


# Blue Ridge

# Gazette



**National Tell  
A Joke Day**  
Monday  
August 16, 2021  
*A little laughter  
goes a long way.*

VOL XLVII NO. VIII

Published by and for the Residents of Blue Ridge

AUGUST 2021

# LABOR DAY



## Monday - September 6th



### Condo I & Condo II Elections

Coming In September  
*Resume Submission Deadline  
August 16 !!*



## Greens Committee Golf Tournaments



SEE BACK COVER



# Kids Corner Fun!

SEE PAGE 48

**GAZETTE STAFF**

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

**ADVERTISING MANAGER**

Email: gazetteblueridge@gmail.com

**CIRCULATION MANAGER**

Ray Miehl .....790-1107

**PROOF READER**

Connie Garone

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

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

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

**Gazette Subscriptions:**

**\$2.50 per month**

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

**ALL ADS MUST BE PAID IN ADVANCE**

Please Note Advertising Rates:

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

**Discounts Available for 6 or 12 month contracts**

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

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

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

**TROUBLE WITH DELIVERY?**

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



**SECURITY  
PHONE  
NUMBER**

**1-631-334-9996**

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

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

**Dove GRAPHICS & PRINTING**

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

**Text: 631.394.0888 • Fax: 631.207.4325**

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

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FULL COLOR PRINTING**



# LETTERS TO THE EDITOR

## A STATEMENT FROM THE EDITORIAL STAFF

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

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

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



## EMPIRE ELECTRICAL CONTRACTING INC

RESIDENTIAL • COMMERCIAL

### COMPLETE ELECTRICAL SERVICE

ALTERATIONS • NEW WORK • REPAIRS  
• SERVICES • TROUBLESHOOTING

- ALUMINUM TO COPPER
- 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

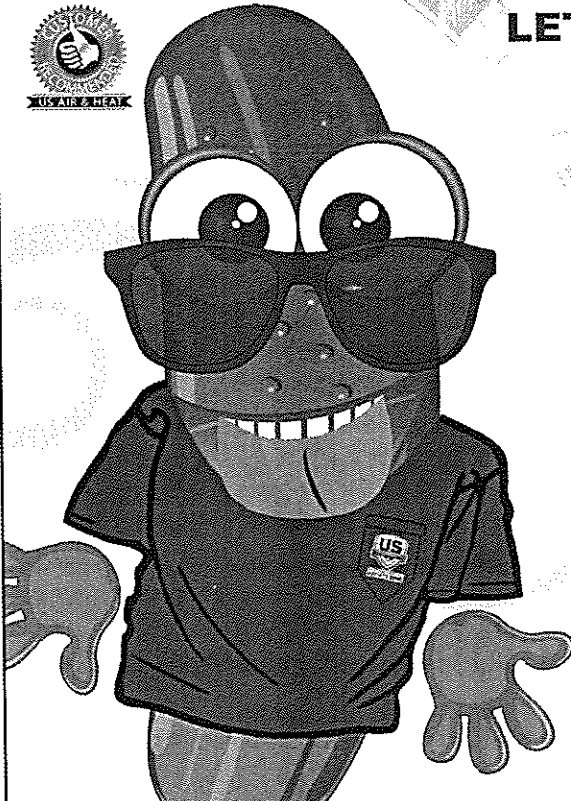
FREE ESTIMATES

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 9/15/21



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 YOUR 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 in full swing, and with COVID-19 restrictions, lifted events have returned. If you are looking to get out of the house after a year of social distancing and quarantining, there are plenty of options in our community where you can support local artists and have a good time.

The historic Patchogue Theatre is an excellent option if you are looking for music, comedy, and culture. On August 25th, the Gateway presents Disney's Newsies. Set in turn-of-the-century New York City, Newsies is the rousing tale of Jack Kelly, a charismatic newspaper carrier and leader of a band of teenaged "newsies." On September 24th, the Theatre will be hosting "The Moondogs, The White Album Live" at 8:00 PM. The Moondogs have been covering the Beatles' music for decades, and this limited-edition Beatles show has become a staple at the Patchogue Theatre over the years. To purchase tickets or donate to the Patchogue Theatre, visit [www.patchogue theatre.org](http://www.patchogue theatre.org) or call 631-207-1313.

Arts on Terry Street, hosted by the Patchogue Arts Council, is returning on September 26th. This is a collaborative effort between the arts council and Artspace Patchogue Lofts. The fair will include exhibits, sculptures in the park, street artists, chalk artists, demonstration artists in painting, ceramics, glass, live drawing, performance artists in music, body painting, poetry reading, and more. To learn more about this and other initiatives, check out their website to learn more: [www.patchoguearts.org](http://www.patchoguearts.org) or call 631-627-8686.

However you decide to enjoy yourself, I hope that you will do it safely. If there is any way my office can be of assistance, please give us a call at 631-854-1400.

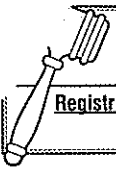
Until next month,  
*Rob Calarco*

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

**Handyman Services**  
**All Phases of**  
**Construction and Repairs**  
**Coram 11727**

**- Always Free Estimates -**  
**Lic# HI-60847 - Insured.**

**Bob Pedretti (631) 275-5782**  
**[ivseasons@live.com](mailto:ivseasons@live.com)**



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

## VISION & MISSION STATEMENT FOR BLUE RIDGE HOA

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

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

**Attention All Blue Ridge Residents**  
**Wifi is available in the Gym and Billiard Room**  
User Name: **E987AD** Password: **41752944**

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

### REGISTRATION HOURS

(At Clubhouse Front Desk)  
Monday & Tuesday  
8:00 AM – 3:30 PM  
Thursday thru Saturday  
8:00 AM – 3:30 PM  
Closed Wednesday & Sunday

### H.O.A. OFFICE HOURS

Monday thru Friday  
10:00 AM – 3:00 PM  
Closed Saturday & Sunday

### SCHEDULE OF FEES

Type of Fee	Amount of Fee
Guest Pass – \$3.00 Minimum - .....	\$3.00 - \$30.00
Guest Pass – \$30.00 Maximum	
Lost I.D. Card Replacement .....	\$4.00
Renter Deposit (Refundable) .....	\$75.00 p/person \$25.00 under 18
5 Years or older	
Registration Fee & I.D. Card.....	\$3.00 p/person
Returned Check Fee.....	\$20.00
Faxes .....	\$1.00 per page
Copies .....	\$.25 per page

**GUEST PASSES** will be sold at the Clubhouse only at the following times: **Mon. - Sun. 9 AM - 11 PM**  
After 5PM - Correct change only, please.

# ***RUSS TO THE RESCUE***

**RUSS MARSHAK**

516.316.9093

RUSTY.MARSHAK@GMAIL.COM

RUSSTOTHERESCUE

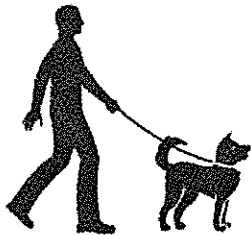


## **SERVICES PROVIDED**

TRANSPORTATION: DOCTORS APPOINTMENTS, AIRPORT, TRAIN

HOUSE SITTING AND HOUSEHOLD CHORES

COOKING / MEAL PREP



FOOD DELIVERY,



PET CARE / DOG WALKING

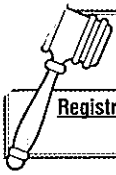
ELDERLY COMPANIONSHIP

BABYSITTING

SHOPPING ASSISTANCE, HELPING WITH ERRANDS

*REASONABLE PRICING  
INQUIRE FOR PARTICULAR SERVICES*





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## BLUE RIDGE HOMEOWNERS ASSOCIATION, INC. BUDGET SUMMARY REPORT Ten Months Ended May 31, 2021

	ANNUAL BUDGET		YEAR-TO-DATE			THIS MONTH		
	TOTAL	BALANCE AVAILABL	BUDGET	ACTUAL	DIFFER-ENCE	BUDGET	ACTUAL	DIFFER-ENCE
MAINTENANCE (HOA ONLY)	124,468	99,210	103,554	88,045	15,509	10,568	8,063	2,505
ADMINISTRATION	231,220	102,965	192,497	128,255	64,242	16,954	9,645	7,309
COMMUNITY BUILDING	384,337	76,301	314,602	308,036	6,566	25,258	33,162	(7,904)
POOLS	117,001	32,240	101,050	84,761	16,289	8,000	10,931	(2,931)
TENNIS	750	723	750	27	723	-	-	-
BOCCI	750	564	500	186	314	-	-	-
SEWER TREATMENT PLANT	307,932	109,182	258,472	198,750	59,722	26,596	11,082	15,514
GOLF COURSE	402,834	79,561	331,081	323,273	7,808	36,324	35,621	703
GENERAL EXPENSES	609,810	133,326	479,723	476,484	3,239	87,328	100,989	(13,661)
SECURITY	73,200	12,846	62,350	60,354	1,996	6,875	5,808	1,067
COMMUNITY ACTIVITIES ***	15,028	(2,097)	15,098	17,125	(2,027)	1,746	2,240	(494)
CAPITAL EXPENSES	213,000	131,294	-	81,706	(81,706)	-	20,443	(20,443)
<b>TOTAL EXPENSES</b>	<b>2,480,330</b>	<b>713,328</b>	<b>1,859,677</b>	<b>1,767,002</b>	<b>92,675</b>	<b>219,649</b>	<b>237,984</b>	<b>(18,335)</b>
LESS INCOME OTHER THAN COMMON CHARGES	(193,800)	(38,654)	(159,429)	(155,146)	(4,283)	(13,518)	(13,033)	(485)
EXPENSES TO BE REIMBURSED BY COMMON CHARGES	2,286,530	674,674	1,700,248	1,611,856	88,392	206,131	224,951	(18,820)

### \*\*\* 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	\$ 3,747	\$ 14,167	\$ 13,253	\$ 914	\$ 1,417	\$ 2,190	(\$ 773)
Gazette Expenses	\$ 36,287	\$ 7,536	\$ 30,539	\$ 28,751	\$ 1,788	\$ 2,763	\$ 3,857	(\$ 1,094)
Net Gazette Expense	\$ 19,287	\$ 3,789	\$ 16,372	\$ 15,498	\$ 874	\$ 1,346	\$ 1,667	(\$ 321)
					\$ 0			\$ 0
Bar Revenues	\$ 35,000	\$ 15,904	\$ 19,400	\$ 19,096	\$ 304	\$ 3,000	\$ 4,106	(\$ 1,106)
Bar Expenses	\$ 29,200	\$ 10,532	\$ 16,520	\$ 18,668	(\$ 2,148)	\$ 2,500	\$ 4,189	(\$ 1,689)
Net Bar Expense (Revenue)	(\$ 5,800)	(\$ 5,372)	(\$ 2,880)	(\$ 428)	(\$ 2,452)	(\$ 500)	\$ 83	(\$ 583)
					\$ 0			\$ 0
Community Events Expense, Net	\$ 6,041	\$ 3,986	\$ 5,106	\$ 2,055	\$ 3,051	\$ 1,400	\$ 490	\$ 910
					\$ 0			\$ 0
Party Rental Income	\$ 4,500	\$ 4,500	\$ 3,500	\$ 0	\$ 3,500	\$ 500	\$ 0	\$ 500
<b>TOTAL COMMUNITY ACTIVITIES</b>	<b>\$ 15,028</b>	<b>(\$ 2,097)</b>	<b>\$ 15,098</b>	<b>\$ 17,125</b>	<b>(\$ 2,027)</b>	<b>\$ 1,746</b>	<b>\$ 2,240</b>	<b>(\$ 494)</b>

Unaudited - For Internal Use Only

**ENERGYWISE INC.**  
"Comfort You Can Trust"

**AIR CONDITIONING & HEATING  
Service - Installation**  
**CLEAN ENERGY SOLUTIONS FOR YOUR HOME**



Ultra Violet Germicidal Lamps reduce airborne microbes such as bacteria, viruses, mold and fungi, including COVID-19 by as much as 93%! FDA approved and CDC recommended.

**631.237.8688**

**We Offer 0% Financing**

\*Contingent on lender approval

Contact our office today for your free quote on in duct air purifiers!

[WWW.ENERGYWISEAC.COM](http://WWW.ENERGYWISEAC.COM)

**GEOHERMAL • DUCTLESS MINI SPLITS • CENTRAL AIR CONDITIONING  
BOILERS • FURNACES • ULTRAVIOLET LIGHTS • AIR PURIFICATION SYSTEMS**

# Tomatoe Appliance Repair

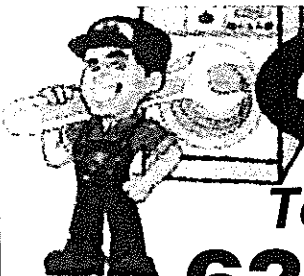
*"Others Can't Ketchup!"*

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**

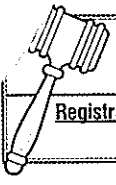
LIC./INS. AR237

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

*Tomatoe To Serve You Thank You*

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

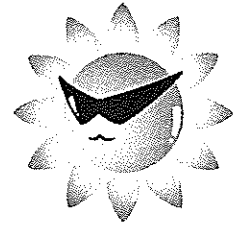
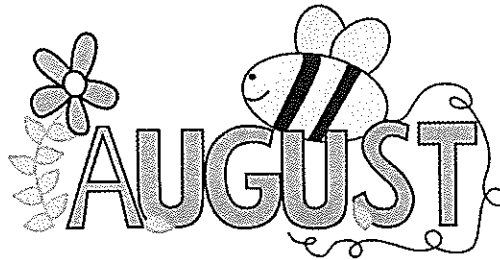
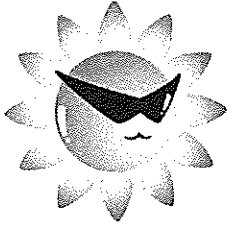
**631-737-0077 - 516-322-8063 - FAX: 631-588-2777**



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## CALENDAR OF EVENTS



2021

Prepared by the H.O.A.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1 TIKI BAR 1:00-8:00 PM	2 Aquacize 10:00 A.M	3 Yoga Class 7:00 PM  Knitting Club 6:30 pm  Closed Condo I Meeting 7:00 PM	4 Yoga Class 7:00 PM  Knitting Club 6:30 pm	5 Mah- Jongg/Canasta Club Card Room 12:30 PM	6 Aquacize 10:00 A.M.  Friday Night Social Tiki Bar 6:30-10:30 PM	7 Yoga Class 9:00 AM Poolside  TIKI BAR 3:00-10:30 PM   Private Party
8 TIKI BAR 1:00-8:00 PM	9 Aquacize 10:00 A.M  Closed Condo 2 Meeting	10 Yoga Class 7:00 PM  Knitting Club 6:30 pm  Closed HOA Meeting	11 Aquacize 10:00 A.M  Bocci Night	12 Mah- Jongg/Canasta Club Card Room 12:30 PM  Bocci Night	13 Aquacize 10:00 A.M.  Friday Night Social Tiki Bar 6:30-10:30 PM  <u>GAZETTE DEADLINE</u>	14 Yoga Class 9:00 AM Poolside  TIKI BAR 3:00-10:30 PM
15 TIKI BAR 1:00-8:00 PM	16 Aquacize 10:00 A.M	17 Yoga Class 7:00 PM  Knitting Club 6:30 pm  Closed Condo I Meeting 7:00 PM	18 Aquacize 10:00 A.M  Bocci Night	19 Mah- Jongg/Canasta Club Card Room 12:30 PM  Bocci Night	20 Aquacize 10:00 A.M.  Friday Night Social Tiki Bar 6:30-10:30 PM	21 Yoga Class 9:00 AM Poolside  TIKI BAR 3:00-10:30 PM  Hawaiian Open Golf Tournament 12-3
22 TIKI BAR 1:00-8:00 PM	23 Aquacize 10:00 A.M  Book Club  Closed Condo 2 Meeting	24 Yoga Class 7:00 PM  Knitting Club 6:30 pm  Closed HOA Meeting	25 Aquacize 10:00 A.M  Bocci Night	26 Mah- Jongg/Canasta Club Card Room 12:30 PM  Bocci Night	27 Aquacize 10:00 A.M.  Friday Night Social Tiki Bar 6:30-10:30 PM	28 Yoga Class 9:00 AM Poolside  TIKI BAR 3:00-10:30 PM
29 TIKI BAR 1:00-8:00 PM	30 Aquacize 10:00 A.M	31 Yoga Class 7:00 PM  Knitting Club 6:30 pm  Closed Condo I Meeting 7:00 PM				

# The Vintage Beano & Vino Lounge

*presents*

LAIA KAY & LENNY'S TRIBUTE TO  
CAROLE KING JOHN DENVER & JIM CROCE!



Fri. Aug 20, 2021  
6:30 pm

3316 NY-112  
Medford

***\$45.95 plus tax & gratuity pp  
includes Dinner & Show***

***Reservations Required by Aug. 18th***

***Call Kim @ 631-827-3924***

**1st drink on the house! Your choice of Wine, Beer or Soda**

**Entrée Choices:**

**Chicken Parmigiana; Eggplant Parmigiana; or Pasta Primavera. All dinners come with House Salad and Penne**

**Dessert includes Coffee or tea**

**Show begins at 7:00PM**



# 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.

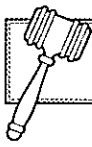
The following is a list of important telephone numbers you will need to familiarize yourself.

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

<b>Type of Fee</b>	<b>Amount of Fee</b>
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

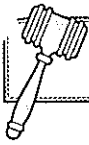
<b>Facility</b>	<b>Weekdays</b>	<b>Weekends &amp; Holidays</b>
Golf	\$10.00	\$15.00
Tennis/Pickle ball	\$3.00	\$5.00
Indoor & outdoor pools	\$3.00	\$5.00
Gym	\$3.00	\$5.00

**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

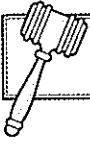
### *SWIM AT YOUR OWN RISK!*

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!**

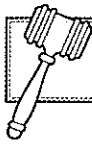
### Rules and Regulations

- 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.



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

## **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**

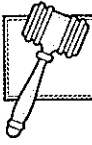
In accordance with NY State Regulations Smoking is prohibited inside the clubhouse and within fifty feet of the exterior of the building. Further, Suffolk County Legislation prohibits, smoking in all indoor and outdoor common areas of multiple dwellings.

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**

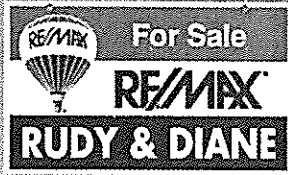
## **HOA Dog Walking Policy**

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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*Filomena - Bohemia*



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*Associate Real Estate Brokers*

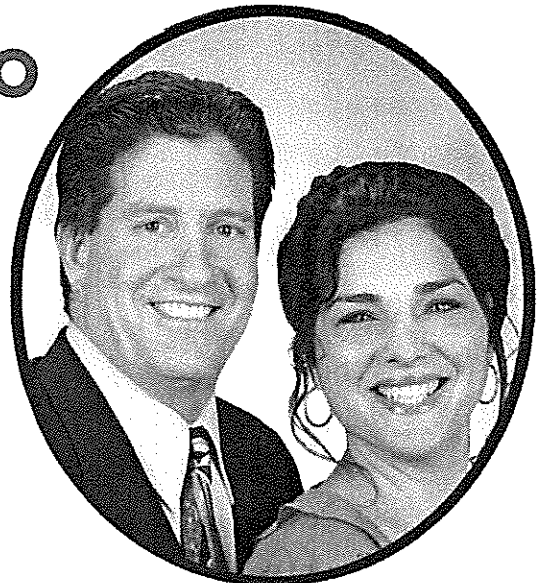
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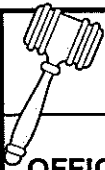
WE WOULD LIKE TO THANK YOU ALL FOR YOUR CONTINUED SUPPORT.

*- Rudy & Diane*



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# CONDO 1 BOARD of MANAGERS

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

OFFICE HOURS: MONDAY, TUESDAY, WEDNESDAY, THURSDAY 9:00 AM -1:00 PM. CLOSED FRIDAY

E-MAIL: BRCONDO1@OPTONLINE.NET

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

## *MESSAGE FROM THE PRESIDENT*

Hi all,

Now that we're back to a somewhat normal summer, we hope you and your families are enjoying the pool, the golf course and all the other amenities available in this great community.

I'd like to report that Condo 1 has added a new board member, Brian Matonti. As a former member of the HOA board, Brian brings his experience on a community board. We look forward to his insight and the ability to evaluate situations with a calm demeanor. Welcome and good luck, Brian!

Our thanks to Joe Nischo, a Condo 1 Board Manager, for all his efforts in the design, layout and installation of the walkway signs. This was an enormous task that will improve access for emergency workers, deliverers and visitors.

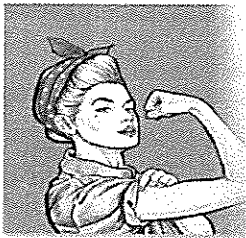
When I moved here almost 4 years ago, I was impressed with the friendships and community spirit that exists here. I noticed that most residents take pride in their homes, keeping their units and common areas in good condition – all which affects the overall beauty and value of Blue Ridge. If we all continue this effort, we can continue to be proud of our community.

For dog owners, we ask that you be certain to clean up after your pets on the streets and common areas of Blue Ridge. We also ask that you prevent your pet from disturbing your neighbors with their barking.

The Board continues to maintain the common areas and make capital improvements. This year's budget is challenged since many of our standard budget items have increased, even though the services or usage have not changed. Examples of this are: the water bill, waste management, wood and other building material, and cement for the walkways. We will not only fund our ongoing costs but find ways to put money away for capital improvements. These items were discussed at the Open Budget meeting held this summer. If you have any questions, please feel free to make an appointment with the Condo 1 office.

Please enjoy the rest of your summer.

Robin D'Alessandro  
*President, Condo 1*



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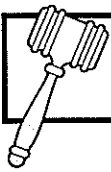
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# CONDO 1 BOARD of MANAGERS

## **RENTAL FEE**

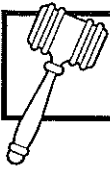
Effective August 1, 2021 homeowners who rent their units will be required to pay an annual Rental Fee of \$500. If you, or the current renter, have not registered at the Front Desk of the Blue Ridge Club House, this must be done no later than July 1, 2021. Failure to do so by the homeowner, or the renter, 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 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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can trust. Satisfaction  
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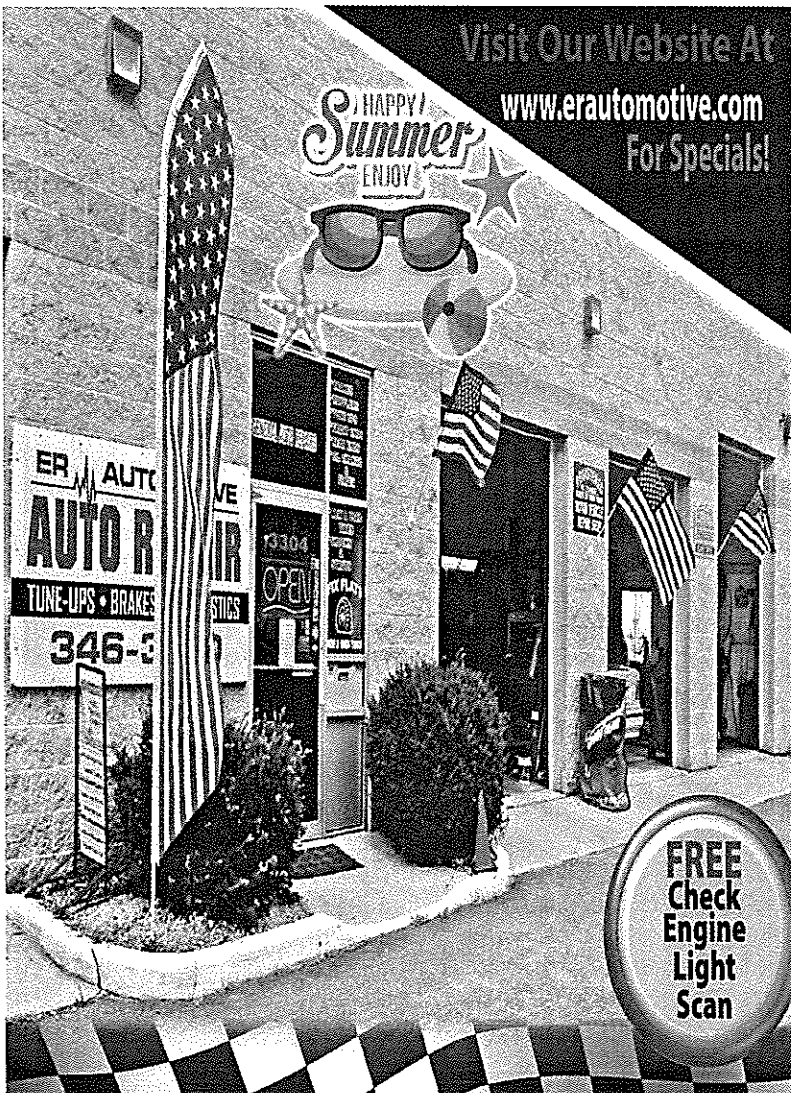
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# CONDO I BOARD of MANAGERS

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

## CONDO I June 2021 Monthly Budget

Category	Total Budget	Balance	6/2021 Expense	YTD Balance
Accounting	\$8,000.00	\$2,200.00	\$1,550.00	\$650.00
Alarm System	\$20,000.00	\$3,593.32	\$103.19	\$3,490.13
Capital Improvement	10,000.00	\$7,827.50	\$0.00	\$7,827.50
Concrete	\$9,000.00	(\$3,340.69)	\$0.00	(\$3,340.69)
Data Processing	\$6,000.00	(\$1,123.49)	\$393.66	(\$1,517.15)
Electric	\$2,000.00	\$2,246.06	\$1,376.66	\$869.40
HOA CC/CAP	\$1,192,574.88	\$196,853.16	\$99,383.03	\$97,470.13
HOA Maint/Contr	\$200,000.00	\$27,265.34	\$23,443.57	\$3,821.77
HOA Material Cost	\$30,000.00	(\$3,200.37)	\$2,861.95	(\$6,062.32)
Hydrants	\$5,000.00	\$430.47	\$0.00	\$430.47
Insurance	\$357,500.00	\$47,977.61	\$32,918.85	\$15,058.76
Insurance Ded Res.	\$25,000.00	\$24,783.84	\$0.00	\$24,783.84
Landscaping	\$113,000.00	(\$3,094.60)	\$10,862.50	(\$13,957.10)
Legal	\$14,000.00	\$8,083.99	\$3,535.26	\$4,548.73
Office	\$12,000.00	\$3,244.81	\$1,045.61	\$2,199.20
Outside Contractors	\$30,000.00	(\$13,207.23)	\$800.00	(\$14,007.23)
Painting	\$18,000.00	\$14,825.00	\$0.00	\$14,825.00
Parking Plazas	\$10,000.00	\$527.97	\$0.00	\$527.97
Paving	\$98,500.00	\$16,651.40	\$8,184.86	\$8,466.54
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	\$5,261.11	\$1,245.05	\$4,016.06
Refuse	\$59,000.00	\$3,491.48	\$5,862.85	(\$2,371.37)
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	(\$45,623.00)	\$36,365.00	(\$81,988.00)
Salary Wages	\$29,000.00	\$1,792.39	\$2,206.10	(\$413.71)
Snow Removal	\$25,000.00	(\$24,535.45)	\$0.00	(\$24,535.45)
Sprinklers	\$25,000.00	(\$7,426.15)	\$844.33	(\$8,270.48)
State & Fed Taxes	\$2,500.00	\$1,309.15	\$0.00	\$1,309.15
Telephone/Cable	\$2,700.00	\$279.08	\$261.70	\$17.38
Walkway Lights	\$12,000.00	\$3,303.94	\$900.00	\$2,403.94
Water	\$56,800.00	\$10,115.25	\$9,656.14	\$459.11
<b>Total</b>	<b>\$2,653,074.88</b>	<b>\$352,947.48</b>	<b>\$243,800.31</b>	<b>\$109,147.17</b>



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

**CORAM SUNOCO**  
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 CORAM, NY 11727  
**631-732-0788**

**WEDNESDAY IS SENIOR DAY**  
**10% OFF ANY SERVICE**  
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**WE SPECIALIZE IN OLD FASHIONED TRUST, AND CUSTOMER RELATIONS**

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

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**WINDSHIELD/AUTOBODY REPAIRS**

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

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

**YEAR ROUND SPECIAL \$89.95**  
 \*TIRE ROTATION  
 \*BATTERY SERVC.  
 \* OIL CHANGE  
 \* WIPER BLADES  
 \* BRAKE AND LIGHT CHECK  
 \* COOLANT SYSTEM CHK.  
 \* 10 PT. SAFETY CHECK  
 \* WITH COUPON ONLY  
 \* MOST CARS

**PREMIUM OIL CHANGE FILTER & LUBE**

*Up to 5 Quarts of Premium 10W30 Motor Oil Only*

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

**\$19.95**  
 Most American Cars

Limited Time Offer w/ Coupon

**TRANSMISSION SERVICE**

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

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

**\$59.95**  
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**OIL CHANGE W/ TIRE ROTATION & BRAKE INSPECTION**

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

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

**\$29.95**  
 Most American Cars

Limited Time Offer w/ Coupon

**COOLING SYSTEM MAINTENANCE**

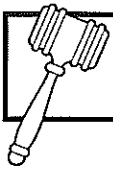
- Drain & Fill Radiator w/ Up to 1 Gal. Antifreeze
- Check and Tighten Belts
- Check Thermostat
- Dexcool Additional
- Additional for Manufacturer's Special Antifreeze

**\$49.95**  
 Most American Cars

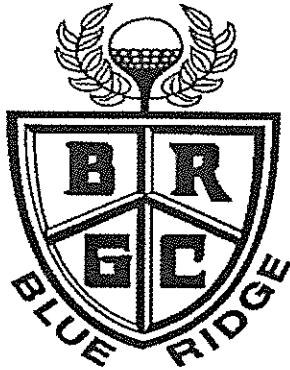
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**OFFICAL NEW YORK STATE INSPECTION STATION**  
**12 MONTH / 12,000 MILE LIMITED WARRANTY**



# 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)



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

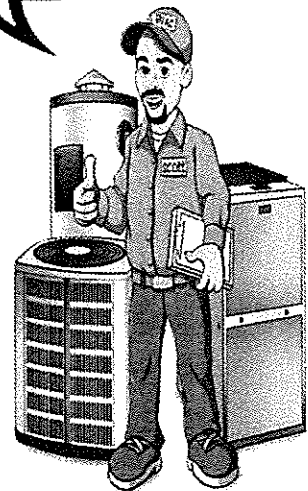
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**FULL REPLACEMENT**  
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**HEATING SPECIAL**  
**FURNACE / OR BOILER**  
**CHANGE OUT**  
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**CALL FOR DETAILS\***

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# CONDO I BOARD of MANAGERS

## NEW WALKWAY SIGNS for CONDO I



### *Great News!*

Condo 1 now has directional signs on our walkways. This project has been a long and difficult process of charting the placement of these signs, but we did it, thanks to Joe Nischo, Board Manager, who did a great job designing the layout for the installation. Now, locating individual units by emergency workers, vendors, deliveries and visitors will be greatly improved.

## CONDO I



### ELECTION INFORMATION

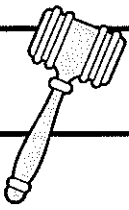
There are three open seats for the Condo I Board. Elections will be held on **Saturday, September 11, 2021**

in the Blue Ridge Clubhouse from 9:00 am until 1:00 pm.

Any homeowner who wants 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) to submit their resume to the Condo I office.

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

*Residents can meet the candidates on August 23, 2021, 7:00 PM*



# 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

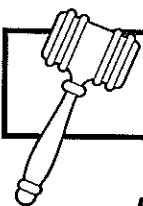
Senior Account Advisor - Ext 655

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.

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



68 S. Service Road, Suite 400, Melville, NY 11747

<http://nmbnow.com/rtollin>

**Robert Tollin**

Branch Manager

NMLS: 403892

C: (516) 652-8371

O: (516) 324-3685

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[rtollin@nmbnow.com](mailto:rtollin@nmbnow.com)



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# CONDO II BOARD of MANAGERS

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

## BOARD OF MANAGERS ASSIGNMENTS

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

## LETTER FROM CONDO II PRESIDENT

*"Coming together is a beginning; keeping together is progress; working together is success."*  
~ Edward Everett Hale

Over the last three years, your Condo II BOM has addressed many of the problems residents faced that were diminishing the value of their investment here in Blue Ridge. There were times when it seemed insurmountable to accomplish completing the long list of problems, and issues the new board was faced with. It was through your trust, faith, and communication to the Board that kept us on the path to progress. The success Condo II achieved was due to a united community.

In September, there will be four new Board Members voted in by you, the residents. It is our hope your choices will be of those wishing to continue the forward momentum of success.

Regards,

Ken Groshans, *Condo II 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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Long Island, Inc.

Quality Heating & Air Conditioning Service & Installations



**(631) 737-5566**

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- ▶ Service Contracts Available
- ▶ Keyspan Energy Delivery Value Plus Installer
- ▶ Trane Comfort Specialist ▶ Financing Available
- ▶ Humidification ▶ Aprilaire Indoor Air Quality Specialist

*Servicing all Long Island*

Greenport \* Sag Harbor \* Ronkonkoma

## Quality Pharmacy

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

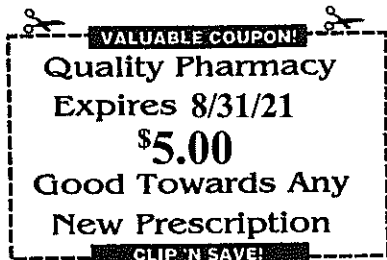
### PHARMACY HOURS

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



Mark Shah, R. PH.

**Phone: 732-7373**



**NOT GOOD TOWARDS  
THIRD PARTY INSURANCE CO PAYMENT**

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



## McManus-Lorey Funeral Home

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[www.mcmanuslorey.com](http://www.mcmanuslorey.com)

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

### *A Caring, Family Business*

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- Pre-Arrangement Consultation*
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between exits 63 and 64  
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LONG ISLAND FUNERAL ENDOWMENT  
Nassau-Suffolk Funeral Directors Association





# CONDO II BOARD of MANAGERS

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

	<i>a</i>	<i>b</i>	<i>c = a - b</i>
	Approved Budget 2020-21	Actual Collected & Spent to Date	Remaining Balance
<b>REVENUE</b>			
CONDO II COMMON CHARGES	\$ 1,255,000	\$ 1,116,826	\$ 138,174
HOA COMMON CHARGES	1,092,000	1,001,306	90,694
LESS: NON-PAYING UNITS (5)	(20,000)	-	(20,000)
SPECIAL ASSESSMENT INCOME	-	71,713	(71,713)
OTHER INCOME	28,000	60,611	(32,611)
WATER SURCHARGE	-	5,940	-
NET RENTAL INCOME	-	18,851	(18,851)
<b>TOTAL REVENUE</b>	<b>\$ 2,355,000</b>	<b>\$ 2,275,247</b>	<b>\$ 85,693</b>
<b>EXPENSES</b>			
HOA COMMON CHARGES	1,092,000	1,001,306	90,694
LESS: NON-PAYING UNITS (5)	(13,000)	-	(13,000)
HOA MAINTENANCE	195,000	153,171	41,829
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	11,077	13,923
ELECTRIC GENERAL REPAIRS	10,000	-	10,000
EXTERMINATING	10,000	4,671	5,329
FENCES (INCENTIVES) & RAILINGS	15,000	12,400	2,600
FIRE ALARMS	15,000	5,420	9,580
FIRE HYDRANT TESTING	4,000	2,139	1,861
GUTTER CLEANING	6,000	5,105	895
LANDSCAPING	105,000	101,383	3,617
PAINTING	14,000	-	14,000
REFUSE	56,000	64,389	(8,389)
REPAIRS & SUPPLIES MAINT.	20,000	31,540	(11,540)
ROAD REPAIR/SPEED TABLES	20,000	-	20,000
ROOFING	73,000	120,138	(47,138)
SNOW REMOVAL	75,000	50,562	24,438
IRRIGATION	25,000	47,071	(22,071)
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	21,738	8,262
INCOME TAXES	1,000	-	1,000
INSURANCE	325,000	299,886	25,114
LEGAL SERVICES	25,000	10,612	14,388
OFFICE SUPPLIES AND EXPENSES	9,000	6,109	2,891
EQUIPMENT LEASES	4,000	3,863	137
PAYROLL AND PAYROLL TAXES	43,000	41,960	1,040
PHONE & INTERNET	3,000	3,363	(363)
SECURITY	5,000	8,339	(3,339)
SUBSCRIPTIONS	5,000	8,552	(3,552)
WATER	36,000	61,040	(25,040)
CAPITAL RESERVE ALLOCATION	10,000	-	10,000
<b>TOTAL EXPENSES</b>	<b>\$ 2,355,000</b>	<b>\$ 2,203,050</b>	<b>\$ 151,950</b>
<b>REVENUES (LESS THAN) EXPENSES</b>	<b>\$ -</b>	<b>\$ 72,197</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.

---

## FIRE PITS/TIKI TORCHES

Condo II is reviewing and re-evaluating to accommodate the residents and follow protocol of our insurance company regarding the use of propane/gas Fire Pits and Tiki Torches. We should have the information for the September Gazette before fall begins.

---

## CONDO II ACC

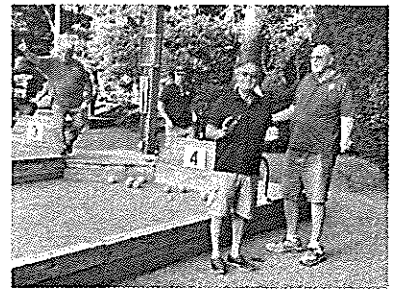
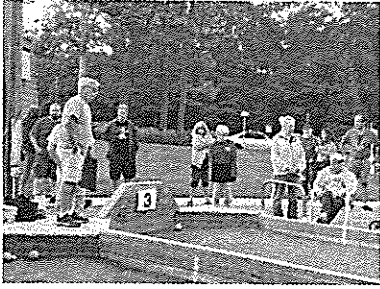
The ACC committee has been formed and is chaired by the HOA President. Currently, at a recent meeting it has been voted to begin reviewing the ACC rules, and regulations to update/edit where necessary.

---

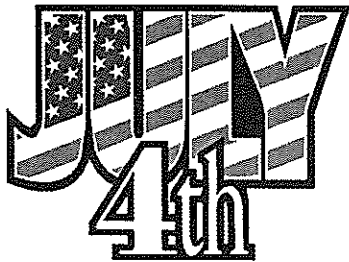
## WILD LIFE

As there have been several concerns about the foxes and other wildlife please understand that were need to share the environment. The Condo II reached out to the STAR Foundations and they advised the following:

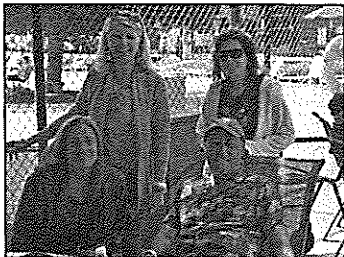
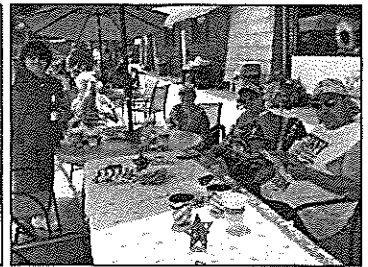
- 1 - It is against the law to remove wildlife unless it is injured or has bitten a person.
- 2 - If anyone attempts to remove or harm the animals, they will be arrested.
- 3 - Do not leave cat food out for extended periods of time as that is what attracts them the most.
- 4 - Leash your dogs. It is the Law.
- 5 - The foxes and other wildlife are more afraid of humans than vice versa.
- 6 - Do not feed them as it prohibits them for fending for themselves.



# BOCCI FUN



## AT BLUE RIDGE!





# CONDO II BOARD of MANAGERS

## Fee Implemented

### Change of Ownership (Flip Tax) Implemented

The change of ownership or "Flip Tax" fee is paid by the incoming resident and our study showed that other communities charge in a range of \$500.00 to \$2,000.00 to incoming residents.

After careful consideration the board elected to also implement a change of ownership fee of \$1,000.00 on all units were that are sold in our community. This fee went into effect as of March 1st, 2020.

This fee only applies when a resident is selling their unit to someone outside of their family. Units that are transferred to family members, put in a deeded trust, or other special transfer are exempt from this fee (please call the office if you have any questions on the transfer of your unit). The fee is part of the closing process and is collected when the closing and transfer of the unit takes place.

## CONDO II MEETINGS

Monday Nights August 9th, and August 23rd at 7:00 PM

Andrea Lamanna

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or too Small

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631-346-2985

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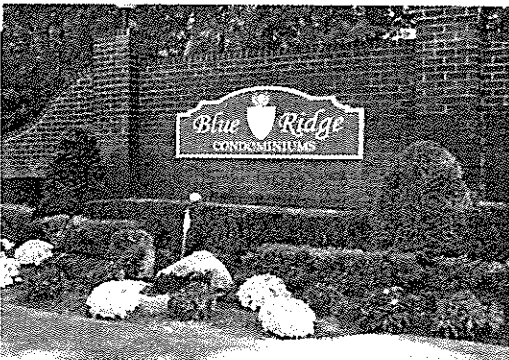
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**631-758-7225**

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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!

**(631) 698-0580**

[www.twinairinc.com](http://www.twinairinc.com)

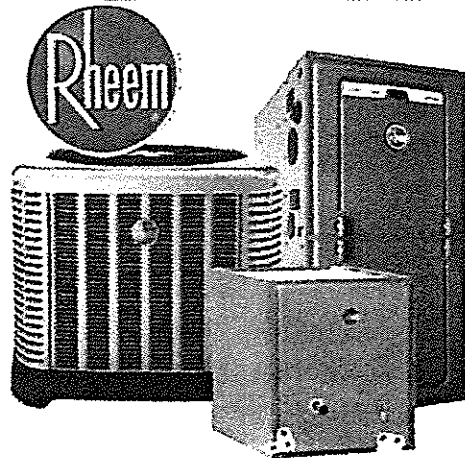
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## GAZETTE DELIVERERS for AUGUST 2021



Adriana Burtoff  
Bill Bernstein  
Bud Rego  
Carmela Calcasola  
Carol Amato  
Chuck Murphy  
Debbie Cianciulli  
Debbie Ungaro  
George Scholl  
Gerry Maroney  
Gina Mirabile  
Ira Sachs  
Janet Lacascia  
Janies Flores  
Jean Pappaeliou  
Jen Daub

Kathy Hansen  
Lee Ann Orlando  
Leonard Mirabile  
Michael Gisler  
Raymond Miehl  
Rich Burch  
Ronnie Perks  
Roz Flomberg  
Tina Myer  
Tom Rivoli  
Vincent Monello  
Louis Driscoll  
Janet McElroy  
Jeff Ward

### Attention Gazette Deliverers!

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

## Michael Potoczek Construction



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

**631-383-0586**

michaelpotoczekconstruction.com

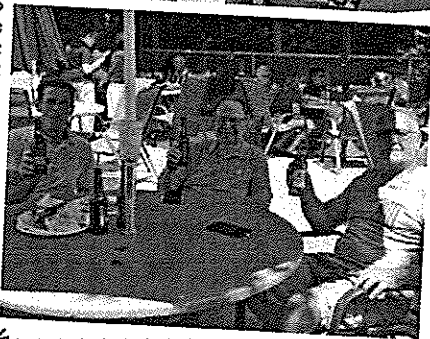
# SHERRI

HOME & RUG  
CLEANING  
HOME PARTIES

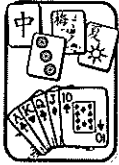
**631.530.2698**



## GOLF TOURNAMENT 2021



# 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

Taught by Mallory Pagels certified Vinyasa Yoga Instructor

**Tuesday Evenings 7pm-8pm  
Lower Lounge**

**Saturday Morning - 10 AM  
By the Pool**

(While Pool Remains Open)



**What you need:**  
Bring your own mat,  
water, and towel

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



*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*

The winners for the last four weeks are:

### Week of June 15th

“Low Net” Flight A Lyne Ward, Flight B Deb Kuemmerer  
Closest to the pin Isa Baiata.

### Week of June 22

“Tee to Green” Flight A low score Karen Filippone,  
Flight B Nicole Tumilowicz  
Closest to the Pin Deb Kuemmerer.

### Week of June 29

“Red and White” Flight A Gisele Haug and Karen Filippone  
Flight B Joyce Sachs.

### July 6th

“Low Net” Flight A Lorraine Sullivan,  
Flight B Michele Andriaccio  
Closest to the Pin Lorraine Sullivan.

For those who have contributed to the 50/50, our drawing will take place at our end of season dinner. If you would like to join in, please leave a \$5 check for Joyce Sachs Blue Ridge Ladies Golf at the front desk.

“It was good to see everyone who came down to the “19th hole” Tiki Bar for our mid season pizza party.”

If you would like more information please call:

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

*Join a Club!  
Join the Fun!*

# KID'S CORNER



Can You Guess the Answer to These Jokes? (Answers at the bottom)

What animal is always at a baseball game?

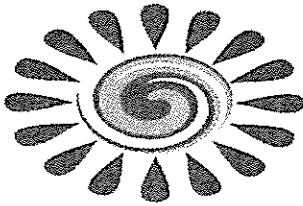
How do we know that the ocean is friendly?

What does a mermaid use to call her friends?

Why does Ice Cream always get invite to parties?

What do you call a snowman in August?

Where do sharks go on vacation?



## Summer Days Word Scramble

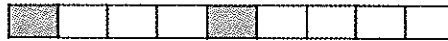
Unscramble the words, then use the highlighted letters to figure out the secret message.

Hint: The secret message is scrambled too.

cheab



ensrsecun



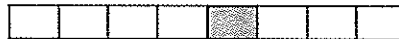
esbablal



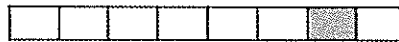
oplo



iacnotva



rbueecba



reamwntelo



© puzzler-to-protect



Answers (Jokes): A bat, It waves, A shell phone, It's cool, A puddle, Finland

Answers (Scramble): Beach, Sunscreen, Baseball, Pool, Vacation, Barbecue, Watermelon, School's Out



# BLUE RIDGE CLUB NEWS



**Children  
Golf  
Lessons  
will begin**



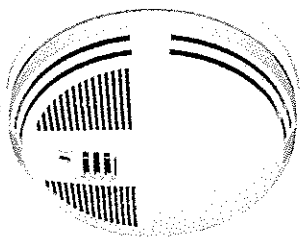
July 7th at 5 PM to 7 PM  
each week  
for ages 7 and up.  
Sign up at Golf Shack.  
Any questions call  
Vinnie Monello at  
631-698-0062

# DOG WASTE

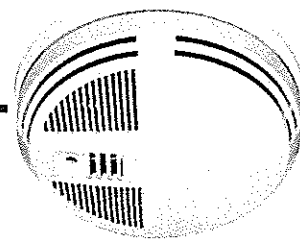
**LEASH AND CLEAN UP  
AFTER YOUR DOG**



**IT'S REQUIRED BY LAW!**



## 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.

# Classifieds

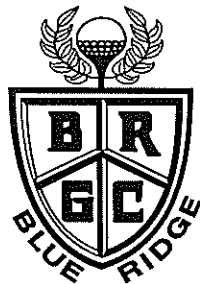
**Your Blue Ridge Classifieds!**  
*A great way to list it, sell it,  
rent it, ask for it or offer it!*

## MISCELLANEOUS

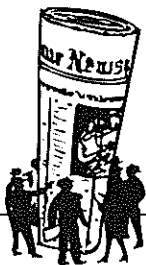
**CHORES GALORE and MORE:** Licensed House-cleaning, House Keeping, House-sitting, Shopping/Errands, Driving/Dr. Visits, Organizing, Purging, Companion Care, Experienced Pet Care, 24 Hours. Call Doreen (631) 721-6096

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## VEHICLE REQUIREMENTS WARNING

**PARKING FACILITY PATROLLED  
24 HRS 7 DAYS PER WEEK**  
UNAUTHORIZED VEHICLES WILL BE REMOVED AT PROPERTY  
OWNERS DIRECTION AT THE VEHICLE OWNERS EXPENSE  
**NORTHEAST TOWING & RECOVERY, LTD**

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

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

## PARKING RULES AND REGULATIONS

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

**Washing vehicles is prohibited.**

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

# BLUE RIDGE EMERGENCY INFO KEEP POSTED IN YOUR HOME

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

## IMPORTANT TELEPHONE NUMBERS

Maintenance Emergency  
Please Call (631) 698-3004

### ALL OTHER EMERGENCIES CALL 911

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

## WATER SHUT-OFFS ARE TO BE SCHEDULED MONDAY

### THROUGH FRIDAY ONLY!

NOTICE FOR WATER SHUT-OFF MUST BE  
GIVEN 24 HOURS IN ADVANCE.

NO WATER SHUT-OFF'S ON SATURDAY,  
SUNDAY OR OBSERVED HOLIDAYS.

### Regarding electric fireplaces:

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

## DUMPSTERS

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

## FIRE ALARMS

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

### PLEASE CALL 911

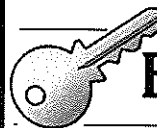
and then advise maintenance immediately, no matter what day or time this occurs.

### DO NOT TOUCH OR ATTEMPT TO DISCONNECT THE WIRES!

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

Thank you for your cooperation.

*Condo I and Condo II Board of Managers*



## EMERGENCY KEYS

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

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

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

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

The Blue Ridge Greens Committee  
Present



# HAWAIIAN OPEN TOURNAMENT



*All Blue Ridge Residents are invited*

**Saturday, August 21, 2021**

**Lunch Time: 1:00 PM**

**Rain Date: Sunday, August 22, 2021**

Each team will consist of one lady and one gentleman

Fee per person \$25.00    Lunch only \$15.00

Please make checks payable to the: Blue Ridge Greens Committee.

The Blue Ridge Greens Committee Announces

## ***A Tri-Condo Invitational Golf Tournament***

**BLUE RIDGE, BRETTON WOODS, & SPRING LAKE**

**Date: Saturday, September 11, 2021**

**PLACE: Blue Ridge**

**Arrive time 8:30 am**

**Tee time 9:00 am shotgun start**

*Please sign up at the golf shack starting,  
Higher handicaps are encouraged to sign up.*

There will be no tournament fee.

Lunch: 1:00 PM - Pizza

