

**Blue Ridge**

*Gazette*



VOL XLVII NO. VII

Published by and for the Residents of Blue Ridge

JULY 2021



 **Condo I vs Condo II Golf Championship**  **SEE BACK COVER**

 **Gate Update**  
SEE PAGES 47-51

**NEW! Kids Corner**  
SEE PAGE 57

**HOA Open Budget Meeting**  
Monday, July 26th  
7:00 PM • Tiki Area

**IMPORTANT >> HOUSE RULES ENCLOSED!**  
SEE PAGES 13-21

**GAZETTE STAFF**

Editor .....Amanda Smith  
Business Manager.....Barbara Monello

**ADVERTISING MANAGER**

Email: gazetteblueridge@gmail.com

**CIRCULATION MANAGER**

Ray Miehl .....790-1107

**PROOF READER**

Bill Bernstein

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

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

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

**Gazette Subscriptions:**

**\$2.50 per month**  
**Make checks payable to:**  
**Blue Ridge H.O.A.**

**ALL ADS MUST BE PAID IN ADVANCE**

Please Note Advertising Rates:

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

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

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

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

**TROUBLE WITH DELIVERY?**

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



**SECURITY  
PHONE  
NUMBER**

**1-631-334-9996**

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

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

**DOVE PRINTING**  
GRAPHICS &

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

**Text: 631.394.0888 • Fax: 631.207.4325**

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

**DoveGraphics.com**

**FULL COLOR PRINTING**



# LETTERS TO THE EDITOR

## A STATEMENT FROM THE EDITORIAL STAFF

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

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

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



## EMPIRE ELECTRICAL CONTRACTING INC

RESIDENTIAL • COMMERCIAL

### COMPLETE ELECTRICAL SERVICE

ALTERATIONS • NEW WORK • REPAIRS  
• SERVICES • TROUBLESHOOTING

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

### SERVING ALL OF LONG ISLAND

NO JOB TOO BIG OR SMALL!

SENIORS DISCOUNT

PROMPT • RELIABLE • SERVICE

OWNER OPERATED

MICHAEL

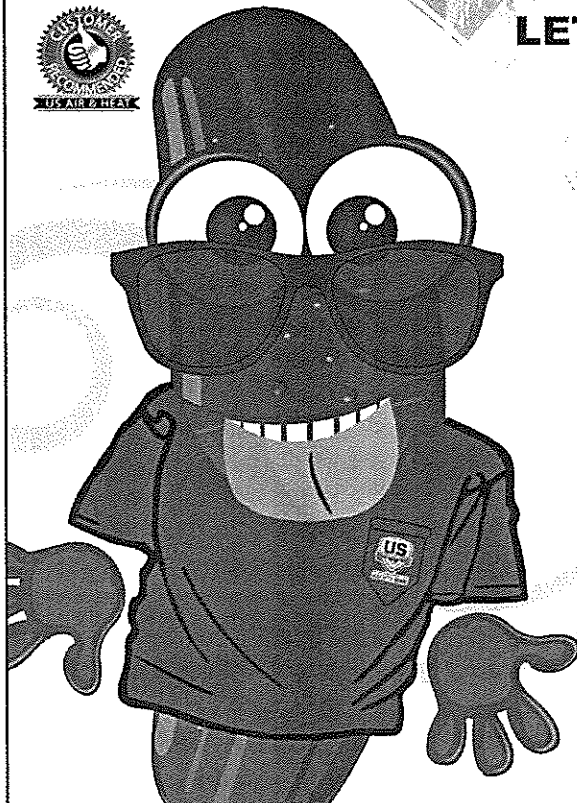
FREE ESTIMATES

LICENSED & INSURED



24 HOUR EMERGENCY SERVICE

516-779-2624



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

### \$25 OFF SERVICE CALL

OR EXTEND THE LIFE OF YOUR OLD SYSTEM WITH ONE OF OUR MAINTENANCE CONTRACTS

FOR AS LOW AS \$15.95/mo.

OFFERS CANNOT BE COMBINED.

EXP 7/15/21



www.USAirHeat.com  
631.473.0090

Call For Details

## 631-473-0090

- Same Day Service
- Zero Percent Financing
- Air Conditioning & Replacements



Licensed • Insured  
Master Electrician  
Master Plumber



# **BLUE RIDGE CAFE**

OPEN 9:00 A.M

CLOSED MONDAYS AND WEDNESDAY

631-698-7576 EXT 132

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

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

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

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



# H.O.A. BOARD of DIRECTORS

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

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

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

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



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

*Suffolk County Legislator - 7th District*

*Rob Calarco*

Dear Residents,

Summer is here, and with it brings the potential of dangerous tropical weather. Hurricane season runs from June through November with storms forming in the Atlantic Ocean. As shown by Tropical Storm Isaias' impact on Suffolk County leaving many without power for days last year, now is the time to prepare for the next big storm.

Understanding your risk during a tropical storm is an important first step being prepared. That means examining your surroundings, and knowing what could be a threat. Remember that risks include powerful winds, heavy rainfall, storm surges, coastal and inland flooding, rip currents, tornadoes and landslides. Knowing how this could impact you and your home will also help you decide how best to deal with a storm.

Make sure you have all the emergency supplies you need. Create your own plans for evacuation or sheltering in place, become familiar with your evacuation zone, the evacuation route, and shelter locations. Gather enough supplies for at least three days. Keep in mind each person's specific needs, including medication.

If you are told to evacuate, do so immediately. Emergency services are asking you to do this in order to save your life and those of your neighbors. If you are sheltering in place, go to a small, interior, windowless room or hallway on the lowest floor of your home that is not subject to flooding. Remember just 6 inches of fast-moving water can knock you down, and one foot of moving water can sweep your vehicle away.

For more information, visit [suffolkcountyny.gov/Departments/FRES](http://suffolkcountyny.gov/Departments/FRES) or call 631-852-4900. Stay safe, be ready, and know that my office is always here to assist you!

Until next month,

*~Rob Calarco*

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

***Handyman Services***

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

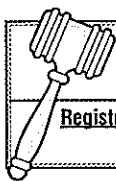
***Coram 11727***

***- Always Free Estimates -***

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

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

***ivseasons@live.com***



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## VISION & MISSION STATEMENT FOR BLUE RIDGE HOA

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

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

**Attention All Blue Ridge Residents**  
**Wifi is available in the Gym and Billiard Room**

User Name: **E987AD** Password: **41752944**

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

### REGISTRATION HOURS

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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**



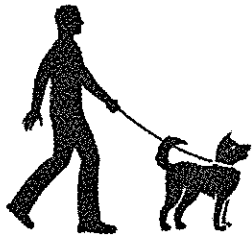
## **SERVICES PROVIDED**

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**TRANSPORTATION: DOCTORS APPOINTMENTS, AIRPORT, TRAIN**

**HOUSESITTING AND HOUSEHOLD CHORES**

**COOKING / MEAL PREP**



**FOOD DELIVERY**



**PET CARE / DOG WALKING**

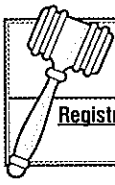
**ELDERLY COMPANIONSHIP**

**BABYSITTING**

**SHOPPING ASSISTANCE, HELPING WITH ERRANDS**

**REASONABLE PRICING  
INQUIRE FOR PARTICULAR SERVICES**





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## BLUE RIDGE HOMEOWNERS ASSOCIATION, INC. BUDGET SUMMARY REPORT Nine Months Ended April 30, 2021

	ANNUAL BUDGET		YEAR-TO-DATE			THIS MONTH		
	TOTAL	BALANCE AVAILABL	BUDGET	ACTUAL	DIFFER-ENCE	BUDGET	ACTUAL	DIFFER-ENCE
MAINTENANCE (HOA ONLY)	124,468	91,195	92,986	79,982	13,004	11,337	7,426	3,911
ADMINISTRATION	231,220	112,611	175,543	118,609	56,934	20,607	12,777	7,830
COMMUNITY BUILDING	384,337	109,461	289,344	274,876	14,468	33,273	38,084	(4,811)
POOLS	117,001	43,172	93,050	73,829	19,221	8,763	12,821	(4,058)
TENNIS	750	723	750	27	723	375	-	375
BOCCI	750	564	500	186	314	-	186	(186)
SEWER TREATMENT PLANT	307,932	120,262	231,876	187,670	44,206	25,194	25,063	131
GOLF COURSE	402,834	115,181	294,757	287,653	7,104	36,027	30,865	5,162
GENERAL EXPENSES	609,810	234,314	392,395	375,496	16,899	37,435	39,496	(2,061)
SECURITY	73,200	18,653	55,475	54,547	928	5,250	5,803	(553)
COMMUNITY ACTIVITIES ***	15,028	142	13,352	14,886	(1,534)	1,527	2,685	(1,158)
CAPITAL EXPENSES	213,000	151,737	-	61,263	(61,263)	-	4,930	(4,930)
<b>TOTAL EXPENSES</b>	<b>2,480,330</b>	<b>951,306</b>	<b>1,640,028</b>	<b>1,529,024</b>	<b>111,004</b>	<b>179,788</b>	<b>180,136</b>	<b>(348)</b>
LESS INCOME OTHER THAN COMMON CHARGES	(193,800)	(51,685)	(145,911)	(142,115)	(3,796)	(21,389)	(21,405)	16
<b>EXPENSES TO BE REIMBURSED BY COMMON CHARGES</b>	<b>2,286,530</b>	<b>899,621</b>	<b>1,494,117</b>	<b>1,386,909</b>	<b>107,208</b>	<b>158,399</b>	<b>158,731</b>	<b>(332)</b>

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

	ANNUAL BUDGET		YEAR-TO-DATE			THIS MONTH		
	TOTAL	BALANCE AVAILABL	BUDGET	ACTUAL	DIFFER-ENCE	BUDGET	ACTUAL	DIFFER-ENCE
Gazette Income	\$ 17,000	\$ 5,937	\$ 12,750	\$ 11,063	\$ 1,687	\$ 1,417	\$ 665	\$ 752
Gazette Expenses	\$ 36,287	\$ 11,392	\$ 21,176	\$ 24,895	\$ 2,881	\$ 2,879	\$ 3,212	(\$ 333)
Net Gazette Expense	\$ 19,287	\$ 5,455	\$ 15,026	\$ 13,832	\$ 1,194	\$ 1,462	\$ 2,547	(\$ 1,085)
					\$ 0			\$ 0
Bar Revenues	\$ 35,000	\$ 20,010	\$ 16,400	\$ 14,990	\$ 1,410	\$ 1,350	\$ 523	\$ 827
Bar Expenses	\$ 29,200	\$ 14,721	\$ 14,020	\$ 14,479	(\$ 459)	\$ 1,180	\$ 609	\$ 571
Net Bar Expense (Revenue)	(\$ 5,800)	(\$ 5,289)	(\$ 2,380)	(\$ 511)	(\$ 1,869)	(\$ 170)	\$ 86	(\$ 256)
					\$ 0			\$ 0
Community Events Expense, Net	\$ 6,041	\$ 4,476	\$ 3,706	\$ 1,565	\$ 2,141	\$ 735	\$ 52	\$ 683
					\$ 0			\$ 0
Party Rental Income	\$ 4,500	\$ 4,500	\$ 3,000	\$ 0	\$ 3,000	\$ 500	\$ 0	\$ 500
<b>TOTAL COMMUNITY ACTIVITIES</b>	<b>\$ 15,028</b>	<b>\$ 142</b>	<b>\$ 13,352</b>	<b>\$ 14,886</b>	<b>(\$ 1,534)</b>	<b>\$ 1,527</b>	<b>\$ 2,685</b>	<b>(\$ 1,158)</b>

Unaudited - For Internal Use Only



# Tomatoe Appliance Repair

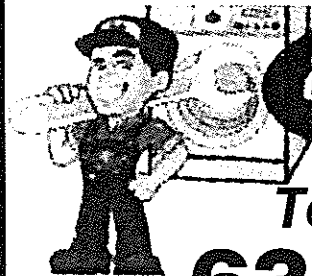
*"Others Can't Ketchup!"*

WE SPECIALIZE IN:

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

**ALL MAKES  
ALL MODELS**

**Ask about  
Installation Special**



**No Service Charge with any repair**

LIC./INS. AR237

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

*Tomatoe To Serve You Thank You*

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

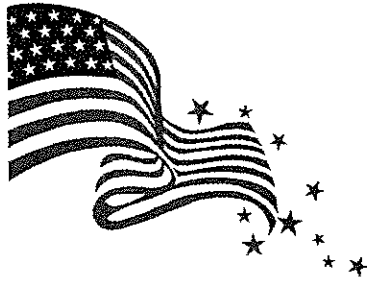
**631-737-0077 - 516-322-8063 - FAX: 631-588-2777**



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## CALENDAR OF EVENTS



# July



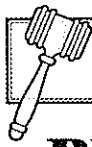
2021

Prepared by the H.O.A.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 Mah-Jongg/Canasta Club Card Room 12:30 PM	2 Aquacize 10:00 A.M.  Friday Night Social Tiki Bar 6:30-10:30 PM	3 Poolside Yoga 10:00 AM  TIKI BAR 3:00-10:30 PM
4 <b>4TH OF JULY</b> Tiki 1-8  DJ Charlie 2-7	5 Aquacize 10:00 A.M.	6 Yoga Class 7:00 PM  Knitting Club 6:30 pm	7 Aquacize 10:00 A.M.  Bocci Night	8 Mah-Jongg/Canasta Club Card Room 12:30 PM  Bocci Night	9 Aquacize 10:00 A.M.  Friday Night Social Tiki Bar 6:30-10:30 PM	10 Poolside Yoga 10:00 AM  TIKI BAR
11  TIKI BAR 1:00 – 8:00 PM	12 Aquacize 10:00 A.M.  <b>CONDO II MEETING</b>	13 Yoga Class 7:00 PM Knitting Club 6:30 pm Closed HOA Meeting 7PM <b>GAZETTE DEADLINE</b>	14 Aquacize 10:00 A.M.  Bocci Night	15 Mah-Jongg/Canasta Club Card Room 12:30 PM  Bocci Night	16 Aquacize 10:00 A.M.  Friday Night Social Tiki Bar 6:30-10:30 PM	17 Poolside Yoga 10:00 AM  TIKI BAR 3:00-10:30 PM  Greens Tournament 12-3
18  TIKI BAR 1:00-8:00 PM	19 Aquacize 10:00 A.M.  BOM CONDO II 7:00 PM  Book Club	20 Yoga Class 7:00 PM  Knitting Club 6:30 pm	21 Aquacize 10:00 A.M.  Bocci Night	22 Mah-Jongg/Canasta Club Card Room 12:30 PM  Bocci Night	23 Aquacize 10:00 A.M.  Friday Night Social Tiki Bar 6:30-10:30 PM	24 Poolside Yoga 10:00 AM  TIKI BAR 3:00 – 10:30PM
25  TIKI BAR 1:00-8:00 PM	26 Aquacize 10:00 A.M.  HOA OPEN BUDGET MEETING 7PM TIKI BAR AREA  <b>CONDO II MEETING</b>	27 Yoga Class 7:00 PM  Knitting Club 6:30 pm	28 Aquacize 10:00 A.M.  Bocci Night	29 Mah-Jongg/Canasta Club Card Room 12:30 PM  Bocci Night	30 Aquacize 10:00 A.M.  Friday Night Social Tiki Bar 6:30-10:30 PM	31 Poolside Yoga 10:00 AM  TIKI BAR  3:00-10:30 PM

# WEAR WHITE NIGHT





# H.O.A. BOARD of DIRECTORS

**Blue Ridge  
Homeowners  
Association, Inc.**



899 Golf Lane  
Medford, New York 11763  
Tel. (631) 698-8394  
Fax (631) 698-8376

## The Blue Ridge Homeowners Association Inc.

### House Rules and Regulations

These Rules and Regulations have been promulgated by your Board of Directors for the health, safety and enjoyment of all residents and their guests.

It is intended to preserve and enhance the quality of life and make Blue Ridge a pleasant community in which to live.

#### WELCOME TO BLUE RIDGE HOMEOWNERS' ASSOCIATION INC.

The following is a list of important telephone numbers you will need to familiarize yourself.

Clubhouse	H.O.A.	631-698-8394	Sunday – Tuesday	7:00 am –10:00 pm
			Wednesday-Saturday	7:00 am-11:00 pm
	Fax	631-698-8376		
Office	HOA	631 698 8394	Monday Friday	7:00 am 3:00 pm

To report a smoke alarm or fire alarm sounding or for an actual fire emergency **CALL 911.**

The **Blue Ridge Gazette** is published each month and delivered to your door by resident volunteers. Please read it as it contains essential and interesting information about Blue Ridge.

For any additional information please call the Clubhouse from 8am – 4:00pm and you will be directed to the appropriate person.



# H.O.A. BOARD of DIRECTORS

## SCHEDULE OF FEES

Type of Fee	Amount of Fee
Guest Passes	\$5.00
No charge for guests under 5 years of age	
Lost ID card Replacement	\$5.00
Renter Deposit (Refundable)	\$75.00 (Adult) \$25.00 (Minor)
Returned Check Fee	\$20.00
Non-Resident Care Givers – Yearly	\$75.00
Resident Care Givers – Seasonal	\$50.00 (1 per child (5-16))

## GUEST PASS USAGE

Facility	Weekdays	Weekends & Holidays
Golf	\$10.00	\$15.00
Tennis/Pickle ball	\$3.00	\$5.00
Indoor & outdoor pools	\$3.00	\$5.00
Gym	\$3.00	\$5.00

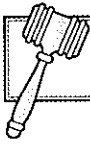
**Note:** Single occupant residents are permitted to have (1) one free guest daily. The guest must be accompanied by the resident.

### Complimentary Guest Passes

Effective May 31<sup>st</sup>, 2021 all units will be eligible to pick up their complimentary Guest Pass issued by the HOA, which is effective from, June 1 to May 31, 2022. You must have an updated ID card to pick up your pass.

**Note:** Units which have had their privileges suspended or revoked are not eligible for this Pass until the matter causing the suspension or revocation is resolved.





# H.O.A. BOARD of DIRECTORS

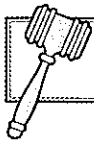
## Clubhouse Rules and Regulations

All residents must sign in and leave their ID card at the reception desk to utilize any of the activities.

1. All guests must be marked off the resident's guest pass and always remain with the resident.
2. **Smoking is prohibited** in all areas of the clubhouse.
3. Alcoholic beverages are **not permitted** in clubhouse except at HOA approved events.
4. Acceptable attire is required at all times. Bathing suits must be covered up and bare feet are not allowed.
5. NO lock of any kind can remain overnight on men's or women's lockers.
6. NO unsanctioned activities or usage for business purposes will be permitted in or about any HOA facility or any activity the HOA deems inappropriate.
7. For outdoor social events, tables may not be reserved by towels or upturned chairs. One person, per table, must remain at the desired table until the start of the party. There will be no exceptions. Resident and guests should follow masking and social distance guidelines according to N.Y.S.
8. No metal spiked golf shoes are to be worn in the building.
9. No person under the age of 14 is permitted to use any of the amenities without parent or guardian supervision.
10. Persons between the ages of 14 and 17 may have a guest only at the discretion of the HOA Desk Monitor.
11. Persons using foul language or displaying rude behavior will be escorted from the facility.

## Gym Rules and Regulations

1. No person under the age of 14 will be allowed in the Gym.
2. Persons between the age of 14 to 17 must be accompanied by an adult.
3. No Street shoes in gym. Sneakers required.
4. Equipment/benches should be wiped down after each use with antiseptic wipes provided.
5. Please only use equipment you are familiar with and know how to use.
6. USE OF EQUIPMENT IS AT YOUR OWN RISK.



# H.O.A. BOARD of DIRECTORS

## INDOOR AND OUTDOOR POOL RULES & REGULATIONS

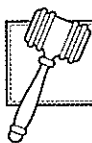
### **SWIM AT YOUR OWN RISK!**

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 cleansing shower before entering either the indoor or outdoor pool in accordance with Suffolk County Board of Health.
2. Each resident must present a valid ID card and guest pass as required. The pool monitors or the person at the front desk are required to keep your ID card and guest pass while you use the pool. Residents check in at poolside Resident with a guest check in at front desk.
3. Bracelets must be worn on wrist by all residents and guests.
4. Residents requiring use of alternate, more accessible entrance must check in with pool monitors to gain entry through lower gate.
5. Swimmers must wear swimsuits or protective U.V. clothing. Shorts and shirts are prohibited.
6. Aqua shoes are prohibited in all pools.
7. No street shoes allowed on indoor pool deck.
8. Suitable pool devices, i.e., water wings, approved swimmies and life jackets, floating tubes, clear raft or mesh bottom, snorkels, soft plastic balls, noodles, aqua joggers, kick boards are allowed. No weighted devices allowed. Do not leave any suitable devices in the pool upon leaving.
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 Oasis Bar Area.
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. Lounge chairs are not to be removed from pool area or reserved. Residents using the outdoor pool may bring their own lounges, chairs, and umbrellas, but must remove them upon leaving.
16. Dressing room and lockers are provided, Rest rooms are to be used in locker room area only!
17. The ratio of children to parent/obligated adult (16 or over) will be no greater than 3 to 1.
18. 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 be always in the company of an adult.
19. Swim diapers must be worn by adult bathers who are incontinent, lack toilet training or are otherwise lacking voluntary control of excreting functions.
20. Pollution of swimming pools is prohibited. Urinating, discharge of fecal matter, expectoration or blowing nose in any swimming pool is prohibited.
21. Children under 16 years of age must be accompanied by a parent/obligated adult (16 or over) who is responsible for the children and their behavior.
22. No pets allowed in the pool areas.
23. Pool may only be used during hours of posted operation. Due to weather conditions and staffing issues, pool hours are subject to change.





# H.O.A. BOARD of DIRECTORS

24. Faucets, hoses, and thermometers, etc., are to be handled by Pool Monitors only.
25. The indoor pool emergency exit in the indoor pool is to be used for emergency purposes only. It can be opened only by the pool monitor on duty or authorized personnel.
26. The HOA is not responsible for any lost or stolen items.
27. The HOA authorized personnel have full authority to expel any violators of pool regulations or any person whose behavior is offensive in any way such as foul, abusive and/or excessively loud language.

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

## Hot Tub Rules and Warnings

**Use at your own risk!**

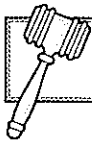
### Rules and Regulations

- Absolutely no children under 10 years allowed in the Hot Tub.
- Do not submerge your head under water.
- Temperature shall not exceed 103 degrees.
- Observe all posted rules and warnings.
- Do not exceed 15 minutes.
- Use Facility at your own risk.

### WARNINGS

Do not use the Hot Tub if you:

- Are in the first trimester of your pregnancy.
- Have Heart Disease.
- Have high or low blood pressure.
- Have Diabetes.
- Are using alcohol, anticoagulants, antihistamines, vasoconstrictors, vasodilators, stimulants, hypnotics, or tranquilizers.



# H.O.A. BOARD of DIRECTORS

## General Safety Rules

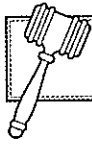
1. **No Lifeguard on Duty- Swim at your own risk!**
2. No swimming after dusk (outdoor pool) or during a storm.
3. **Never Swim Alone!** No one regardless of age or swimming ability should swim alone. Always swim with a “buddy” who is capable of providing assistance and summoning help.
4. **NON –Swimmers** must stay in shallow water. Shallow water is no more than chest deep. If the water is too deep to stand in, then using flotation 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 summersaults, flips, twists, etcetera 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 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 this brochure. If you have any questions, we will be happy to discuss them with you.



# H.O.A. BOARD of DIRECTORS

## Golf Course Rules and Regulations

1. All players must sign in individually at the Rangers office (Golf Shack) and present a valid Blue Ridge ID card and Guest Pass as required.
2. Blue Ridge Staff Member will arrange foursomes and starting order. A group will not be considered present until all members (including guests) are signed in. No more than four players are permitted in a group.
3. Player coming off the 9<sup>th</sup> green (crossovers) may continue play after two groups who have not yet played.
4. Tee-off time for guests on weekends and holidays will commence at noon unless pace of play allows Rangers to send off earlier.
5. Wood tees (no plastic) are required on all tee areas.
6. Only players are permitted on the course. No caddies are allowed.
7. No riding carts are permitted, except by rangers or greens staff.
8. All players must have a golf bag and a minimum of 5 clubs, including putter. Bags and/or carts are not permitted within 20 ft. of the Greens, Tee Boxes, or between Traps and Greens.
9. All golfers must wear collared shirts. No cut-offs, athletic shorts, tank tops, undershirts, work uniforms, halter tops or bathing Suits are permitted.
10. Soft spiked golf shoes or sneakers must be worn by all players. **Metal spikes** are not permitted.
11. Proper etiquette and dress code will be enforced at all times
12. Playing more than one ball is not permitted.
13. All Divots must be replaced.
14. Sand Traps must be raked.
15. Slow players must permit faster players to play through if the hole ahead is open.
16. Alcoholic beverages are always prohibited on the golf course!
17. Out-of-bounds areas are sidewalk and beyond and inside the sump.
18. Course may be closed at the discretion of the Golf Superintendent and/or the HOA. The course will close immediately in the event of lightning and/or thunder.
19. No rain checks will be issued for guests.
20. Blue Ridge Golf Rangers, the Superintendent and the HOA have full authority to expel players from the course for inappropriate conduct or violation of any of the rules.
21. Children under 15 years of age must be accompanied by a parent/obligated adult (16 or over) who is responsible for the children and their behavior.

## **Tennis Courts/Pickle Ball Rules and Regulations**

1. The Tennis/Pickle Ball courts will be open for use from 8:00am to 8:00 pm daily weather permitting, at the discretion of the HOA.
2. There will be no reservations for the courts.
3. All players must sign up at the front desk and present a valid ID card and leave it with the staff member. Guest passes will be marked at that time. Guest must be always accompanied by a resident.
4. Proper attire (tennis shoes, sneakers, shorts, shirts, warm-up suit) is required.
5. Spectators or non-players of any age are not permitted on the courts.
6. Blue Ridge Staff Member and the HOA have full authority to expel players from courts for inappropriate conduct or violation of any of the rules.

## **HOA Smoking Policy**

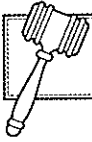
In accordance with NY State Regulations Smoking is prohibited inside the clubhouse and within fifty feet of the exterior of the building. Further, Suffolk County Legislation prohibits, smoking in all indoor and outdoor common areas of multiple dwellings.

There will be two designated smoking areas:

1. By the bench located at the northeast corner of the clubhouse.
2. By the Tennis Courts located at the southeast corner of the clubhouse.

### **Violations:**

1. An incident report shall be written up for anyone found smoking inside the nonsmoking areas.
2. A letter of warning shall be sent by the HOA Board advising of the violation after the first incident outlining future consequences.
3. A subsequent incident will elicit a loss of privileges for one week including all sports play.
4. A further offense will elicit a loss of privileges for one month including all sports play.



# **H.O.A. BOARD of DIRECTORS**

## **HOA Dog Walking Policy**

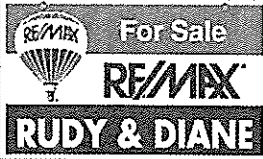
1. Dogs are not permitted to be walked on HOA property! Including the upper deck (except service dog with proper documentation)
2. There will be a \$50 fine for anyone whose dog defecates on HOA property.

## **Club House Snow Closing Policy**

- A
1. Closure - Any Town, County, or State Declared Snow Emergency
  2. Delayed Opening /Closure – snow accumulation of 2 inches or more, roads and walkways not cleared – Property Manager’s discretion in conjunction with HOA President.
  3. Midday Closure – snow accumulation of 2 inches or more, roads and walkways not cleared – Property Managers discretion in conjunction with HOA President.

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# 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,  
Gate Committee
- Valerie Cafarelli ..... Secretary .....Work Orders, Insurance, Roofing Report,  
..... Fire Alarms, Administrative, ACCI, Gate Comm.
- Brian Lamberson .....Manager .....Landscaping, Trees, Snow Removal
- Joe Nischo .....Manager .....Paving, Cement, Gutters, Walkway Signs
- Constance Garone.....Manager .....Gazette, Rules & Regulations
- Fred Webber..... Consultant.....Trees
- Richard Hansen..... Consultant
- Ronald Porcelli..... Consultant
- Mary Desjeunes..... Consultant.....Roofing Report, Gazette
- Kathleen Hansen ..... Volunteer
- Ellen Becker Gelfand..... Volunteer

## MESSAGE FROM THE PRESIDENT

Hi All,

It was great to see so many residents attend the open meeting on that hot, humid Saturday. We had a lot of information to talk about since the Condo 1 Board was busy over the winter and spring with many projects. The minutes from the meeting will be made available on the Blue Ridge website.

As we prepare for next year's budget, which begins August 1st, we plan to have another open meeting to review the results. Information will be posted and we will have a phone blast to notify you of the date, time and place.

By the time this is published, I hope the new walkway signs are installed, or at least ready for installation. This will be an important addition to our grounds that will improve locating units for our emergency workers, visitors, vendors, and deliveries.

We all look forward to a great summer. Hope to see you around the clubhouse.

Robin D'Alessandro

President



# 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](mailto: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](mailto: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



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- LEAKS IN KITCHEN & BATHROOM FAUCETS
- REPLACE WINDOWS
- LEAKING OR NON SIPHONING TOILETS
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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
- NEW HOSES FOR WASHING MACHINE
- BATHROOM OR KITCHEN FANS NEED REPLACEMENT
- NEW OUTSIDE LIGHT WITH A SENSOR
- CUT OUT AND STOWAWAY STAIRS FOR ATTIC ACCESS
- KITCHEN APPLIANCES REPLACED
- MAIL BOXES REPLACED
- GATES ADJUSTED AND REPAIRED OR REPLACED
- CHANDELIERS, LIGHT TRACKS & FIXTURES INSTALLED
- REPLACE KITCHEN DRAWERS
- INSTALL WOOD FLOOR
- RENOVATE BATHROOM COMPLETELY
- OTHER ISSUES

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# 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. **The deadline for submitting resumes is August 16, 2021.**



# CONDO I BOARD of MANAGERS

## ~ Important Information ~

### ◆ COMMON CHARGES

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

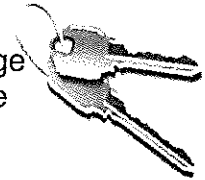
### ◆ FEES/FINES



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

### ◆ KEYS

It is imperative that the Condo I 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

**1 2 3 4**

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

### ◆ 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, wipes 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. Should this happen, there is the danger of irreparable damage to the equipment. This is our greatest danger because **IF THE SEWER TREATMENT PLANT CANNOT OPERATE, WE WILL NOT BE ABLE TO STAY HERE.** This is a serious situation that you can help 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. If you are identified as an offender, at a minimum, you will be responsible to pay a \$250 fine. Do not confront an offender. If you can safely photograph them, submit it to Condo I on an Incident Report. Please include date, time and location of the offense. Your identity will be kept confidential.

**PLEASE PICK UP  
AFTER YOUR DOG.  
We're all in this  
community together.  
*Be a respectful  
neighbor!***



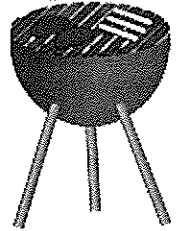


# CONDO I BOARD of MANAGERS

## ◆ COMMON AREAS

All permanent or semi-permanent personal items must be removed from the common areas adjoining your patio as soon as possible. This includes barbeques, storage boxes, patio furniture and/or any other personal items 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 those items. 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 and 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 lots. Rodents have become a problem as a result of this carelessness. Be a good neighbor and do the right thing.



## ◆ SMOKING in your UNIT

As many of us are spending more time in our homes now, smoking in your unit is causing smoke to filter into your neighbors units. Since the weather is nice, please make an effort to smoke on your patio.

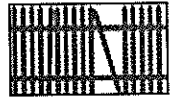
## ◆ APPLIANCE DISPOSAL

Condo I follows 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. This has been the law for many years and offenders will be severely penalized.

## ◆ 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 & 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.
- To report an outage on a street or parking plaza light, please refer to the number on the pole when making out the work order. For walkway lights, a nearby address will suffice.

**\$400 FENCING REBATE IS STILL BEING OFFERED!**



Condo I has put a moratorium on repairs for wooden fencing, but is still offering a rebate for the purchase of your choice of vinyl fencing.

**Call Condo I for more information!**

### CONSERVE WATER ◆ LIMIT USE

Condo I invoices are up over 20%. Help us keep costs under control. *Please:*

- ◆ Limit laundry
- ◆ Take shorter showers
- ◆ Curb use of outside garden hose



### BE AWARE OF HOMEOWNER REPAIR COST RESPONSIBILITIES

Make yourself familiar for what costs each homeowner is responsible such as:

- ◆ Plumbing & Electrical issues
- ◆ Fire/Smoke & CO2 Alarms



**Landscapers are NOT required to cut grass that is in your patio area.**

They are not required to tend to your flowers. They are only required to enter your patio area for blowing.





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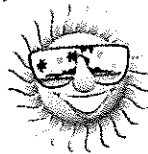
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- \* Emergency next day installs



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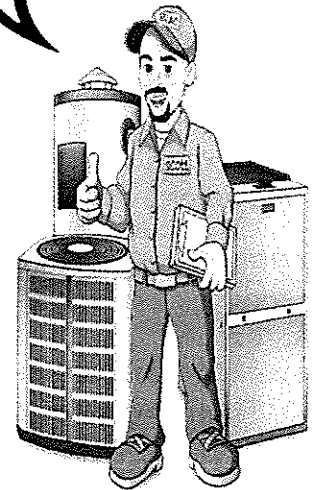
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Exp. 8/31/21

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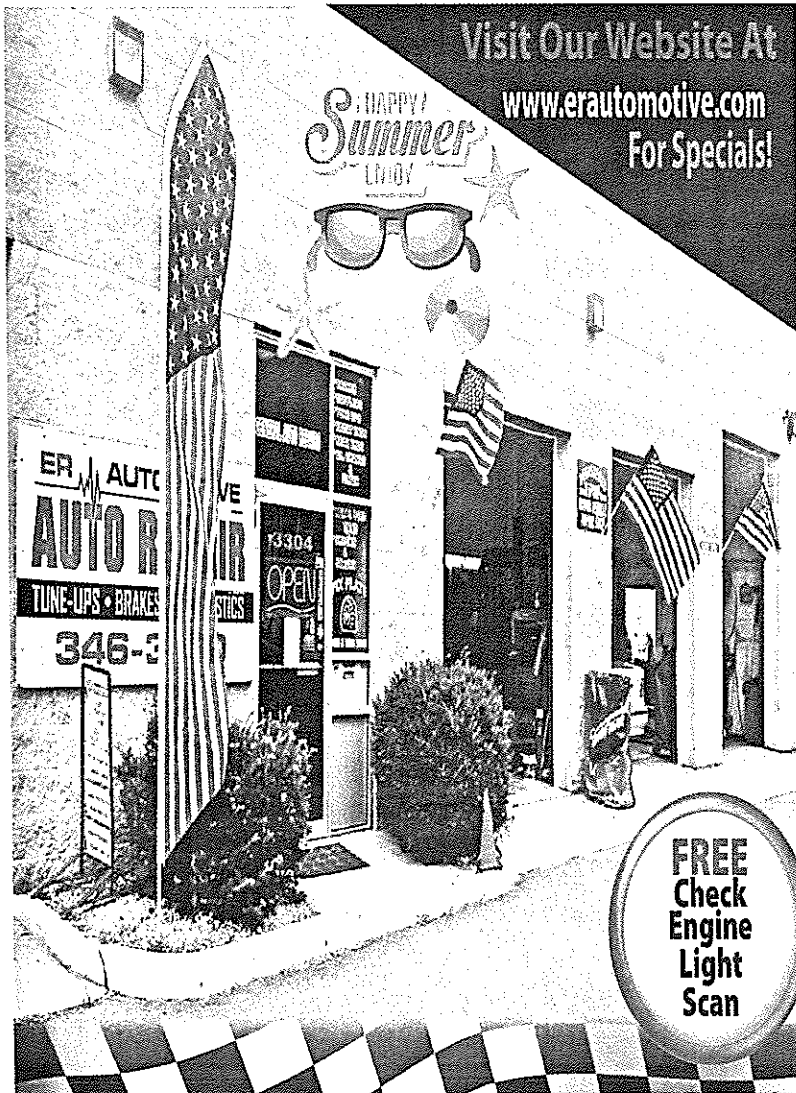
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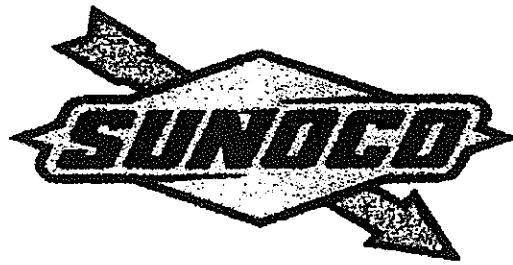


# CONDO I BOARD of MANAGERS

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

## CONDO I May 2021 Monthly Budget

Category	Total Budget	Balance	5/2021 Expense	YTD Balance
Accounting	\$8,000.00	\$2,825.00	\$625.00	\$2,200.00
Alarm System	\$20,000.00	\$3,593.32	\$0.00	\$3,593.32
Capital Improvement	\$10,000.00	\$10,000.00	\$2,172.50	\$7,827.50
Concrete	\$9,000.00	(\$3,340.69)	\$0.00	(\$3,340.69)
Data Processing	\$2,000.00	(\$729.83)	\$393.66	(\$1,123.49)
Electric	\$22,000.00	\$4,266.50	\$2,020.44	\$2,246.06
HOA CC/CAP	\$1,192,574.88	\$296,236.19	\$99,383.03	\$196,853.16
HOA Maint/Contr	\$200,000.00	\$44,557.01	\$17,291.67	\$27,265.34
HOA Material Cost	\$30,000.00	(\$1,241.55)	\$1,958.82	(\$3,200.37)
Hydrants	\$5,000.00	\$430.47	\$0.00	\$430.47
Insurance	\$357,500.00	\$155,262.44	\$107,284.83	\$47,977.61
Insurance Ded Res.	\$25,000.00	\$24,783.84	\$0.00	\$24,783.84
Landscaping	\$113,000.00	\$7,767.90	\$10,862.50	(\$3,094.60)
Legal	\$14,000.00	\$8,298.99	\$215.00	\$8,083.99
Office	\$12,000.00	\$3,577.29	\$332.48	\$3,244.81
Outside Contractors	\$30,000.00	(\$11,310.95)	\$1,896.28	(\$13,207.23)
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	\$24,836.26	\$8,184.86	\$16,651.40
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	\$6,564.62	\$1,303.51	\$5,261.11
Refuse	\$59,000.00	\$9,357.23	\$5,865.75	\$3,491.48
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	(\$25,623.00)	\$20,000.00	(\$45,623.00)
Salary Wages	\$29,000.00	\$5,358.05	\$3,565.66	\$1,792.39
Snow Removal	\$25,000.00	(\$24,535.45)	\$0.00	(\$24,535.45)
Sprinklers	\$25,000.00	(\$5,688.28)	\$1,737.87	(\$7,426.15)
State & Fed Taxes	\$2,500.00	\$1,309.15	\$0.00	\$1,309.15
Telephone/Cable	\$2,700.00	\$559.78	\$280.70	\$279.08
Walkway Lights	\$12,000.00	\$3,303.94	\$0.00	\$3,303.94
Water	\$56,800.00	\$10,115.25	\$0.00	\$10,115.25
<b>Total</b>	<b>\$2,679,074.88</b>	<b>\$638,322.04</b>	<b>\$285,374.56</b>	<b>\$352,947.48</b>



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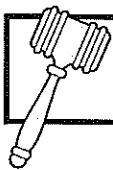
• Drain & Fill Radiator w/ Up to 1 Gal. Antifreeze  
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# CONDO I BOARD of MANAGERS



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

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

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

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

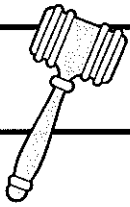
Blue Ridge Condo I will continue to bring the latest tools and practices to the community association industry and affiliated professionals. HomeWiseDocs.com simplifies the process of obtaining the association information that you require. Please share this important notice with those parties that regularly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

### Blue Ridge Condo I

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

### HomeWiseDocs.com

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



# JOINT CONDO I & CONDO II BOARD of MANAGERS

## REQUIREMENT FROM OUR INSURANCE COMPANY

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

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

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

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

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

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

### Jeannette Dreydoppel

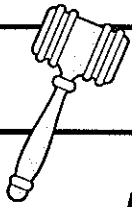
Senior Account Advisor - Ext 655

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

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



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# JOINT CONDO I & CONDO II BOARD of MANAGERS

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

**WORK PROPOSAL / WORK ORDER**

Date:

**Contractor / Subcontractor:**

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

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

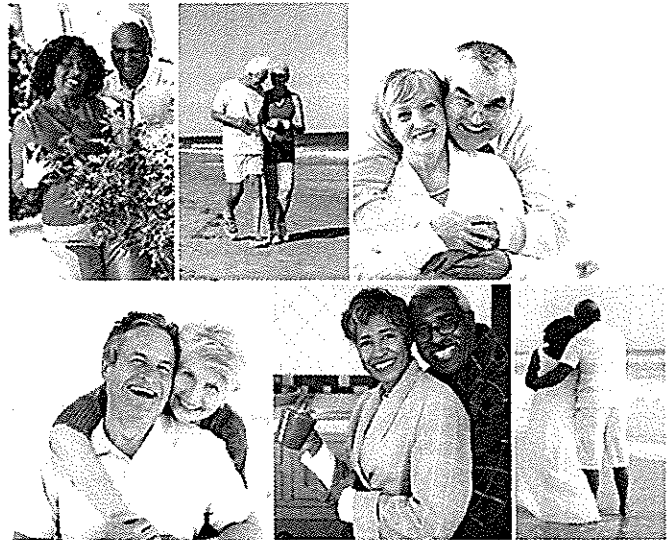
# Reverse Mortgage (HECM) Information Sheet

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.

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# CONDO II BOARD of MANAGERS

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

## BOARD OF MANAGERS ASSIGNMENTS

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

## LETTER FROM CONDO II PRESIDENT

*“Those who expect to reap the blessings of freedom, must, like men, undergo the fatigue of supporting it.” ~ Thomas Paine*

As we enter into the month of July, our Nations Birthday, let us take the time to remember, and recognize all our forefathers sacrificed, endured, and strived for, while laying the foundations towards making America the greatest of countries on earth today. They had taken on the struggles of creating a place of independence from tyranny and oppression. It was not one singular person, not one idea, but a culmination of many, united in a belief that there could be a better life from what was.

The Condo II Board, as it stands, is not a single person, it is but many, with a single vision. A group of volunteers with the vision of creating a community of unity, and pride, where an ease of living abounds. We have, as our forefathers had, the belief that life can be better for all. When the necessary efforts are made toward changes needed to improve the quality of life, this vision becomes a reality. It is a challenge, yes, but there is nothing worth having, or appreciated more than that which one has struggled for. Your Condo II Board has been diligent in this vision, the members have been hearing the concerns of the residents, and will continue to do so.

Let us all celebrate together, not only the independence of our nation, but the independence from the way it was, into what it can, here at Blue Ridge. Thank you for letting this Standing Board be your voice, for allowing us the privilege to represent you, and stand united with you in creating a brighter future.

Regards,

Ken Groshans, *President*

*And the Standing Condo II Board of Managers*

## CONDO II ELECTIONS

There are four seats opening up on the Condo II Board. Elections will be held in Saturday, September 11, 2021  
Any homeowner wishing to run for a seat must have their name noted on the deed of ownership, and be in good standing (no outstanding common charges, and no open legal issues with the community)  
may submit their resume to the Condo office.

**DEADLINE FOR SUBMISSION IS AUGUST 16, 2021**

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📍 255 Executive Dr, Plainview NY

✉ sheila@suffalkexperts.com

🌐 nassouandsuffolk.com

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





# CONDO II BOARD of MANAGERS

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

	a	b	c = a - b
	Approved Budget 2020-21	Actual Collected & Spent to Date	Remaining Balance
<b>REVENUE</b>			
CONDO II COMMON CHARGES	\$ 1,255,000	\$ 1,018,932	\$ 236,068
HOA COMMON CHARGES	1,092,000	910,278	181,722
LESS: NON-PAYING UNITS (5)	(20,000)	-	(20,000)
SPECIAL ASSESSMENT INCOME	-	71,538	(71,538)
OTHER INCOME	28,000	56,838	(28,838)
NET RENTAL INCOME	-	17,051	(17,051)
<b>TOTAL REVENUE</b>	<b>\$ 2,355,000</b>	<b>\$ 2,074,637</b>	<b>\$ 280,363</b>
<b>EXPENSES</b>			
HOA COMMON CHARGES	1,092,000	910,278	181,722
LESS: NON-PAYING UNITS (5)	(13,000)	-	(13,000)
HOA MAINTENANCE	195,000	137,672	57,328
SPECIAL ASSESSMENT EXPENSE	-	72,471	(72,471)
ARCHES	40,000	-	40,000
BEAUTIFICATION	10,000	4,084	5,916
CEMENT WORK - CURBS & SLABS	15,000	17,838	(2,838)
DRYER VENT CLEANING	5,000	-	5,000
ELECTRICAL METER PANS	5,000	-	5,000
ELECTRICAL POLES & PARKING PLAZAS	25,000	8,025	16,975
ELECTRIC GENERAL REPAIRS	10,000	-	10,000
EXTERMINATING	10,000	4,671	5,329
FENCES (INCENTIVES) & RAILINGS	15,000	11,600	3,400
FIRE ALARMS	15,000	5,212	9,788
FIRE HYDRANT TESTING	4,000	2,139	1,861
GUTTER CLEANING	6,000	5,105	895
LANDSCAPING	105,000	88,710	16,290
PAINTING	14,000	-	14,000
REFUSE	56,000	58,774	(2,774)
REPAIRS & SUPPLIES MAINT.	20,000	27,895	(7,895)
ROAD REPAIR/SPEED TABLES	20,000	-	20,000
ROOFING	73,000	100,316	(27,316)
SNOW REMOVAL	75,000	50,562	24,438
IRRIGATION	25,000	28,325	(3,325)
TREE SERVICES	8,000	13,352	(5,352)
ACCOUNTING SERVICES	6,000	4,621	1,379
BAD DEBT	15,000	-	15,000
CONSULTING SERVICES	8,000	14,850	(6,850)
ELECTRICITY	30,000	20,077	9,923
INCOME TAXES	1,000	-	1,000
INSURANCE	325,000	268,947	56,053
LEGAL SERVICES	25,000	8,796	16,204
OFFICE SUPPLIES AND EXPENSES	9,000	6,034	2,966
EQUIPMENT LEASES	4,000	3,643	357
PAYROLL AND PAYROLL TAXES	43,000	38,514	4,486
PHONE & INTERNET	3,000	3,053	(53)
SECURITY	5,000	8,339	(3,339)
SUBSCRIPTIONS	5,000	7,640	(2,640)
WATER	36,000	57,227	(21,227)
CAPITAL RESERVE ALLOCATION	10,000	-	10,000
<b>TOTAL EXPENSES</b>	<b>\$ 2,355,000</b>	<b>\$ 1,988,770</b>	<b>\$ 366,230</b>
<b>REVENUES (LESS THAN) EXPENSES</b>	<b>\$ -</b>	<b>\$ 85,867</b>	



# CONDO II BOARD of MANAGERS

## LANDSCAPING / TREE TRIMMING SHRUB TRIMMING

4-D will be trimming back the excess growth of bushes along the walkways over the next few months. Please note, the vendor may alternate grass cutting for the trimming.

If anyone has bushes growing over the walkways which are hindering pedestrian traffic, please bring it to the Condos attention to be sure this hindrance may be addressed.

Many residents have taken the time over the last few years to spruce up their areas around the unit, and some have ventured into the common area across from the unit.

Please be aware that any residents who venture into the common area to plant shrubs or flowers, it is your responsibility to maintain those plantings. The Condo is not responsible to maintain what you plant. Many homeowners have put in work orders for having bushes and plantings put in by prior residents. This is not the Condos responsibility.

LUMBERJACK tree trimming is schedule to be on site over the next few weeks addressing trees hover hanging onto roofs.

---

## IRRIGATION

The new contractor has repaired and installed new clocks, hundreds of new sprinkler heads, many damaged sprinkler lines since presenting on site in May. To date, all systems are operational. The Contractor will be on site every Friday to handle sprinkler work orders. For all Condo II residents, be sure if you are experiencing any issues to have your work order into the Condo office no later than Thursday.

The cycle for the sprinklers is set for overnight/early morning hours and alternating days at this time to conserve water. If you feel your sprinklers are not working, put a penny on the top of the sprinkler head and if after two days, the penny has not moved, bring it to the Condos attention.

---

## CEMENT

The Condo is currently interviewing cement contractors.

Labor, and material costs are out of control, and we still have a number of areas to address to assure the safety of our residents. The board is doing everything possible to get the best price, and quality work.

---

## WATER USAGE

The Condo is asking all residents to conserve water usage. Please, we are all in this together.

---

## AIR CONDITIONER UNITS

Please keep all plantings and debris twelve (12) inches away from the perimeter of the outside air conditioning units. Plants that grow up against the units create problems with the performance of the AC.

Air conditioning units and the internal duct work is the responsibility of the homeowner. If you are experiencing a problem with your air flow, we recommend contacting a licensed and insured contractor to see to the issue. All HVAC should be inspected and maintained by the homeowner annually to assure proper running of the units.



# CONDO II BOARD of MANAGERS

## REGISTERED VEHICLES

The Board is in the process of designing a new registration form for ALL cars registered in our community. We will keep you updated as process is made.

## WOODEN FENCES

At this time, the board has put a moratorium on having the maintenance department build wooden fences due to the high cost of lumber.

## POWER WASHING

Please note: The fence and patio is the responsibility of the homeowner. All work orders put in for power washing is for the unit itself. This does NOT include patios or fences.

## CONDO II MEETINGS

Monday Nights July 12th, and July 26th

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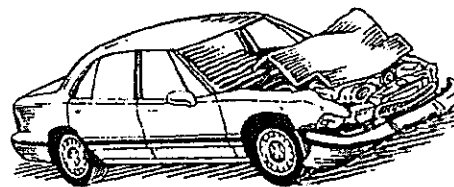
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# TRI BOARD

## *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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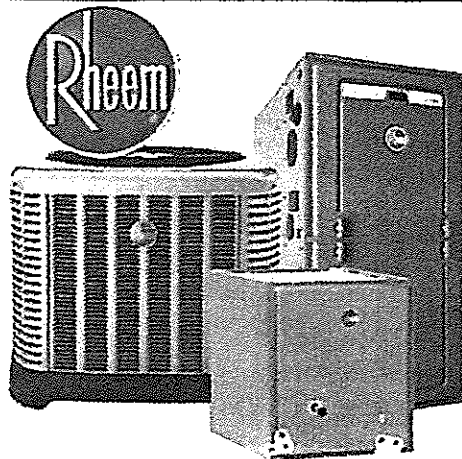
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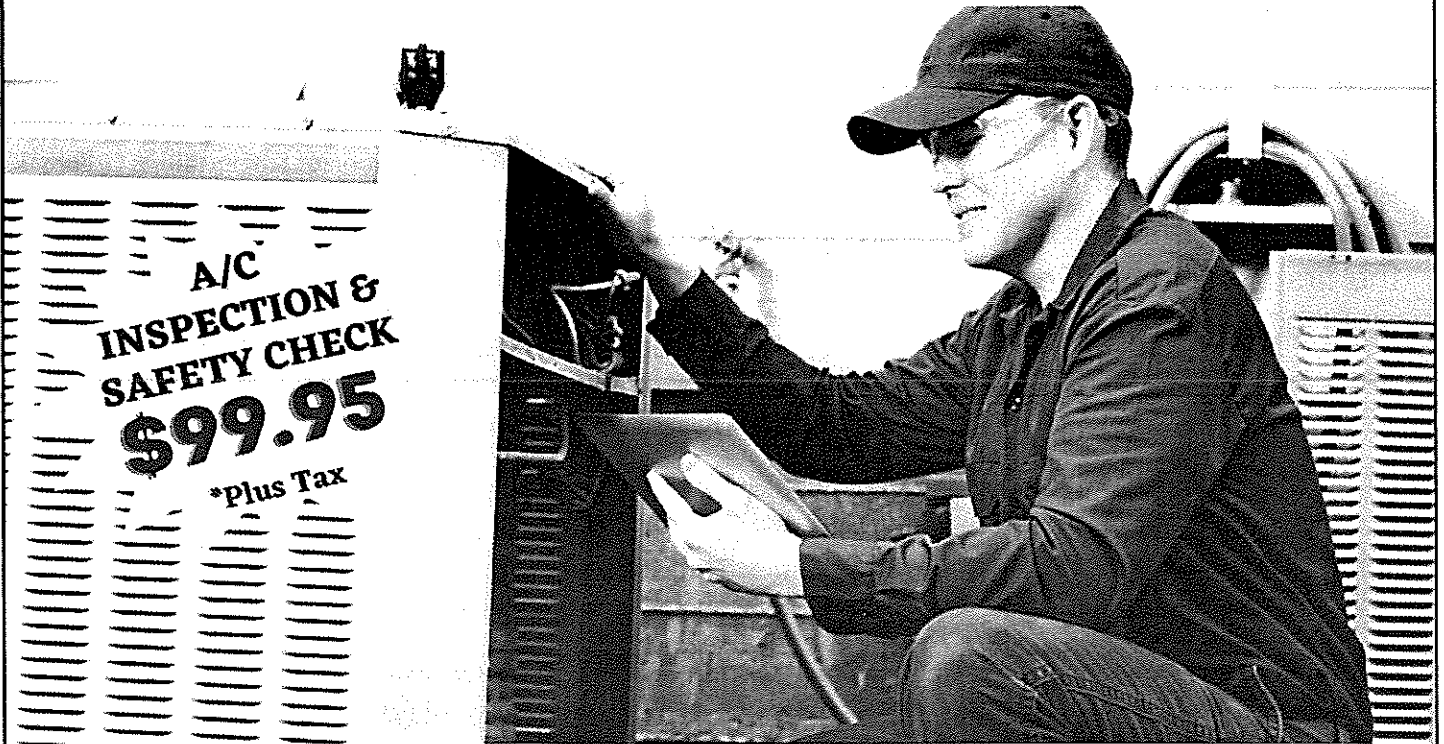
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# TRI BOARD

## Security Gates

Dear Resident,

The gate committee would like to share the information we gathered which enabled us to move forward with the Security Gate Project.

The committee sent 5 requests for proposals to 5 of the top companies on Long Island. We received proposals from 4 of these companies and interviewed 3 of them based on their proposals and costs. The committee assigned different tasks to each member to research information needed. Items included a review of the contracts, customer reviews, transportation and delivery service access, Suffolk County bus access, expediter, town permits, surveys, sub-contractors, IT, cable and Wi-Fi, electrical construction, roadway widening, island construction, fencing, possible insurance savings for condo and homeowner, legal issues and gate maintenance.

Once information was gathered and questions answered a full Tri-Board meeting was held with presentations from the 3 contractors and a final decision was voted on by the boards and a contractor chosen. The cost breakdown for the project is as follows:

Gate contractor -\$190,000 Fence Contractor - \$40,000 Expediting fee - \$7,000 Survey Fee - \$3,000  
Engineering Site Plan - \$10,000 Condo Electrician - \$3,000 Legal Fee (contract) - \$5,000  
Town Fee - \$3,000 Contingency - \$29,000 Total Project cost \$290,000

A survey was created and sent to all 871-unit owners including the private homes that reside within our community. A criterion was determined by the committee and agreed to by all 3 Boards, that a minimum of a 66% response with a 51% positive result was necessary for the project to move forward. We received 591 surveys with 382 positive responses and 209 negative responses. The result was a 68% response with a 65% positive outcome.

The project was expected to take approximately 4-5 months to complete from the time we applied for permits to shovels in the ground and completion. We were ready to move forward but as we were discussing the project with the contractors, we were advised that costs were rising substantially due to covid and issues related to material costs, supply time lines and limited manpower. The contractors would only guarantee prices for 30 days. If permits took the estimated 2-3 months, we could not guarantee the prices as quoted. Due to these factors and the anticipated rise in common charges this year due to substantial cost increases in several areas, the committee decided to recommend to the 3 Boards that the project be postponed until December in the hope that prices will level off and hold during construction. The Boards agreed. We were equally concerned that to move forward now would put too much of a financial burden on our residents.

Please understand that we are still committed to moving the project forward but we feel that we would be fiscally irresponsible to proceed when too many factors were uncertain. As they say timing is everything and we feel the timing will be better in the late fall.

Sincerely,

The Security Gate Committee

*-Continued on next page*

# TRI BOARD

## Gate Survey Meeting Questions

### **Fencing:**

Are we fencing the entire complex? **No, not yet.**

Will fencing be taller than 4 feet? **Fencing will be 6 ft.**

Is the cost for fencing the entire complex included in the proposal. **NO.**

Are we putting gates at all entrances not just Granny Rd.? **Gates will be on Granny and Birchwood Rd. and Granny and Blue Ridge Dr.**

Are we fencing Daryl Dr. by the ball fields? **We will fix holes in the fence but no additional fencing at this time.**

If we are not fencing now, when will it be done? **Hopefully a little at a time as we get the money.**

The sections of fence along Birchwood & other areas that are not intact going to be repaired. **Yes, as we get the money.**

### **Insurance Issues:**

Who pays for damages to vehicles if gates malfunction? **If gates cause damage, we are responsible. However, if gates malfunction they will stop in the open position.**

If someone drives through gates and causes damage who pays? **The person who broke the gates is responsible.**

### **Gate System Issues:**

How do residents enter? **They will have a car tag that operates like an easy pass, that will be read by a scanner at the "Resident" entrance lane.**

How will visitors enter? **They will pull up to the stanchion, search for the resident by name or address hit the button which will automatically call one of the phone numbers provided by the resident, who will answer the phone, put in a code or if they have the app, push a button and the gate will open.**

How will emergency vehicles enter and will it delay their entry? **The vehicles have a sound system that is read by the scanner that will automatically open the gate when activated.**

How will delivery vehicles (Fed EX, Amazon, UPS.) enter? **They will have corporate codes that will be programmed in the system.**

How will school bus and taxis, food service deliveries enter? **They will enter like any other visitor. (see above)**

Will the public bus be able to enter? **Yes, if the route is continued.**

What happens if gates break down? **They will stay up until maintenance can fix the problem.**



# TRI BOARD

What happens if the system fails during the night? **It will fail in the up position and maintenance will fix in the morning.**

If system breaks down during the day, won't it cause a traffic back up? **No, because system will fail in the open position.**

What happens in a power outage? **System will revert to the open position until power comes back.**

## **Camera's:**

Will cameras video car and driver? **Yes**

How long will video be on file? **Indefinitely – archived in the cloud.**

Will front desk be able to view camera feed? **Yes**

Will camera feed be monitored at all times? **When ever anyone is at the clubhouse front desk.**

Will residents be able to view who is at the gate? **Yes, if they have the app. on their phone or other device.**

Will cameras be installed in Parking Plazas? **No**

Will cameras be installed along Blue Ridge and Birchwood to monitor walk-ins? **No, there are cameras at the gates that will capture those who walk in.**

Has anyone investigated the cost of security cameras throughout the complex? **Yes, the cost was approximately ½ million Dollars.**

## **Cost Issues:**

Will the project go through if all residents are not willing to contribute? **If the project meets the standard the committee set it will go through and all residents will be required to participate or there will be financial and other consequences.**

Will this increase common charges? **This by itself no but other issues may.**

Will payment plan be addressed on a case-by-case basis for those who may struggle? **Yes, just contact your condo office to make arrangements.**

What if people refuse to pay? **There may be a loss of privileges, a fine and a lien put on the property.**

Has money been set aside by the boards toward the project or is the full burden on the residents? **All costs incurred for any Board expense or project is paid for by the residents either via common charges or assessments.**

How much will it cost monthly to maintain the system? **About \$600 per month shared by 2 boards or approximately 70 cents per unit per month.**

Will I be billed separately for these charges? **Yes**

Can I pay with appfolio? **Yes, contact your board.**

*-Continued on next page*

# TRI BOARD

\$350 per month for the booth – is that per unit? There is no booth and the \$350 is a onetime fee per unit, not monthly or annually.

Will taxes go up? No

## **Contract and Contractor Issues:**

Who is the contractor? Majestic Systems Inc./Diamond Industries.

Did we get multiple bids? Yes, we put out 5 bids and received 4 responses.

Will contractor be required to provide a bond? A bond will increase the cost of the project.

Are payments to contractors made in stages? Yes 1/3 at contract, 1/3 at start and 1/3 at completion.

Will we need to widen the roads? Yes, Blue Ridge will require more than Birchwood.

If trees are cut down, will they be replaced? Some small bushes and small scrub trees will be affected- no large trees.

What is the time frame of the project? Once the community is notified – 6months.

How will people enter and exit during construction? As one roadway is being worked on the other will be operational.

## **Current Security Issues:**

Will this cut security at night? The HOA will make that determination after the project is complete. They hold the contract.

Will this make the security car more responsive? Yes, they will have the ability to let a resident enter if proper ID is shown. They can also have a I pad type device that will visualize anyone entering the gate.

## **Crime Statistics:**

Has anyone asked the police for a statistical analysis of crime in our community over the last 10 years? Yes, they did not respond to our request.

What about background checks on buyers and renters? The condos do not have the "Right of first Refusal."

## **Traffic Build Up and Noise:**

How will the gates avoid creating traffic backups during rush hour and holidays? No, it takes approximately 20 seconds for a car to enter.

Won't this create noise pollution especially for those living in units near the gates at night. When the gate is activated, there is no noise.

If someone is denied entrance, won't they have to backup and cause traffic tie ups? No there will be a turnaround lane.

# TRI BOARD

Won't gates slow traffic and create backup flow in and out of the complex? When your vehicle approaches the gate, a sensor is activated, and the gate will rise.

## Miscellaneous Questions:

What % of residents are delinquent in common charges? That is privileged information.

What % of units are rentals? That is privileged information.

Will landlords of multiple units pay this fee? Yes

Why can't this money be spent on updated electrical panels, sidewalk repair, roofs, painting of buildings, curbs, clean up of common areas etc. instead? The funding for this project is an assessment – the funding for these other items is paid for through the operating budget.

Are we putting an entrance on Horseblock Rd? No.

## Concerned Scenarios:

An elderly resident who is my tenant is hard of hearing and has several aides but not consistently. She will have difficulty hearing and answering the phone to allow access for the aides, her daughter and myself. How will this be addressed? There will be many ways – the condo boards will recommend options.

What if a resident who is single is hospitalized or on vacation and family members need to check on or gain entrance to the unit how will this be addressed? Each resident will be given 2 bar codes/gate sensors for access to the complex if needed.



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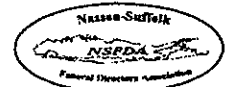
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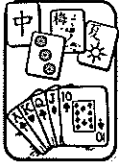
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# BLUE RIDGE CLUB NEWS



## 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!




### GENTLE BEGINNERS YOGA CLASS

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Saturday Morning - 10 AM**

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water, and towel**

*Classes are free, but a suggested  
donation of \$5 would be appreciated.*

## Join a Club! Join the Fun!

## 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!**

We had a great start to the season and to all our new members, welcome to our club. It is so good to see new faces.

Here are the winners for the last month:

May 18th One Free Mulligan - Lynne Ward low score  
May 25th Low Gross - Gisele Haug. Closest to the Pin Joyce Sachs.

June 1st Take Par on the Par 4's - Janice Pastorelli and Lynn Ward tie for low score. Closest to the Pin Janice Pastorelli.

June 8th Odd Holes Isa Baiata low score. Closest to the Pin Karen Filippone.

Be good to yourself and shake off those golf mistakes. We all make them!

"The Golf swing is like a suitcase in which we are trying to pack one too many things" John Updike.

Enjoy the golf season and look out for announcements posted on the Golf Shack.

Coming soon will be our mid season pizza party.

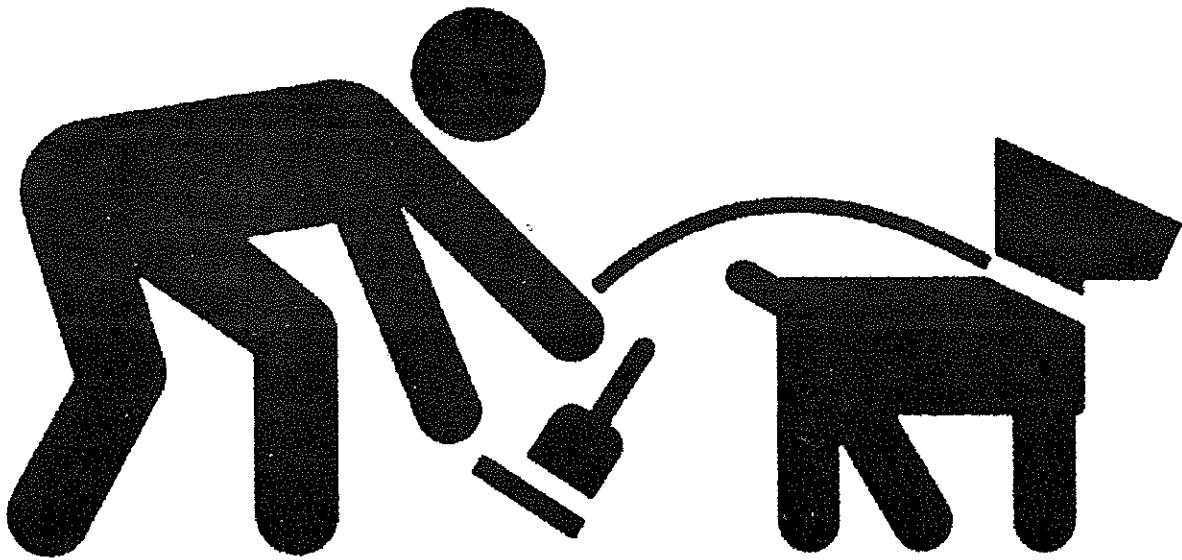
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# BLUE RIDGE CLUB NEWS

## Greens Committee News

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**Condo 2**

**McMamus-Lorey Funeral Home**

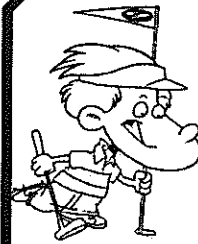
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will begin**

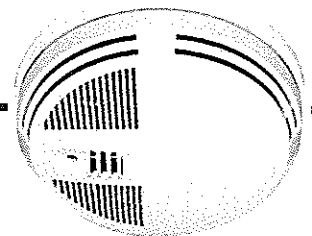
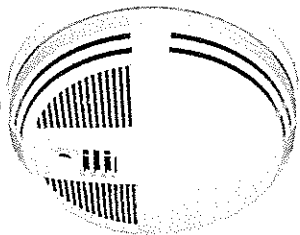


**July 7th at 5 PM to 7 PM  
each week**

**for ages 7 and up.  
Sign up at Golf Shack.**

**Any questions call  
Vinnie Monello at  
631-698-0062**

## ATTENTION



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

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

For more information, contact the Condo Offices.

## 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**

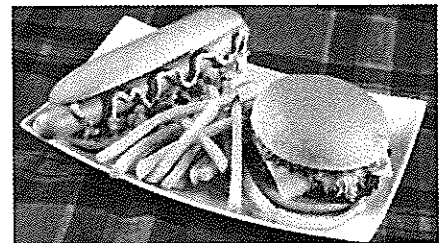
Wednesday 6:00pm until 10:00pm (beginning June 16)

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)

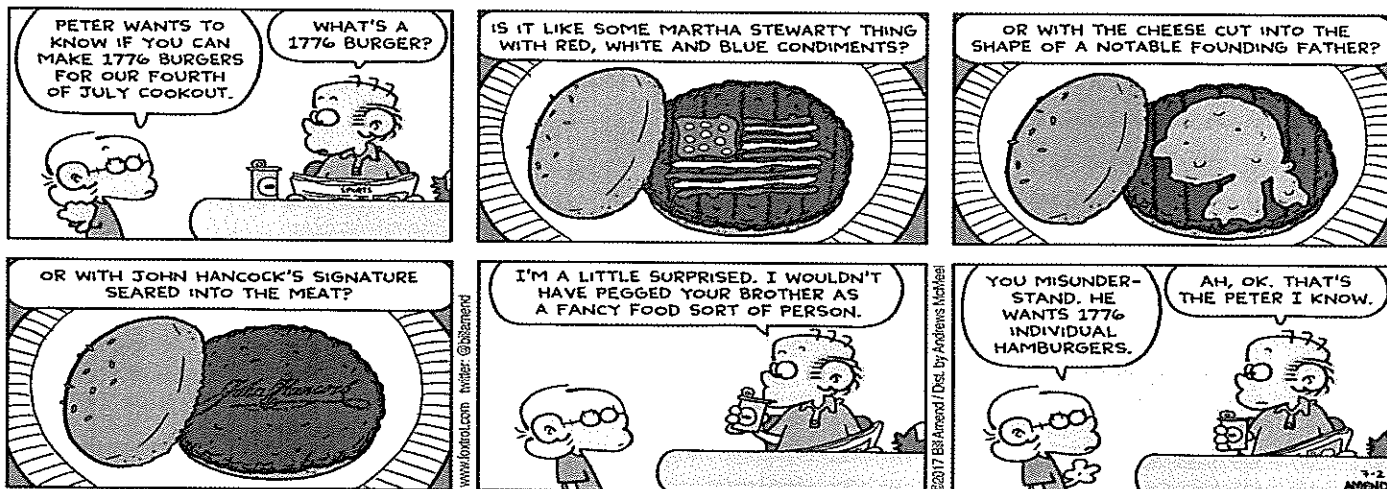
Sundays 1:00pm until 8:00pm (beginning May 30)



# Everyone is Welcome!



# KID'S CORNER



Created with TheTeachersCorner.net Word Search Maker

E T  
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 Y R R O  
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 FOURTH  
 JULY  
 PATRIOTIC  
 WHITE

ANTHEM  
 FIREWORKS  
 FREEDOM  
 LIBERTY  
 RED

BLUE  
 FLAG  
 INDEPENDENCE  
 PARADE  
 SUMMER

# Classifieds

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

## FOR SALE

**Beautiful Edgewood Unit:** 3 Bedrooms, Fireplace, Living Room and Den, Kitchen, Dining Room, Side Shed, Brick Patio with Stunning Golf Course Views. \$349,900.00 Call Scott (631) 879-3034

## 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**

**EMAIL TODAY**

**gazetteblueridge@gmail.com**

**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

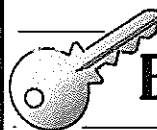
and then advise maintenance immediately, no matter what day or time this occurs.

### 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.

**CONDO I vs CONDO II**

**GOLF**

**CHAMPIONSHIP**

**SATURDAY**

**JULY 17, 2021**

*RAIN DATE: SUNDAY, JULY 18, 2021*

**OPEN TO ALL RESIDENTS**

**ALL HANDICAPS**

**9:30 AM SHOT GUN**

**FORMAT AND RULES AT 8:45 AM**

**EVERYONE PLAYS THEIR OWN**

**GAME ALL SCORES COUNT**

**PIZZA LUNCHEON**

**TIKI BAR AREA**

**FEE: \$15.00 FOR GOLFERS**

**\$10.00 FOR NON-GOLFERS**