit with the Town of Brookhaven.

DELINQUENT COMMON CHARGES:

According to New York State Real Property Law Section 339-kk, if common charges are in arrears 60 days or more, the Condo may direct the renter to forward monthly rental fees to Blue Ridge Condo 1. This will relieve the renter of any obligation to pay rent to the landlord and shall be an absolute defense to any non-payment proceedings by the owner.

NEW RESIDENT TRANSFER FEE:

Condo 1 will implement a New Purchaser Transfer Fee of \$1,000 on all new purchases of units beginning August 1, 2021. It is common through New York State, and not prohibited by the Blue Ridge By Laws, to implement this fee, which will be due at closing. Due to an increase in costs to the Condo, the Condo will implement this one-time processing fee each time a unit changes hands of ownership. **Estate or immediate family member transfers are the only exchanges that will be exempt from this fee.**

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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We are here to help you, please give us a call.



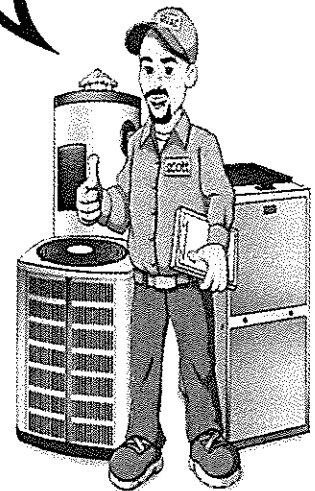
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CHANGE OUT
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EXP 9/27/2021
CALL FOR DETAILS*

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WE SERVICE ALL BRANDS
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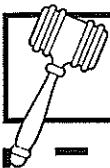
MasterCard

DISCOVER

AMERICAN EXPRESS



Cut and save
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

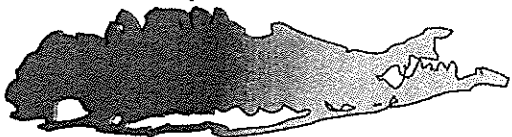
As many of us are home now and spending more time in our homes, smoking in your unit is causing the smoke to filter into your neighbors units. Since the weather is nice, can you please smoke on your patio so the smoke does not filter into your neighbors' units.

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.

DYNO

HEATING & COOLING



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SUPER Savings...

\$75

Regular Price \$129

A/C System
Tune-Up

Must Schedule By Dec 15, 2021

Cannot be combined with other offers

FREE

Service Call
with repair

Must Schedule By Dec 15, 2021

Cannot be combined with other offers

\$500^{OFF}

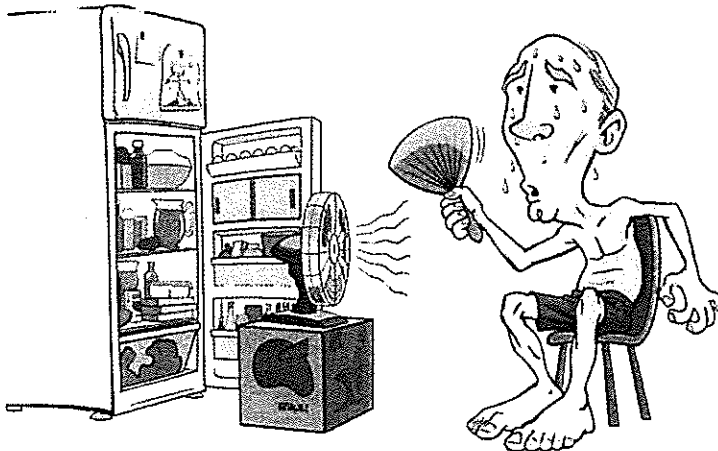
New System
Installation

Must Schedule By Dec 15, 2021

Cannot be combined with other offers

MAINTENANCE • REPAIRS • INSTALLATION

HOT SUMMERS
...Can Be Rough



DYNO
HEATING & COOLING



631-624-0783

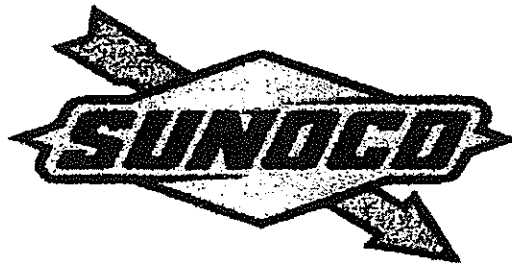


CONDO I BOARD of MANAGERS

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

CONDO I April 2021 Monthly Budget

Category	Total Budget	Balance	4/2021 Expense	YTD Balance
Accounting	\$8,000.00	\$3,375.00	\$550.00	\$2,825.00
Alarm System	\$20,000.00	\$3,593.32	\$0.00	\$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	(\$51.56)	\$678.27	(\$729.83)
Electric	\$22,000.00	\$5,897.88	\$1,631.38	\$4,266.50
HOA CC/CAP	\$1,192,574.88	\$395,619.22	\$99,383.03	\$296,236.19
HOA Maint/Contr	\$200,000.00	\$61,723.68	\$17,166.67	\$44,557.01
HOA Material Cost	\$30,000.00	(\$733.49)	\$508.06	(\$1,241.55)
Hydrants	\$5,000.00	\$430.47	\$0.00	\$430.47
Insurance	\$357,500.00	\$155,888.36	\$625.92	\$155,262.44
Insurance Ded Res.	\$25,000.00	\$24,783.84	\$0.00	\$24,783.84
Landscaping	\$113,000.00	\$18,630.40	\$10,862.50	\$7,767.90
Legal	\$14,000.00	\$8,298.99	\$0.00	\$8,298.99
Office	\$12,000.00	\$4,044.79	\$467.50	\$3,577.29
Outside Contractors	\$30,000.00	(\$9,781.01)	\$1,529.94	(\$11,310.95)
Parking Plazas	\$10,000.00	\$527.97	\$0.00	\$527.97
Painting	\$18,000.00	\$14,825.00	\$0.00	\$14,825.00
Paving	\$98,500.00	\$33,021.12	\$8,184.86	\$24,836.26
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	\$760.38	\$6,564.62
Refuse	\$59,000.00	\$15,225.98	\$5,868.75	\$9,357.23
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	\$18,377.00	\$44,000.00	(\$25,623.00)
Salary Wages	\$29,000.00	\$8,698.01	\$3,339.96	\$5,358.05
Snow Removal	\$25,000.00	(\$12,285.55)	\$12,249.90	(\$24,535.45)
Sprinklers	\$25,000.00	\$7,044.68	\$12,732.96	(\$5,688.28)
State & Fed Taxes	\$2,500.00	\$1,984.00	\$674.85	\$1,309.15
Telephone/Cable	\$2,700.00	\$821.46	\$261.68	\$559.78
Walkway Lights	\$12,000.00	\$3,303.94	\$0.00	\$3,303.94
Water	\$56,800.00	\$12,274.70	\$2,159.45	\$10,115.25
Total	\$2,679,074.88	\$861,958.10	\$223,636.06	\$638,322.04



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CORAM, NY 11727
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* OIL CHANGE
* WIPER BLADES
* BRAKE AND
LIGHT CHECK
* COOLANT
SYSTEM CHK.
* 10 PT. SAFETY
CHECK
* WITH COUPON
ONLY
* MOST CARS

**PREMIUM OIL CHANGE
FILTER & LUBE**

Up to 5 Quarts of Premium 10W30 Motor Oil Only

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

\$19⁹⁵

Most
American
Cars

Limited Time Offer w/ Coupon

**TRANSMISSION
SERVICE**

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

Most Front Wheel and Rear
Wheel Drive Vehicles
At Participating Locations Only

\$59⁹⁵

Most
American
Cars

Limited Time Offer w/ Coupon

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

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

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

\$29⁹⁵

Most
American
Cars

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**COOLING SYSTEM
MAINTENANCE**

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

\$49⁹⁵

Most
American
Cars

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SEE KEVIN – FOR ALL YOUR AUTOMOTIVE NEEDS

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



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.

Tomatoe Appliance Repair

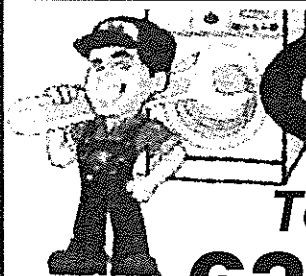
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- Stove/Ranges • Microwaves
- Heating • Hot Water Heaters

**ALL MAKES
ALL MODELS**

**Ask about
Installation Special**



**No Service
Charge with
any repair**

LIC./INS. AR237

Trip Charge- Only \$45.

Tomatoe To Serve You *Thank You*

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



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It's The Right Time To Sell Your
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& SHEILA AGRANOFF

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&
SELL
BLUE
RIDGE
CONDOS

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631-805-4400



255 Executive Dr., Plainview NY

shella@suffolkexperts.com

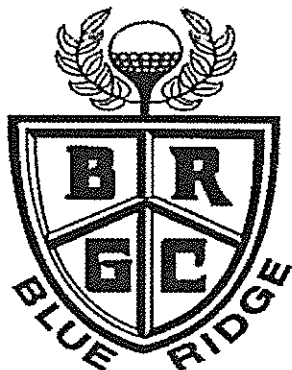
nassauandsuffolk.com

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

CHARLES RUTENBERG
REALTY
"The Standard of Excellence"



CONDO I BOARD of MANAGERS



Request for Demands, Lender Questionnaires, and Association Documents

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

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

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

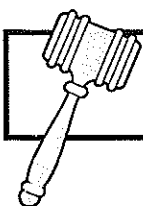
Blue Ridge Condo I will continue to bring the latest tools and practices to the community association industry and affiliated professionals. HomeWiseDocs.com simplifies the process of obtaining the association information that you require. Please share this important notice with those parties that regularly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

Blue Ridge Condo I

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

HomeWiseDocs.com

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



JOINT CONDO I & CONDO II BOARD of MANAGERS

REQUIREMENT FROM OUR INSURANCE COMPANY

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

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

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

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

Condo I – Lisa Manas: BlueRidgeCondo1@optonline.net

Condo II – Wendi Peycke: OfficeBRCondo2@optonline.net

Jeannette Dreydoppel

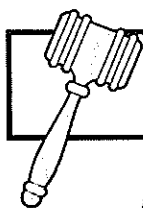
Senior Account Advisor - Ext 655

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

P:631-673-7600 F: 631-351-1700 E: JeannetteD@borgborg.com



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



JOINT CONDO I & CONDO II BOARD of MANAGERS

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

WORK PROPOSAL / WORK ORDER

Date: _____

Contractor / Subcontractor:

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

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

By: _____
Owner Date

By: _____
Subcontractor Date

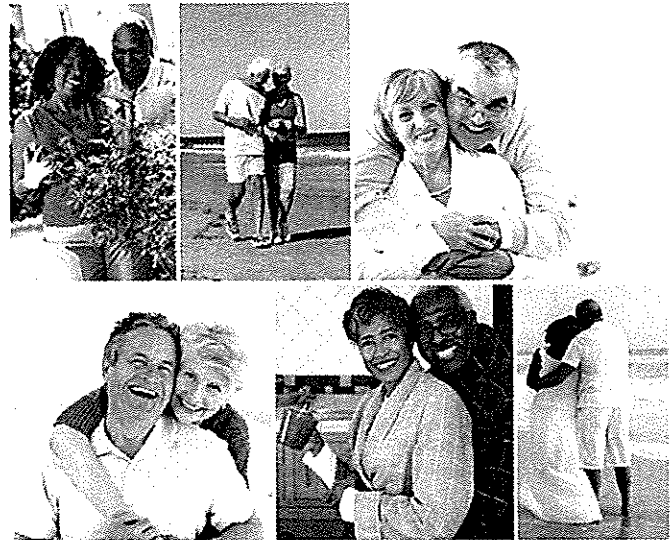
Reverse Mortgage (HECM) Information Sheet

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

What are the qualifications?

Qualifications include:

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



Reverse Mortgage Options

The amount you receive is based on these factors:

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

Loan Disbursement Options

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

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

Call me to get pre-qualified!**

*All loans are subject to Credit, Income and Appraisal Approval. Program, Rates, Terms and Conditions are subject to change without notice. This is not a commitment to lend.

**Pre-Qualification is not an approval for loan or an extension of credit, terms and conditions apply.



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<http://nmbnow.com/rtollin>

Robert Tollin

Branch Manager

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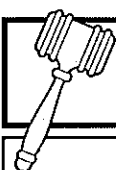
F: (516) 706-4007

rtollin@nmbnow.com



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CONDO II BOARD of MANAGERS

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

BOARD OF MANAGERS ASSIGNMENTS

President.....Ken Groshans Legal, Insurance, Cement, Snow, Work Orders, Oversight
Vice PresidentJohn Mills Safety, Sprinklers, Landscaping, Oversight
TreasurerZackary Will..... Accounting, CPA, Budget, Banking
Co-TreasurerMarguerite Bellucci..... Appfolio, CPA, Work Orders, GRC
Secretary.....Deborah Nicastro Legal, Insurance, Website
Manager.....Howard Finkelstein Website, IT Manager
Manager.....Jay Abrams..... Contracts, Construction
Manager.....Bill Roach ACC, EAS
Manager.....Ed Podmore..... Security Gates, Sprinklers, Construction, Oversight
Office Manager.....Wendi Peycke..... Accounts Receivable, Collections
ConsultantGinger Podmore

LETTER FROM CONDO II PRESIDENT

Though I do not believe that a plant will spring up where no seed as been, I have great faith in a seed...Convince me that you have a seed there, and I am prepared to expect wonders. ~Henry David Thoreau~

The Condo II board has been tilling the soil of progress throughout the winter months. There have been many adjustments behind the scene, making improvements and fine tuning the handling of work orders, addressing emergencies that have cropped up in a timely manner, and finding ways to utilize the finances at hand in a proactive manner. In the coming months, we will have a better perspective on what Condo II will be able to take on towards improvements in our community.

At this time we would like to thank you, the residents, our friends and neighbors, who have helped the Condo II board to move forward and focus on the future. By making the board aware of what is occurring, speaking up and speaking out, has helped us stay connected, and has contributed the most throughout.

At this time, we encourage all residents to bring your talents and ideas to the board. No idea or suggestion is fruitless. Help us help you, so we as a community, may continue to grow, working together, for the common interest to the betterment of Condo II and the Blue Ridge community.

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

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the Pinky Difference!



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 - Install New Wiper Blades
 - Rotate Tires
 - Top Off All Fluids
 - Check Drive Belts
 - Standard Oil Change
 - Check Brakes, Clean & Adjust Rear Brakes
- SPRING SPECIAL**
- \$129⁹⁹** plus tax
- EXPIRES 6/30/21

BRAKE SPECIAL

ONLY \$99⁹⁹ plus tax

**Pads & Labor Most Cars.
Disc Brakes Only**

Rotor resurface or replace additional. Trucks & exotic vehicles additional. EXPIRES 6/30/21

SUSPENSION STRUTS FRONT OR REAR

\$459⁹⁹ plus tax PAIR INSTALLED*

SHOCKS

\$259⁹⁹ plus tax PAIR INSTALLED*

WHEEL ALIGNMENT ADDITIONAL

** Most Cars. EXPIRES 6/30/21

OIL CHANGE SPECIAL

\$27⁹⁹ plus tax Up to 5 Quarts

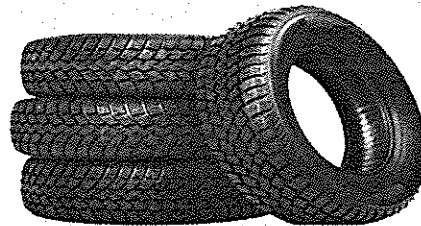
**Premium Synthetic Blend includes
24 point vehicle maintenance.
Includes Standard Oil Filter.
FULL SYNTHETIC ADDITIONAL**

Most cars, trucks & SUVs. EXPIRES 6/30/21

Large 6 Bay Facility

4 TIRES SALE

ALL SEASON



A Traction Rating

50,000 Mile Warranty

\$299.99 + Tax & disposal

Installation not included.

the price for P215/60R16 prices vary by size. expires 5/30/21

Special Price Based On Stock Availability & Size

Owner a Blue Ridge Resident

- Check Engine Lights
- Oil Changes
- Brakes
- Tune-Ups & Fuel Systems
- Timing Belts
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- Starting & Charging Systems
- Steering & Suspension
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- Exhaust Systems
- Wheel Alignment
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CONDO II BOARD of MANAGERS

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

	a	b	c = a - b
	Approved Budget 2020-21	Actual Collected & Spent to Date	Remaining Balance
REVENUE			
CONDO II COMMON CHARGES	\$ 1,255,000	\$ 936,661	\$ 318,339
HOA COMMON CHARGES	1,092,000	819,250	272,750
LESS: NON PAYING UNITS (5)	(20,000)	-	(20,000)
SPECIAL ASSESSMENT INCOME	-	73,113	(73,113)
OTHER INCOME	28,000	56,512	(28,512)
NET RENTAL INCOME	-	21,952	(21,952)
TOTAL REVENUE	\$ 2,355,000	\$ 1,907,488	\$ 447,512
EXPENSES			
HOA COMMON CHARGES	1,092,000	819,250	272,750
LESS: NON PAYING UNITS (5)	(13,000)	-	(13,000)
HOA MAINTENANCE	195,000	148,532	46,468
SPECIAL ASSESSMENT EXPENSE	-	72,471	(72,471)
ARCHES	40,000	-	40,000
BEAUTIFICATION	10,000	-	10,000
CEMENT WORK - CURBS & SLABS	15,000	9,755	5,245
DRYER VENT CLEANING	5,000	2,500	2,500
ELECTRICAL METER PANS	5,000	-	5,000
ELECTRICAL POLES & PARKING PLAZAS	25,000	7,917	17,083
ELECTRIC GENERAL REPAIRS	10,000	-	10,000
EXTERMINATING	10,000	3,275	6,725
FENCES (INCENTIVES) & RAILINGS	15,000	6,200	8,800
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	131,943	(26,943)
PAINTING	14,000	-	14,000
REFUSE	56,000	52,297	3,703
REPAIRS & SUPPLIES MAINT.	20,000	15,008	4,992
ROAD REPAIR/SPEED TABLES	20,000	-	20,000
ROOFING	73,000	110,212	(37,212)
SNOW REMOVAL	75,000	50,562	24,438
IRRIGATION	25,000	15,798	9,202
TREE SERVICES	8,000	5,076	2,924
ACCOUNTING SERVICES	6,000	4,180	1,820
BAD DEBT	15,000	-	15,000
CONSULTING SERVICES	8,000	14,850	(6,850)
ELECTRICITY	30,000	16,805	13,195
INCOME TAXES	1,000	-	1,000
INSURANCE	325,000	169,425	155,575
LEGAL SERVICES	25,000	4,114	20,886
OFFICE SUPPLIES AND EXPENSES	9,000	5,651	3,349
EQUIPMENT LEASES	4,000	3,223	777
PAYROLL AND PAYROLL TAXES	43,000	35,643	7,357
PHONE & INTERNET	3,000	2,744	256
SECURITY	5,000	8,339	(3,339)
SUBSCRIPTIONS	5,000	7,276	(2,276)
WATER	36,000	42,194	(6,194)
CAPITAL RESERVE ALLOCATION	10,000	-	10,000
TOTAL EXPENSES	\$ 2,355,000	\$ 1,777,624	\$ 577,376
REVENUES (LESS THAN) EXPENSES	\$ -	\$ 129,864	



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 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?

WORK ORDERS are NOT scheduled by the Condo II office for service.

When a work order is submitted by the homeowner, it is forwarded to the Condo II office where it is documented. A phone call by a board member is then placed to the homeowner to acknowledge the work order was received by Condo II.

Once that is done, the work order is forwarded over to the MAINTENANCE DEPARTMENT. The maintenance department then sets up a date with the homeowner to complete the requested work. Work is performed in the order of necessity or emergency, not by the date of submission. This date is determined by the maintenance department.

The homeowner is notified by the maintenance department before presenting to complete the requested work.

Outstanding work orders are monitored by the Condo II office during a weekly meeting with maintenance.

If you have submitted a non emergency work order and have not had a scheduled appointment within a month of submission, please contact the Condo II office by phone: 631-736-2574 or email: officebrcondo2@optonline.net, include the unit number, work order number, date submitted, and work requested.

Condo II will then follow up with maintenance and inform the homeowner of the status.

If you work, and have a specific date or time when you will be available to allow maintenance to access your home if needed, please note this information on the front of the work order before submitting.

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 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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CONDO II BOARD of MANAGERS

FIRE PITs / TIKI TORCHES

It is important to know that No Fire Pit, whether propane or wood, is permitted within 10 feet of any structure or common area in the Blue Ridge Community. This requirement comes from the Insurance company.

Any resident found to be using a fire pit will be fined. The same applies for any open fire Tiki Torches in or around the units.

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 selling 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.

Compost & Wood Chips

The Town of Brookhaven Holtsville Ecology Site offers free compost and wood chips. Residents' leaves are recycled into leaf compost, turning a waste product into a useful gardening additive. Bring your own buckets and a shovel. There is a 4 garbage can limit for leaf compost and wood chips.

Hours of operation

The Center is open 8 a.m. to 4 p.m., seven days a week. Subject to closure or change of hours at the Town's discretion. Additionally, residents can dispose of their recyclables (cardboard, paper, glass plastic, and aluminum cans) at our facility.

Please keep dumpster side doors closed. If you notice holes where the critters have made access, or if you notice someone not placing their trash in the dumpster, please notify the Condo II office 631-736-2574 or email: officebrcondo2@optonline.net

It's up to you to help keep the Parking Plaza clean of trash and debris.

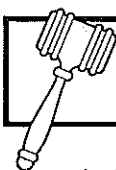
REMINDER

LARGE BULK ITEMS ARE TO BE PLACED NEXT TO THE DUMPSTERS FOLLOWED BY A CALL TO THE FRONT DESK FOR PICK UP BY THE MAINTENANCE DEPARTMENT IN THE MORNING
MONDAY THROUGH THURSDAY

631-698-8394 ext: 10

STILL SITTING ON THE FENCE ABOUT A NEW FENCE?

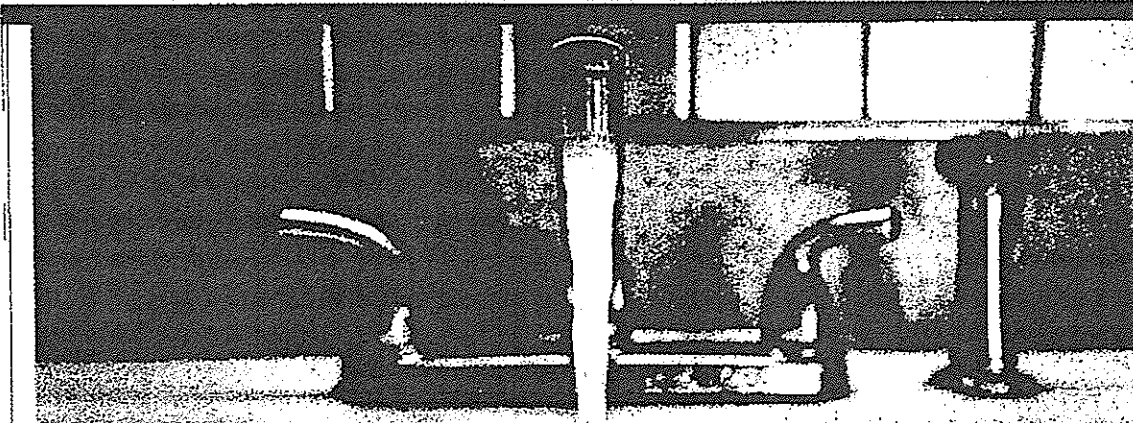
Contact the Condo II office or log onto the website for the information of vendors and forms to get started



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

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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

Total		\$118,724.36	\$55,537.36	
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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

Total		\$81,979.09	\$33,875.34	
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** CCF= 100 Cubic feet of Water

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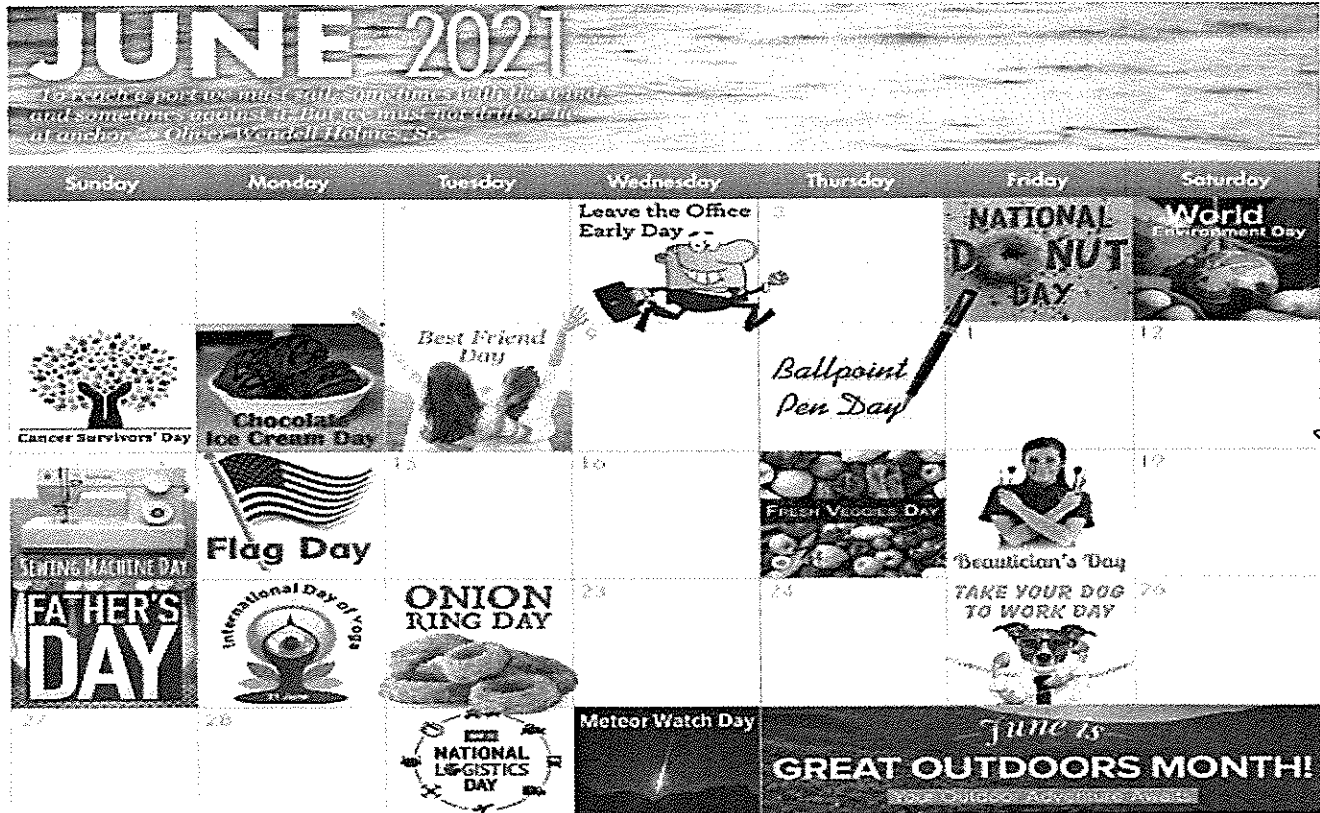
Batteries From

\$49.95

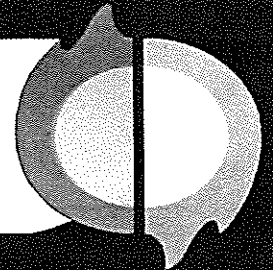
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CONDO II BOARD of MANAGERS



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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!

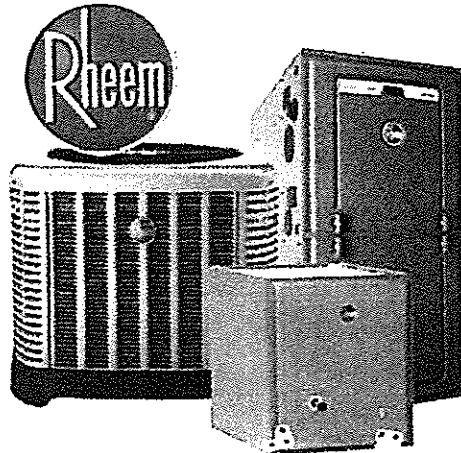
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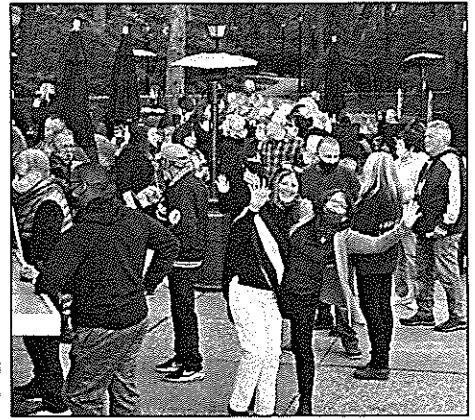
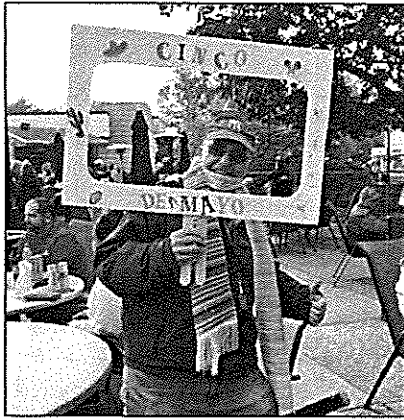
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BLUE RIDGE CLUB NEWS



MAH JONGG - CANASTA CLUB

Our annual enrollment is currently going on. We play on Thursdays from 12:30 to 4:00 pm. All residents are welcome to join, just need to be able to play Canasta or Mahjongg.. Dues are \$30.00 per year and it includes 2 simple lunches on days of our tournaments and 1 holiday lunch. If you do not play either game we can arrange for teaching sessions on Tuesdays at 12:30.

If interested, call the front desk, leave your number and someone from the club will call you back. Hope you will join us soon!



BEGINNERS YOGA CLASS



*Taught by Mallory Pagels
certified Vinyasa Yoga Instructor*

Tuesday Evenings 7pm-8pm

What you need:
Bring your own mat, water, and towel
Suggested donation.....\$5-10

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

In the 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 Lorraine Sullivan

**ATTENTION LADY GOLFERS.
THE GOLF SEASON IS UNDER WAY!
OPENING DAY WAS MAY 18TH
BUT YOU CAN STILL JOIN US.**

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 your first day.

**HOPE TO SEE ALL FORMER LEAGUE
MEMBERS AND SOME NEW GALS.**

If you would like more information please call:

Janice 865 201-475 - Lynne 516 528-9996

Lorraine 631 732-6592 - Gisele 516 361-4343



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- ☐ 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
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- ☐ RENOVATE BATHROOM COMPLETELY
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Louis Driscoll

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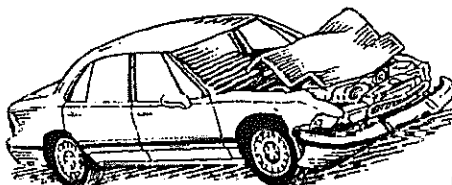
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Classifieds

Your Blue Ridge Classifieds!

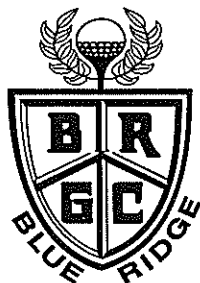
*A great way to list it, sell it,
rent it, ask for it or offer it!*

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

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



**Advertise in the
Blue Ridge Gazette**



CALL TODAY

880-7283

**We Are 100%
Hand Delivered!**

VEHICLE REQUIREMENTS WARNING

**PARKING FACILITY PATROLLED
24 HRS 7 DAYS PER WEEK**

**UNAUTHORIZED VEHICLES WILL BE REMOVED AT PROPERTY
OWNERS DIRECTION AT THE VEHICLE OWNERS EXPENSE
NORTHEAST TOWING & RECOVERY, LTD**

**\$140 IMPOUND FEE
\$25 PER DAY STORAGE
WILL BE CHARGED, PAYABLE IN CASH
PRIOR TO VEHICLE REDEMPTION
THERE WILL BE NO EXCEPTIONS**

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

PARKING RULES AND REGULATIONS

- 1) Under no circumstances will the following vehicles be allowed to park overnight in any parking plaza or upon our streets. This includes:
 - A) Buses, trucks (any type), snow plows, trailers
 - B) Motor homes, recreational vehicles, boats & boat trailers
 - C) Any vehicle with commercial plates, livery plates, or printed advertising
 - D) Any unregistered or unlicensed vehicle
- 2) Under no circumstances will any vehicle park at anytime in the following areas:
 - A) In any area where there is yellow pavement or curb markings
 - B) In two parking spots
 - C) In front of any garbage dumpster or fire hydrant
 - D) In any area designated to be a fire zone
 - E) In front of any walkway
 - F) On the grass or common property
 - G) In an area where NO PARKING signs are posted
 - H) In front of the clubhouse
 - I) At designated areas during snow season
 - J) At entrance to sewer treatment plant
 - K) On patios (motorcycles)

Washing vehicles is prohibited.

The Board of Managers reserves the right to tow away any abandoned, improperly parked, or unauthorized vehicles at the said owner's expense.

BLUE RIDGE EMERGENCY INFO

KEEP POSTED IN YOUR HOME

For residents who may be witnessing suspicious activities where a police car's response might not be necessary, please call 1-800-220-TTPS. You will be able to speak to someone, and remain anonymous with complete confidence guaranteed by the police. In a non-emergency setting, if you require a police vehicle, you may call 852-COPS. In addition, wherein a community is asking for outreach assistance, they may call P.O. Bradshaw at 854-8600 (COPE).

IMPORTANT TELEPHONE NUMBERS

Maintenance Emergency
Please Call (631) 698-3004

ALL OTHER EMERGENCIES CALL 911

Condo I.....	736-0166
Condo II	736-2574
Blue Ridge Clubhouse	698-8394 (also H.O.A.)
Outside Security Car	(631) 334-9996
Burglary or Violence (Police)	911
Medford Ambulance	924-5252
..... (Med Com) (also 911)	
Cablevision	348-6700
Greens	732-6186
Electric Emergencies.....	1-800-490-0075
Gas Emergencies.....	1-800-490-0045
Police Dept. (6th Pct.).....	(631) 854-8600

WATER SHUT-OFFS ARE TO BE SCHEDULED MONDAY

THROUGH FRIDAY ONLY!

NOTICE FOR WATER SHUT-OFF MUST BE
GIVEN 24 HOURS IN ADVANCE.
NO WATER SHUT-OFF'S ON SATURDAY,
SUNDAY OR OBSERVED HOLIDAYS.

Regarding electric fireplaces:

These units in your condo require a separate circuit due to a fire hazard. In addition NY electric code requires a separate circuit.

DUMPSTERS

Please be sure that both the side sliding doors and top covers are closed. This is a safety issue. Keep animals out of the dumpsters.

FIRE ALARMS

If your smoke alarms or heat detectors are "buzzing", "beeping", or "peeping", or if your outside bell or alarm goes off.

PLEASE CALL 911

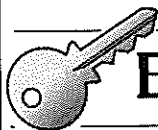
and then advise maintenance immediately, no matter what day or time this occurs.

DO NOT TOUCH OR ATTEMPT TO DISCONNECT THE WIRES!

This will automatically make you liable for the repairs and secondly, you endanger the protection of all your neighbors.

Thank you for your cooperation.

Condo I and Condo II Board of Managers



EMERGENCY KEYS

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

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

For your security, the residents' keys are in a locked metal cabinet. The key to the cabinet is also in a locked box. Only a member of the Condo Board of Managers has access.

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

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

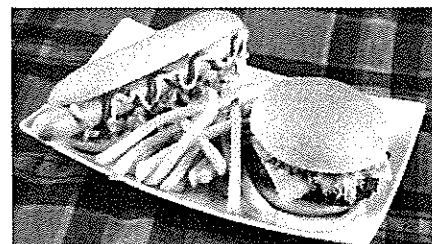
Wednesday 6:00pm until 10:00pm (beginning June 16)

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!