

Blue Ridge

Gazette



VOL XLVII NO. X

Published by and for the Residents of Blue Ridge

OCTOBER 2021

HAPPY HALLOWEEN

TO THE ENTIRE BLUE RIDGE COMMUNITY!




Kids Halloween Party
Saturday Oct 23rd
See page 12

"Howl-O-Ween" Costume Party
Saturday, October 30th
SEE BACK COVER

Three Open HOA Positions

Resumes due to HOA By October 10th



Blue Ridge Walks for Breast Cancer
SUNDAY - OCTOBER 3RD



See Page 34

GAZETTE STAFF

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

ADVERTISING MANAGER

Email: gazetteblueridge@gmail.com

CIRCULATION MANAGER

Ray Miehl790-1107

PROOF READER

Connie Garone

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

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

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

Gazette Subscriptions:

\$2.50 per month

Make checks payable to:

Blue Ridge H.O.A.

ALL ADS MUST BE PAID IN ADVANCE

Please Note Advertising Rates:

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

Discounts Available for 6 or 12 month contracts

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

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

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

TROUBLE WITH DELIVERY?

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



**SECURITY
PHONE
NUMBER**

1-631-334-9996

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

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

DOVE GRAPHICS & PRINTING

We Are Just A . . . Phone: 631.207.3683

Text: 631.394.0888 • Fax: 631.207.4325

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

DoveGraphics.com

FULL COLOR PRINTING



LETTERS TO THE EDITOR

A STATEMENT FROM THE EDITORIAL STAFF

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

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

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



EMPIRE ELECTRICAL CONTRACTING INC

RESIDENTIAL • COMMERCIAL

COMPLETE ELECTRICAL SERVICE

ALTERATIONS • NEW WORK • REPAIRS
• SERVICES • TROUBLESHOOTING

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

SERVING ALL OF LONG ISLAND

NO JOB TOO BIG OR SMALL!

SENIORS DISCOUNT

PROMPT • RELIABLE • SERVICE

OWNER OPERATED
MICHAEL

FREE ESTIMATES
LICENSED & INSURED



24 HOUR EMERGENCY SERVICE
516-779-2624

Old System Costing You?

Start Saving Today...

Financing Available
Licensed & Insured



WE ARE EXPERTS IN CONDO HEATING & A/C SERVICE AND INSTALLATION

\$500 OFF

the purchase of a new system with presentation of this coupon. Offers cannot be combined.

exp 10-15-21

Call Now for a FREE Energy Survey! PLUS... Ask About Our "Peace of Mind" Service Agreement Starting at \$15.95/month. exp 10-15-21



www.USAirheat.com
631.473.0090

You can build a man a fire and keep him warm for a day... or you can call U.S. Air Conditioning and Heating and keep him warm for a lifetime!

Sales • Service • Installations

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

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

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



A Letter from Your Legislator:

Suffolk County Legislator - 7th District

Rob Calarco

Dear Residents,

Our county and our country have been dealing with a pandemic and an epidemic simultaneously. As the COVID-19 pandemic took hold, the opioid epidemic continued to ravage our communities. Last year alone, over 93,000 people in our nation died because of an overdose. The isolation caused by shutdowns has undoubtedly made it harder for those struggling with addiction to get treatment or participate in support groups, furthering the impact of this crisis.

In Suffolk County, we have taken many steps to address and end this epidemic. In 2014, I directed our law department to explore the feasibility of suing the manufacturers of opioids. Following this action, we established a six-member committee that worked to determine the impact of opioids on Suffolk County, which led to the decision to sue the manufacturers of these drugs.

On June 30, 2021, New York Attorney General Letitia James announced an agreement with Johnson & Johnson (J&J) that will grant New York State up to \$230 million, of which Suffolk will receive roughly 8%.

Purdue Pharma, the largest of all the manufacturers will be paying between \$4 and \$6.75 billion dollars. Suffolk County may receive nearly \$20 million for this action. Most importantly, both J&J and Purdue will cease the production of opioid medications. We also recently settled with CVS, Rite Aid, Walgreens, and Walmart for a total of nearly \$14 million.

The settlement dollars that the county receives will be put toward expanding treatment and prevention programs to support those suffering from opioid dependency. This is a significant step forward, and I am proud to have put my full support behind this effort from the beginning.

Until Next Time, *Rob Calarco*

Attention Fellow Blue Ridge Residents:

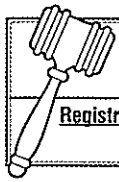
As we all continue to deal with the COVID-19 Crisis, there are resources available for residents in need of assistance.

Homeowner/Rental Assistance

The following organizations provide families with a variety of Homeowner and/or Rental Assistance:

1. Economic Opportunity Council of Suffolk, Inc.
31 W Main St Suite 300 Patchogue, NY 11772 www.eoc-suffolk.com Phone (631)289-2124
Financial, Budgeting and Credit Repair Workshops; Resolving/Preventing Mortgage Delinquency Workshops; Mortgage Delinquency and Default Resolution Counseling; Financial Management/Budget Counseling
2. Long Island Housing Partnership
180 Oser Ave. Ste. 8 Hauppauge, NY 11788 www.lihp.org Phone (631)435-4710
Mortgage Delinquency and Default Resolution Counseling
3. Community Development Corporation of Long Island
2100 Middle Country Road Centereach, NY 11720 www.cdcli.org Phone (631)471-1215
Mortgage Delinquency and Default Resolution Counseling; Financial Management/Budget Counseling
4. Long Island Housing Services
640 Johnson Ave Ste 8 Bohemia, NY 11716 www.LIFairhousing.org Phone (631)467-5111
Mortgage Delinquency and Default Resolution Counseling; Rental Housing Counseling; Services for Homeless Counseling

If you or someone you know needs **Rental Assistance** due to COVID-19, go to www.brookhavenny.gov and click on the banner for Emergency Rental Assistance Program. The town is working with NY State to distribute funds for Rental Assistance provided by the US Treasury through the American Rescue Plan. If you need assistance completing the application contact one of the organizations listed above.



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

For Senior Citizens

Town of Brookhaven Senior Division (631) 451-9191 has the following services:

Senior Nutrition Program which provides meals to Homebound Seniors 60+ who may be unable to prepare meals for themselves and who are not able to shop for themselves.

The Residential Repair program provides household maintenance assistance to residents age 60 and over who are homeowners, condominium owners, or apartment renters. The service provides assistance with minor home repairs that do not require the skills of a licensed craftsperson. There is no charge for this service, however, client must purchase any materials required. When work is completed, client is given the opportunity to make a voluntary contribution to the program. Hours of service per resident are limited to 16 hours per fiscal year (April 1 - March 31).

Helpline is a free telephone reassurance program for isolated or homebound seniors. The program provides human contact with a daily reassurance call, letting clients know that someone is there for them. Most of the volunteer callers are senior citizens themselves. Helpline volunteers reach out to homebound seniors with a friendly voice - asking how you're doing, answering questions, providing information about Town or County services or just lending an ear-from one person to another.

More Information about these programs can be found at <https://www.brookhavenny.gov/272/Seniors>

Suffolk County Office for the Aging

<https://suffolkcountyny.gov/aging/Home>

Phone: (631) 853-8200

Home Energy Assistance Program (HEAP)

HEAP is a federally funded program that issues heating benefits to supplement a household's annual energy cost. Suffolk County Office for the Aging processes applications for individuals over the age of 60 who are not currently receiving SNAP (formally known as Food Stamps) or Temporary Assistance. For more information, current income guidelines, and benefit amounts contact the Office for the Aging HEAP Hotline at 631-853-8326 or click on the link below to be taken to the Office of Temporary and Disability Assistance website.

<http://otda.ny.gov/programs/heap/>

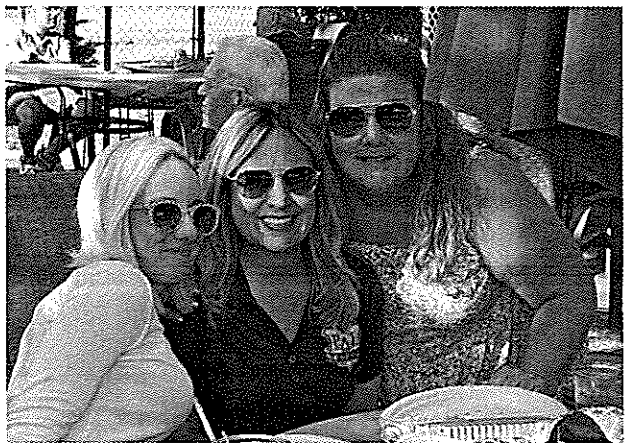
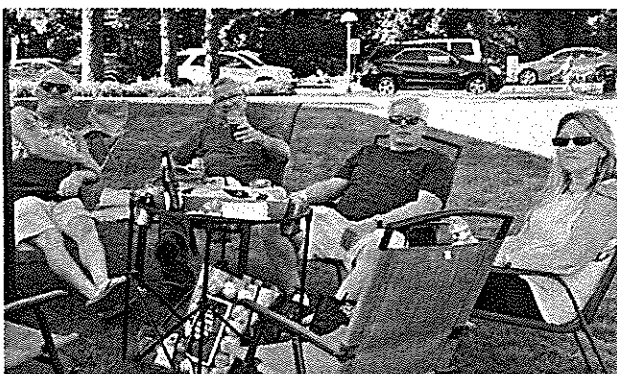
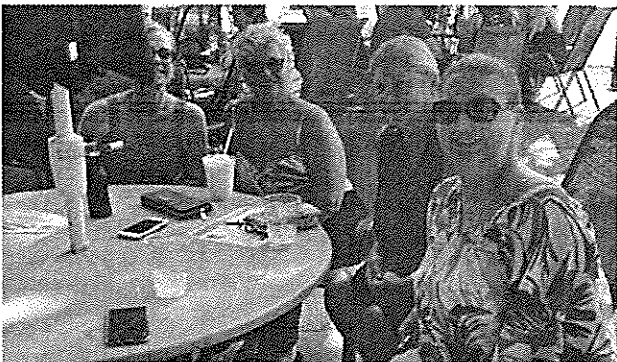
At Home Service

In Home Care can mean many different things. Typically, home care services are provided to enable individuals with functional or physical limitations to live safely in their own homes. Services range from non-medical supportive services, such as assistance with shopping and meal preparation, to medical services such as nursing and health related therapies. Home care services vary greatly based on one's functional ability level and types of need. Care may be provided for a few days or weeks while recovering from an illness or injury, or for many years.

Suffolk County Office for the Aging provides in home care through two programs: Expanded In-Home Services for the Elderly Program (EISEP) and the Family Caregiver Support Program. Case managers visit the home and complete a detailed assessment of the individual's functional impairments, unmet needs, informal support systems and finances in order to formulate a written care plan. Both programs have eligibility requirements and a waiting list. Please contact SCOFA at 631-853-8200 if you feel you or a loved one is in need of this assistance.

LABOR DAY

Party 2021





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

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

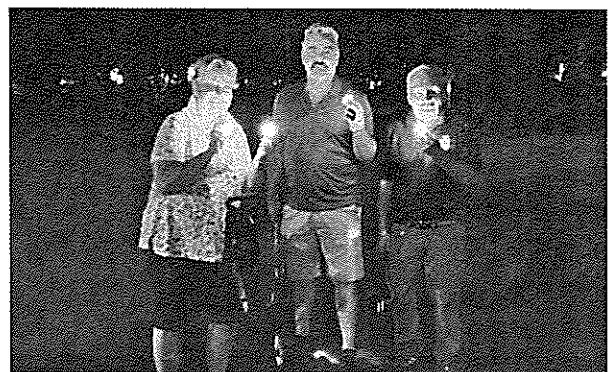
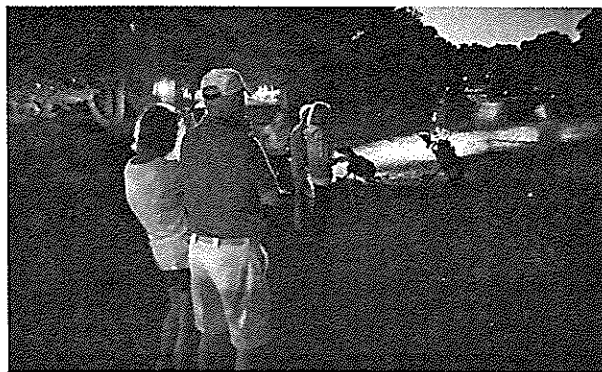
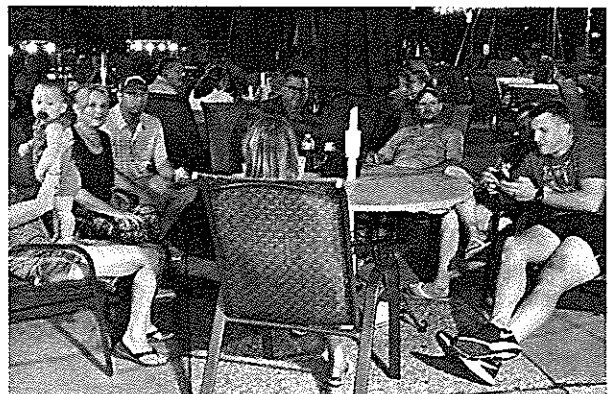
SCHEDULE OF FEES

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.



Night Time Golf





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

BLUE RIDGE HOMEOWNERS ASSOCIATION, INC. BUDGET SUMMARY REPORT Year ended July 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	81,370	124,468	102,900	21,568	11,483	7,985	3,498
ADMINISTRATION	231,220	71,583	231,220	159,637	71,583	21,495	19,003	2,492
COMMUNITY BUILDING	384,337	(4,435)	384,337	388,772	(4,435)	43,098	41,153	1,945
POOLS	117,001	(5,521)	117,001	122,522	(5,521)	10,836	24,470	(13,634)
TENNIS	750	723	750	27	723	-	-	-
BOCCI	750	(818)	750	1,568	(818)	125	-	125
SEWER TREATMENT PLANT	307,932	60,292	307,932	247,640	60,292	24,824	24,924	(100)
GOLF COURSE	402,834	9,749	402,834	393,085	9,749	36,561	35,039	1,522
GENERAL EXPENSES	609,810	51,634	609,810	558,176	51,634	85,043	45,354	39,689
SECURITY	73,200	(2,396)	73,200	75,596	(2,396)	5,650	7,635	(1,985)
COMMUNITY ACTIVITIES ***	15,028	2,732	15,028	12,296	2,732	203	(3,882)	4,085
CAPITAL EXPENSES	213,000	112,845	213,000	100,155	112,845	213,000	9,670	203,330
TOTAL EXPENSES	2,480,330	317,956	2,480,330	2,162,374	317,956	452,318	211,351	240,967
LESS INCOME OTHER THAN COMMON CHARGES	(193,800)	(3,940)	(193,800)	(189,860)	(3,940)	(21,251)	(21,414)	163
EXPENSES TO BE REIMBURSED BY COMMON CHARGES	2,286,530	314,016	2,286,530	1,972,514	314,016	431,067	189,937	241,130

*** 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	(\$ 83)	\$ 17,000	\$ 17,083	(\$ 83)	\$ 1,417	\$ 2,422	\$ 8
Gazette Expenses	\$ 36,287	\$ 174	\$ 36,287	\$ 36,113	\$ 174	\$ 2,985	\$ 3,640	(\$ 655)
Net Gazette Expense	\$ 19,287	\$ 257	\$ 19,287	\$ 19,030	\$ 257	\$ 1,568	\$ 1,218	\$ 350
Bar Revenues	\$ 35,000	(\$ 2,533)	\$ 35,000	\$ 37,533	(\$ 2,533)	\$ 8,500	\$ 10,568	(\$ 2,068)
Bar Expenses	\$ 29,200	\$ 1,151	\$ 29,200	\$ 28,049	\$ 1,151	\$ 6,900	\$ 5,423	\$ 1,477
Net Bar Expense (Revenue)	(\$ 5,800)	\$ 3,684	(\$ 5,800)	(\$ 9,484)	\$ 3,684	(\$ 1,600)	(\$ 5,145)	\$ 3,545
Community Events Expense, Net	\$ 6,041	\$ 3,291	\$ 6,041	\$ 2,750	\$ 3,291	\$ 735	\$ 45	\$ 690
Party Rental Income	\$ 4,500	\$ 4,500	\$ 4,500	\$ 0	\$ 4,500	\$ 500	\$ 0	\$ 500
TOTAL COMMUNITY ACTIVITIES	\$ 15,028	\$ 2,732	\$ 15,028	\$ 12,296	\$ 2,732	\$ 203	(\$ 3,882)	\$ 4,085

Unaudited - For Internal Use Only

Event Sponsored by the HOA

Kids Halloween Party

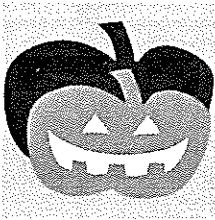


October 23, 2021

2:00 PM-4:00 PM

In the Tennis Court Area

DJ Charlie



A Costume Parade / Games / Dancing / and lots of fun

\$3 per child (all ages) \$3 per child will be for
Treats and a Halloween Treat bag with goodies

Sign up on the weekend 10/9 & 10/10

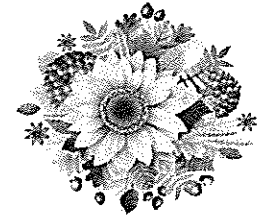
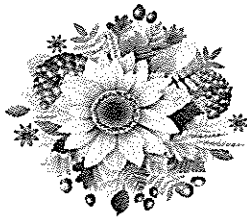
In the clubhouse from 10 am to 1 pm.
After weekdays at the front desk by 10/17.



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

CALENDAR OF EVENTS



2021

Prepared by the H.O.A.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 Aquacize 10:00 A.M. Friday Night Social Tiki Bar 6:30-10:30 PM	2
3 Breast Cancer Walk TIKI BAR 1:00-8:00 PM	4 Aquacize 10:00 A.M.	5 Knitting Club 6:30 pm Close Condo 2 Meeting	6 Aquacize 10:00 A.M.	7 Mah- Jongg/Canasta Club Card Room 12:30 PM Closed HOA Meeting	8 Aquacize 10:00 A.M. Friday Night Social Tiki Bar 6:30-10:30 PM	9 New Residents Meeting 11:00 AM
10 TIKI BAR 1:00-8:00 PM	11 Aquacize 10:00 A.M. Columbus Day	12 Knitting Club 6:30 pm Closed Condo I Meeting	13 Aquacize 10:00 A.M. <u>GAZETTE DEADLINE</u>	14 Mah- Jongg/Canasta Club Card Room 12:30 PM Bocci Night	15 Aquacize 10:00 A.M. Friday Night Social Tiki Bar 6:30-10:30 PM	16
17 TIKI BAR 1:00-8:00 PM	18 Aquacize 10:00 A.M. Book Club	19 Knitting Club 6:30 pm Close Condo 2 Meeting	20 Aquacize 10:00 A.M.	21 Mah- Jongg/Canasta Club Card Room 12:30 PM Closed HOA Meeting	22 Aquacize 10:00 A.M. Friday Night Social Tiki Bar 6:30-10:30 PM	23 Children Halloween Party 
24 TIKI BAR 1:00-8:00 PM	25 Aquacize 10:00 A.M.	26 Knitting Club 6:30 pm Closed Condo I Meeting	27 Aquacize 10:00 A.M.	28 Mah- Jongg/Canasta Club Card Room 12:30 PM	29 Aquacize 10:00 A.M. Friday Night Social Tiki Bar 6:30-10:30 PM	30 Adult Halloween Party  1:00-5:00 PM
31 Happy Halloween! 						



**More Buyers and Sellers Would Recommend
RE/MAX[®] than Any Other Brand!**

I recently had the pleasure of working with Diane and Rudy Aversano when looking for my home. From the first day they were extremely responsive. All throughout the negotiations and closing Diane and Rudy were there quickly handling any issues that may have risen. Next time I am looking for a home, there isn't any question on who my Realtor will be!

Oleh - Ronkonkoma



RUDY & DIANE AVERSANO
Associate Real Estate Brokers

OFFICE:
631.585.2222

RUDOLPH (RUDY) CELL:
631.831.1162

*531 Hawkins Avenue
Lake Ronkonkoma*



SERVING OUR COMMUNITY SINCE 2004



EQUAL HOUSING
OPPORTUNITY
2166750201H131

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

Each Office is Independently Owned & Operated.

- Rudy & Diane



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, Landscaping, Trees, Snow Removal
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	
Joe Nischo	Manager	Paving, Cement, Gutters, Walkway Signs
Constance Garone	Manager	Rules & Regulations
Brian Matonti	Manager	Insurance
David Bell	Consultant	
Fred Webber	Consultant	Trees
Mary Desjeunes	Consultant	Roofing Report, Gazette
Kathleen Hansen	Volunteer	Birchwood Sign

Blue Ridge Website: brhomeowners.com

MESSAGE FROM THE PRESIDENT

Hi All,

Summer is officially over and I hope you had a chance to enjoy the Blue Ridge amenities. The pool, golf course, and the Tiki Bar, just to mention a few, provide lots of fun during the summer. Despite the pandemic, at least these were available to us most of the time.

Some good news is that we have secured a snow removal company for the walkways in Condo 1 and Condo 2. With the help of our Property Manager, we had 3 companies to pick from. We look forward to a successful winter season of snow removal with the company we chose. Maintenance will continue to clear the roads and parking lots as they have in the past.

Please make sure you review the Rules and Regulations on the Blue Ridge Website. We are beginning to notice several violations of the rules. Most times, these violations are not deliberate, but simply a lack of knowledge of our regulations. A couple of quick reminders based on observations of our board:

- Yard sales are prohibited
- Any signs for unit sales or any other reason are prohibited
- Anything other than garbage should be placed beside the dumpsters Sunday to Thursday for Maintenance to pick up
- Fire Pits are prohibited
- Common areas are not to be used for personal use.

Blue Ridge Condo 1 website: brhomeowners.com

If you have any ideas or questions, please feel free to call the Condo 1 office. We look forward to hearing from you!

Robin D'Alessandro

President, Condo 1



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.**

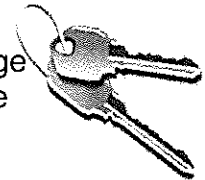
◆ FEES/FINES



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.

◆ RENTAL FEE

Anyone who rents their unit is subject to a Rental Fee of \$500. This fee is due annually on August 1, or when the unit is rented for the first time. This fee is non-refundable, and will not be prorated. In addition, the unit owner is mandated to register the rented unit with the Town of Brookhaven.

◆ RESIDENT TRANSFER FEE

There is a Transfer Fee of \$1,000 on all new purchases of units. It is common throughout New York State to implement this fee and is not prohibited by the Blue Ridge By Laws. Estate or immediate family member transfers are the only exchanges that will be exempt from this fee.

◆ DELINQUENT COMMON CHARGES

According to NY 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 their 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.

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

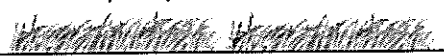
Make yourself familiar for what costs each homeowner is responsible such as:

- ◆ 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.





CONDO I BOARD of MANAGERS

APPFOLIO

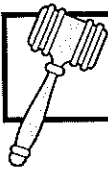
Condo I is happy to announce our new business system called Appfolio. It has many new features which include your being able to pay fees electronically with your bank account (no charge) or with credit or debit cards (fees apply), and you will be able to review your payment history starting with February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

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

This system provides more information that can help us serve the community better. See the following Blue Ridge Appfolio Registration form. Please fill it out and return to us by mail, drop it off at the Condo 1 mailbox or email it to our office at Blueridgecondo1@optonline.net.

IMPORTANT – PLEASE READ

Condo 1 did not receive as many Appfolio registration forms as we hoped. It is important that you submit a form, particularly if your information has changed. Our records need to be accurate and up to date. If you choose not to use the Appfolio option, the office still needs to have your information for our records. So please complete the Appfolio form that follows and return it to the Condo 1 mailbox as soon as possible.



CONDO I BOARD of MANAGERS

BLUE RIDGE CONDO I APPFOLIO REGISTRATION

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

Unit # _____

Homeowner (s) _____

Phone Number (specify home, Cell, Office) _____

Email (s) _____

Renter Info. Name, phone, email _____

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

Emergency Contact Name, Address, phone, relationship _____

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

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

*please be sure to provide email above.

Pet Information:

Pet Name _____

Type/Breed _____

Weight _____

Age _____

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

Vehicle Information:

Make _____

Model _____

Color _____

Plate _____

Year _____

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

ER AUTOMOTIVE



**3304 Route 112
Medford, NY 11763**

Just South of Country Fair Behind King Auto

631-346-3130



**NEW YORK STATE
INSPECTIONS**



**WE REMOVE
WINDOW
TINT**

*Factory Maintenance Schedule
Stop getting ripped off.
Finally get the service you deserve.
Certified Technicians you can trust.
Satisfaction Guaranteed.*

Visit Our Website At
www.erautomotive.com
For Specials!



**FREE
Check
Engine
Light
Scan**

**FREE Shuttle
Service When
Available Within
5 Miles**

**CHECK
OUT OUR
REVIEWS
ONLINE!!**

We Specialize In:

- Tires • Electrical • Tune Ups
- Differential & Transmissions
- Front Ends
- Suspension & Steering
- Cooling System
- Batteries and more!

**FREE
CHECK ENGINE
LIGHT SCAN**

Exp. 10/31/21



**OIL CHANGE
\$5.00
OFF**

Exp. 10/31/21

**BRAKE
SPECIALS!!**

A/C SERVICE

Evacuate and Recharge
System w/ 1 lb. Refrigerant
& Check for Leaks

Most
Cars

\$79.95

With Coupon. Not To Be Combined. Exp. 10/31/21

**FREE
BATTERY & CHARGING
SYSTEM TEST**

Batteries From

\$49.95

With Coupon. Not To Be Combined. Exp. 10/31/21

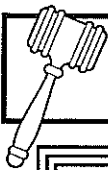
597214-1



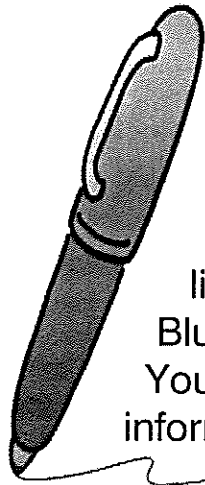
CONDO I BOARD of MANAGERS

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

CONDO I August 2021 Monthly Budget			
<u>EXPENSES</u>	<u>BUDGET</u>	<u>Aug. 2021 Expenses</u>	<u>YTD Balance</u>
Accounting	\$8,000.00	\$1,225.00	\$6,775.00
Alarm System	\$20,000.00	\$1,634.98	\$18,365.02
Concrete	\$14,000.00	\$7,627.24	\$6,372.76
Data Processing	\$5,300.00	\$393.66	\$4,906.34
Electric	\$23,000.00	\$1,857.05	\$21,142.95
HOA CC/CAP	\$1,192,574.88	\$99,383.03	\$1,093,191.85
HOA Maint/Contr	\$225,000.00	\$22,166.67	\$202,833.33
HOA Material Cost	\$35,000.00	\$2,255.58	\$32,744.42
Hydrants	\$5,000.00	\$0.00	\$5,000.00
Insurance	\$392,340.00	\$33,232.29	\$359,107.71
Insurance Ded Res.	\$25,000.00	\$0.00	\$25,000.00
Landscaping	\$117,500.00	\$12,600.50	\$104,899.50
Legal	\$14,000.00	\$0.00	\$14,000.00
Office	\$12,000.00	\$1,182.09	\$10,817.91
Outside Contractors	\$45,000.00	\$3,174.83	\$41,825.17
Painting	\$22,000.00	\$0.00	\$22,000.00
Paving	\$98,500.00	\$8,184.86	\$90,315.14
Parking Plaza's	\$10,000.00	\$0.00	\$10,000.00
Playgrounds	\$500.00	\$0.00	\$500.00
Payroll Taxes	\$10,000.00	\$597.83	\$9,402.17
Pest Control	\$8,000.00	\$2,262.78	\$5,737.22
Refuse	\$81,000.00	\$5,865.75	\$75,134.25
Reserve F/Bad Debt	\$25,000.00	\$0.00	\$25,000.00
Reserve/Cap Repl	\$30,000.00	\$0.00	\$30,000.00
Roofing	\$200,000.00	\$36,365.00	\$163,635.00
Salary Wages	\$31,500.00	\$2,209.78	\$29,290.22
Snow Removal	\$45,000.00	\$0.00	\$45,000.00
Sprinklers	\$37,000.00	\$738.65	\$36,261.35
State & Fed Taxes	\$2,500.00	\$0.00	\$2,500.00
Telephone/Cable	\$3,000.00	\$238.20	\$2,761.80
Walkway Lights	\$12,000.00	\$0.00	\$12,000.00
Water	\$66,000.00	\$6,475.24	\$59,524.76
Total	\$2,815,714.88	\$249,671.01	\$2,566,043.87
<u>INCOME</u>	<u>Budget Amount for Aug. 2021</u>	<u>Actual Aug. 2021 Income</u>	<u>August 2021 Balance</u>
Common Charge Income	\$234,642.91	\$260,552.46	\$25,909.55
Other Income		\$14,793.79	\$14,793.79
TOTAL INCOME		\$275,346.25	\$40,703.34
COLLECTED for Aug. 2021			
Revenue		\$25,675.24	
(Less Than) Expenses			



CONDO I BOARD of MANAGERS



Are you a good writer?

CONDO I could use your help!

Condo I is looking for a volunteer who would act as the liaison between the Condo I President/Board and the Blue Ridge Gazette Editor.

You would be required to compose copy based on information produced at Condo I Board meetings, in addition to editing letters from the President for submission to the Editor on a monthly basis working within the established deadlines. It is a fun and rewarding job!

For More Detail *Please call or text* **631.245.3056**



Quality Heating & Air Conditioning Service & Installations

(631) 737-5566



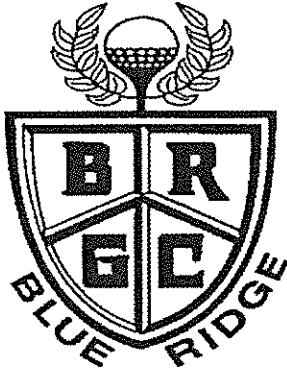
- ▶ Licensed & Insured
- ▶ Service Contracts Available
- ▶ Keyspan Energy Delivery Value Plus Installer
- ▶ Trane Comfort Specialist ▶ Financing Available
- ▶ Humidification ▶ Aprilaire Indoor Air Quality Specialist

Servicing all Long Island

Greenport * Sag Harbor * Ronkonkoma



CONDO I BOARD of MANAGERS



Request for Demands, Lender Questionnaires, and Association Documents

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

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

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

Blue Ridge Condo I will continue to bring the latest tools and practices to the community association industry and affiliated professionals.

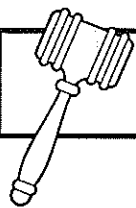
HomeWiseDocs.com simplifies the process of obtaining the association information that you require. Please share this important notice with those parties that regularly request Closing Letters, Lender Questionnaires and other association documents from our company.

Blue Ridge Condo I

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

HomeWiseDocs.com

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



JOINT CONDO I & CONDO II BOARD of MANAGERS

REQUIREMENT FROM OUR INSURANCE COMPANY

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

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

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

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

Condo I – Lisa Manas: BlueRidgeCondo1@optonline.net

Condo II – Wendi Peycke: OfficeBRCondo2@optonline.net

Jeannette Dreydoppel

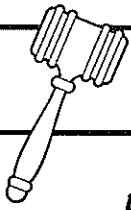
Senior Account Advisor - Ext 655

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

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



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



JOINT CONDO I & CONDO II BOARD of MANAGERS

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

WORK PROPOSAL / WORK ORDER

Date:

Contractor / Subcontractor:

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

1. **Insurance:** Owner will not allow on the job site and not pay any money to any subcontractor unless the subcontractor has previously filed with the Owner, a current Certificate of Insurance which includes:
 - A. **Commercial General Liability** coverage with minimum limits of \$1 million per occurrence and \$2 million aggregate, with \$2 million products / completed operations aggregate. Limits shall apply on a per project or per location basis as the case may apply and Contractual Liability must be included with the same limits as above with no exclusions, endorsements and/or riders containing fellow employee or third party over coverage exclusions. Coverage will be written on a primary, non-contributory basis and include a waiver of subrogation. The Certificate of Insurance and Policy must include the Owner and Blue Ridge Homeowners' Association, Blue Ridge Condominium I and Blue Ridge Condominium II as additional insured for all the above. Copies of the policies may be requested for review.
 - B. **Automobile Liability** coverage with minimum limits of \$1,000,000 CSL.
 - C. **Worker's Compensation** A certificate of insurance must indicate the existence of statutory coverage as well as Employers' Liability coverage with Accident limits no less than \$100,000 per accident, Disease limits no less than \$100,000 per employee and \$500,000 per policy and must include a waiver of subrogation.
 - D. **Excess/Umbrella Liability** coverage is required with no less than a \$1,000,000 limit per occurrence. Coverage shall be primary and non-contributory, include a waiver of subrogation, and include the Owner and Blue Ridge Homeowners' Association, Blue Ridge Condominium I and Blue Ridge Condominium II as additional insured.

2. **Indemnity:** To the fullest extent permissible by law the Contractor / Subcontractor hereby agrees to indemnify and to hold harmless the Owner and Blue Ridge Homeowners' Association, Blue Ridge Condominium I and Blue Ridge Condominium II, including the owner's agents and/or employees, the homeowner and/or any future homeowners harmless from any and all losses, claims, penalties or expenses including reasonable attorney's fees arising from bodily injury or death to any person, including but not limited to bodily injury or death or any of the contractor / subcontractor's employees or sub-sub contractor's employees and/or property damage including but not limited to loss of use arising out of or in any way relating to the work performed made by any owner or any person, or successor owner, or any mortgagee in possession, against the Owner, from all damages which were caused by the work that was performed or should have been performed or any omission caused by the contractor / subcontractor, their subcontractors and employees, agents or employees of the subcontractors hired by him under the terms and conditions of this contract. The contractor / subcontractor agrees to make good on all work and warranties regardless of who owns this property.

3. **Contractors / Subcontractors Using Non-Employees:** The contractor / subcontractor agrees that all work to be performed is to be completed by him or people employed and insured directly by the contractor / subcontractor. Should you, the contractor / subcontractor hire a sub-subcontractor, the sub-contractor must obtain a Certificate of Insurance from the sub-subcontractor naming the Owner and the contractor / subcontractor as additional insured. The sub-subcontractor's Certificate of Insurance must include all the coverages and limits stated in items #1 and #2 above. *The presence of workers not directly employed and insured by the contractor / subcontractor, or sub-subcontractors hired by the subcontractor at the construction site, shall constitute a breach of this contract by the contractor / subcontractor. When this occurs, all work completed is subject to non-payment at the discretion of the Owner.*

4. **Safety:** The Contractor / Subcontractor shall conform to all OSHA, Federal, State and local occupational safety requirements. Any injuries occurring on the work site must be reported to the Owner within 24 hours of occurrence and contractor / employee / injured party must complete an incident report form for the Owner. The completed form must be submitted to the Owner within five (5) days of the occurrence. **Ladder** safety is of the utmost importance, as such you are required to follow Ladder Alternative Job-Site Safety. Limit the use of A Frame ladders utilizing lifts, scaffolds and/or podium ladders whenever and wherever possible. For all our benefit we are enclosing a safety bulletin regarding the use of ladders which we strongly encourage you to use.

5. **New York Law:** This agreement shall be interpreted under the laws of New York State.

6. **Duration of Contract:** This agreement will remain in effect for any and all work performed by the contractor / subcontractor for the Owner until terminated in writing and signed by both parties.

By: _____
Owner Date

By: _____
Subcontractor Date

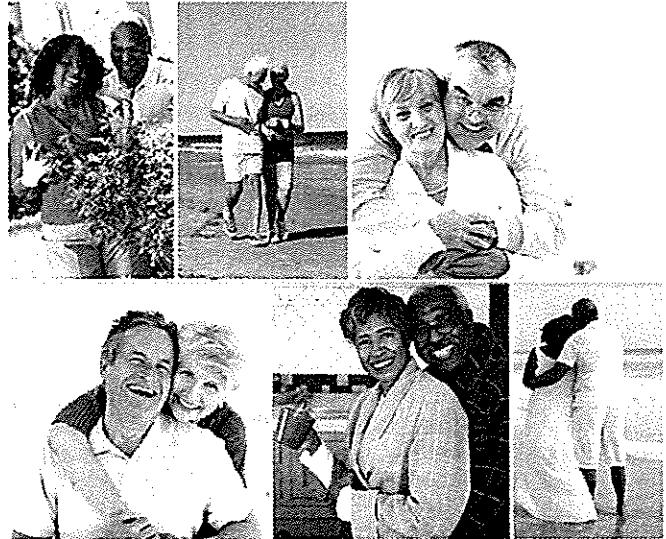
Reverse Mortgage (HECM) Information Sheet

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

What are the qualifications?

Qualifications include:

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



Reverse Mortgage Options

The amount you receive is based on these factors:

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

Loan Disbursement Options

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

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

*Call me to get pre-qualified!***

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

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



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

<http://nmbnow.com/rtollin>

Robert Tollin

Branch Manager

NMLS: 403892

C: (516) 652-8371

O: (516) 324-3685

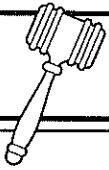
F: (516) 706-4007

rtollin@nmbnow.com



*All loans are subject to Credit, Income and Appraisal Approval. Programs, Rates, Terms and Conditions are subject to change without notice. This is not a commitment to lend. Nationwide Mortgage Bankers, Inc 68 S. Service Road, Suite 400, Melville, NY 11747 is Registered with the Nationwide Mortgage Licensing System NMLS # 819382. DBA NMB Home Loans Inc. in AL, AZ, FL, GA, IL, IA, KS, MA, MN, MT, OK, PA, and TX. NMB Home Loans, NMBNow, Americasa, Americasa Home Loans are DBAs of Nationwide Mortgage Bankers, Inc. NJ Residential Mortgage Lender Lic. #819382; NY Licensed Mortgage Banker - NYS Department of Financial Services #B501004; FL Lic. #MLD713; PA Lic. #36743; AZ Lic. #0949661; MD Lic. #22830; NC Lic. #L-177277; VA Lic. #MC-6834; CA Lic. #6008073939; AL Lic. #22591; AK Lic. #116238; CT Lic. #ML-819382; DE Lic. #026151; GA Lic. #59112; DC Lic. #MLB819382; IL Lic. #MB.6761339; KS Lic. #MC.0025585; KY Lic. #MC700868; MI Lic. #FL0021601; OH Lic. #RM.804328.000; OK Lic. #ML011914; OR Lic. #ML.5673; RI Lic. #20193735LL; TN Lic. #155902; TX - SML Lic. #819382; WA Lic. #CL-819382; WI Lic. #819382BA; CO, ME, MS, MT and NM Lic. #819382; WY Lic. #3358; HUD Approved Title II Supervised Lender #3113200005. Nationwide Mortgage Bankers, NMBNow, NMB Home Loans, Americasa & Americasa Home Loans are not acting on behalf of or at the direction of HUD/FHA or the Federal Government.





CONDO II BOARD of MANAGERS

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

BOARD OF MANAGER

Ken Groshans
John Mills
Marguerite Bellucci
Deborah Nicaastro
Howard Finklestein
Ed Podmore
Bill Roach
Office Manager: Wendi Peycke

LETTER FROM CONDO II BOM

*“ Success does not come from what you do occasionally.
It comes from what you do consistently.”*

Dear Condo II Residents:

The title of the players have changed, but not the team. As of the September elections, this standing Board remains as it has been over the last year with no change in members. This, is a positive factor, as it will allow us to continue forward with projects and plans already brought to the table with little or no delay in completion.

Your representatives look forward to being the team you believed in through difficult times in our community, across our nation, and around the globe.

We thank you for your support and belief in us and vow to continue to work on your behalf.

If any resident would care to become a part of this team, consider being a consultant to your Condo II Board.

Regards

Your Standing Condo II Board of Managers

RUSS TO THE RESCUE

RUSS MARSHAK

516.316.9093

RUSTY.MARSHAK@GMAIL.COM

RUSSTOTHERESCUE



SERVICES PROVIDED

TRANSPORTATION: DOCTORS APPOINTMENTS, AIRPORT, TRAIN

HOUSESITTING AND HOUSEHOLD CHORES

COOKING / MEAL PREP

FOOD DELIVERY,

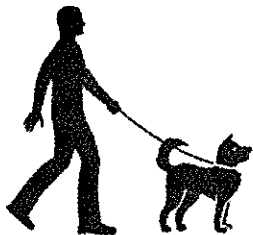
PET CARE / DOG WALKING

ELDERLY COMPANIONSHIP

BABYSITTING

SHOPPING ASSISTANCE, HELPING WITH ERRANDS

*REASONABLE PRICING
INQUIRE FOR PARTICULAR SERVICES*





CONDO II BOARD of MANAGERS

Blue Ridge Condo II Fiscal Year Budget 2021-2022
Spent Through August 31, 2021

	a	b	c = a - b
	Approved Budget 2021-22	Actual Collected & Spent to Date	Remaining Balance
REVENUE			
CONDO II COMMON CHARGES	\$ 1,356,000	\$ 106,963	\$ 1,249,037
HOA COMMON CHARGES	1,105,330	91,028	1,014,302
LESS: NON-PAYING UNITS (5)	(15,000)	-	(15,000)
SPECIAL ASSESSMENT INCOME	-	-	-
OTHER INCOME	28,000	8,710	19,290
WATER SURCHARGE	-	8,450	-
NET RENTAL INCOME	-	-	-
TOTAL REVENUE	\$ 2,474,330	\$ 215,151	\$ 2,267,629
EXPENSES			
HOA COMMON CHARGES	1,105,330	91,028	1,014,302
LESS: NON-PAYING UNITS (5)	(15,000)	-	(15,000)
HOA MAINTENANCE	195,000	15,500	179,500
CEMENT WORK - CURBS & SLABS	25,000	11,973	13,027
ELECTRICAL METER PANS	15,000	-	15,000
ELECTRICAL POLES & PARKING PLAZAS	15,000	-	15,000
ELECTRIC GENERAL REPAIRS	5,000	-	5,000
EXTERMINATING	8,000	1,521	6,479
FENCES (INCENTIVES) & RAILINGS	10,000	2,555	7,445
FIRE ALARMS	10,000	9,274	726
FIRE HYDRANT TESTING	5,000	-	5,000
GUTTER CLEANING	6,000	-	6,000
LANDSCAPING	137,000	12,673	124,327
PAINTING	24,000	-	24,000
REFUSE	68,000	400	67,600
REPAIRS & SUPPLIES MAINT.	10,000	25	9,975
ROAD REPAIR/SPEED TABLES	10,000	-	10,000
ROOFING	93,000	17,301	75,699
SNOW REMOVAL	95,000	-	95,000
IRRIGATION	60,000	8,401	51,599
TREE SERVICES	20,000	(1,847)	21,847
ACCOUNTING SERVICES	6,000	-	6,000
BAD DEBT	15,000	-	15,000
CONSULTING SERVICES	8,000	-	8,000
ELECTRICITY	30,000	1,982	28,018
INCOME TAXES	1,000	-	1,000
INSURANCE	369,000	30,387	338,613
LEGAL SERVICES	20,000	(468)	20,468
OFFICE SUPPLIES AND EXPENSES	9,000	49	8,951
EQUIPMENT LEASES	4,000	320	3,680
PAYROLL AND PAYROLL TAXES	48,000	3,242	44,758
PHONE & INTERNET	5,000	309	4,691
SECURITY	5,000	28	4,972
SUBSCRIPTIONS	7,000	365	6,635
WATER	36,000	5,977	30,023
CAPITAL RESERVE ALLOCATION	10,000	-	10,000
TOTAL EXPENSES	\$ 2,474,330	\$ 210,995	\$ 2,263,335
REVENUES (LESS THAN) EXPENSES	\$ -	\$ 4,156	

CONDO II BOARD of MANAGERS

October 2021 National Day Calendar

SUN	MON	TUE	WED	THU	FRI	SAT
		BAT APPRECIATION MONTH			1 Black Dog Day	2 Name Your Car Day
3 Boy Friend Day	4 Golf Lover's Day	5 Rhode Island Day	6 Garlic Lover's Day	7 Blue Shirt Day	8 World Octopus Day	9 Sneakers Day
10 Handbag Day	11 It's My Party Day	12 Farmer's Day	13 Train Your Brain Day	14 Be Bald and Be Free Day	15 Mushroom Day	16 Dictionary Day
17 Pasta Day	18 Chocolate Cupcake Day	19 Dress Like a Dork Day	20 Sloth Day	21 Reptile Awareness Day	22 Color Day	23 Mole Day
24 Food Day	25 International Artist Day	26 Pumpkin Day	27 Black Cat Day	28 Chocolate Day	29 Oatmeal Day	30 Candy Corn Day
31	Candy Apples and HALLOWEEN					

Andrea Lamanna

No Job too Big or too Small

Commercial Residential

Call Today for your Free Estimate

The Cleaning Fairies

Arlamanna0204@yahoo.com

631-346-2985

FREE ESTIMATES LIC./INSURED

PHONE: (631) 580-7500
FAX: (631) 580-7542

B & R PLUMBING & HEATING

OF L.I. INC.

24 Hour Emergency Service

BILL DE PAOLO

315 Smithtown Blvd.
Nesconset, New York 11767

RE/MAX Integrity Leaders

BUYING or SELLING? Rosa can help!

For a free, no obligation market consultation of your home contact Rosa today!

ROSA ... Your Blue Ridge Specialist.

Call Direct: **631-871-0904**
Email: RosaBejarano@Remax.net
www.rosabejarano.com

Julia Rosa Bejarano
Licensed Real Estate Salesperson

CONDO II BOARD of MANAGERS

SPRINKLER /HOSE SPIGOT SHUTOFFS

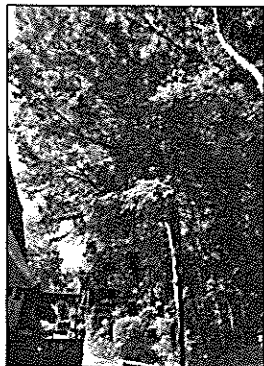
Sprinklers will be shut down on approximately Oct 15. when maintenance shuts down the community hose spigots.

SNOW REMOVAL

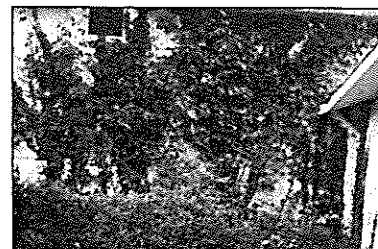
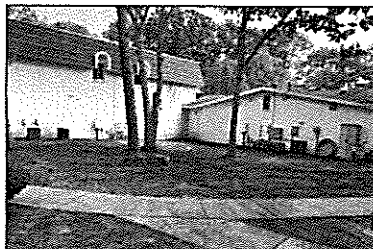
Looking ahead towards winter months, the Condo has signed a contract for snow removal with a new vendor. The contractor, LONG ISLAND PROFESSIONAL MANAGEMENT, is a property management company and was negotiated and hired as a unified decision of both Condo I and Condo II Board of Managers.

TREE TRIMMING

Lumberjack, the tree trimming vendor, will cut three or four times before winter sets in, weather permitting, to continue clearing trees overhanging walkways throughout Condo II. Startup will begin again sometime in the spring.



This tree trimming is aside from emergency tree issues in which case the homeowner should submit a work order to address the problem or contact the Condo office directly.



LANDSCAPING

4D Landscapers will be cutting back bushes in October for the end of the season cleanup

FALL CLEANUP AND GUTTER CLEANING

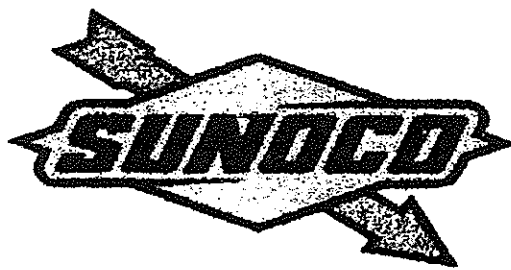
As we enter the month of October, it is the time to start cleaning up your patio areas in preparation of the fall landscape cleanup. Notification of the cleanup will be announced as we approach the last of the falling leaves from surrounding buildings. This may take place from the end of October through December, depending upon the trees final shedding of leaves.

Patios must be free of personal items that may become damaged during the foliage removal. Failure on your part to comply, and your personal items become damaged, the Condo and Landscaping company will not be held accountable.

Canopy's and Pops must be removed before cleanup begins no later than November 1st.

Gutters are the responsibility of the homeowner to clean and maintain. The Condo conducts a "courtesy" fall gutter cleaning at the end of the season in preparation of the winter. If your gutters need attention prior to or after the courtesy service, it is up to the homeowner to obtain and pay the cost of a vendor to take care of the issue.

Common Areas: Any common areas not attached to the unit are not to be addressed by the homeowner and is the property of the Condo. Should a homeowner take it upon themselves to clear, decorate, plant, it is the sole responsibility of the homeowner to maintain. The Condo is not responsible to cut the grass, trim bushes, clean out leaves or dead plants.



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

CORAM SUNOCO
 3423 RT. 112 & GRANNY RD.
 CORAM, NY 11727
631-732-0788

WEDNESDAY IS SENIOR DAY
10% OFF ANY SERVICE
 CANNOT BE COMBINED WITH ANY OTHER OFFER. SEE STORE FOR DETAILS.

WE SPECIALIZE IN OLD FASHIONED TRUST, AND CUSTOMER RELATIONS

CONVENIENCE STORE AND AUTO SHOP
OPEN 6 DAYS A WEEK

AUTOMOTIVE SERVICE CENTER
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
 *BATTERYSEVVC.
 * 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
 Most American Cars

Limited Time Offer w/ Coupon

OIL CHANGE w/ TIRE ROTATION & BRAKE INSPECTION

Rotate all four tires and inspect your brakes plus Up to 5 Quarts of Premium 10W30 Motor Oil Only
 • 10 Point Vehicle Inspection
 • Chassis Lubrication
 • Other Oil Types Additional
 • Some Oil Filters Additional
 • Oil Filter Disposal Extra

\$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

Limited Time Offer w/ Coupon

SEE KEVIN – FOR ALL YOUR AUTOMOTIVE NEEDS

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

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

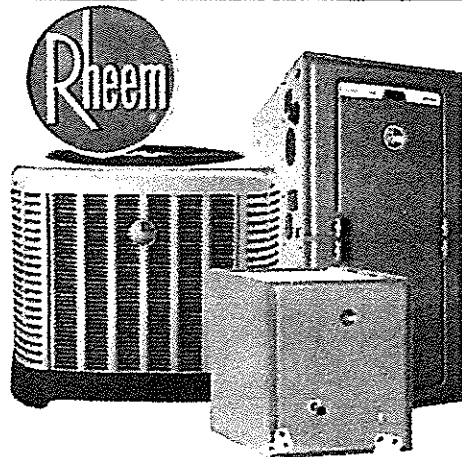
SAVE BIG

ON A NEW HVAC SYSTEM

Annual Tune Up \$97.95

- Energy Efficient
- Innovative comfort features
- Great maintenance contracts
- 30 years in business

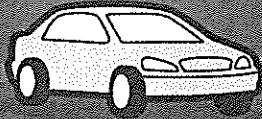
**CREDIT CARDS
ACCEPTED**



- Installation and Service of HVAC equipment
- Water Heaters and Humidification Systems
- Family Owned & Operated since 1987
- Licensed and Insured
- BBB Accredited Business

Protect your world

Auto • Home • Life • Retirement



No Obligation
Financial Consultation:
Retirement • Life Insurance
College Saving
Long-Term Care Disability and
Supplemental Insurance



Michael Cirigliano
631-758-7225

629 Rt 112 Ste 10 Patchogue NY11772
mcirigliano@allstate.com
<https://allstate.com/mcirigliano>

One place to help with all your insurance needs.



Call me today to discuss your options.

Some people think Allstate only protects your car. Truth is, Allstate can also protect your home or apartment, your boat, motorcycle - even your retirement and your life. And the more of your world you put in Good Hands®, the more you can save.

Allstate
You're in good hands.

Auto Home Life Retirement

Insurance subject to terms, qualifications and availability. Allstate Property and Casualty Insurance Co., Allstate Fire and Casualty Insurance Co., Allstate Indemnity Co., Allstate Vehicle and Property Insurance Co., Northbrook, IL. Life insurance offered through Allstate Life Ins. Co. & Allstate Assurance Co., Northbrook, IL; Lincoln Benefit Life Co., Lincoln, NE; and American Heritage Life Insurance Co., Jacksonville, FL. In New York, life insurance offered through Allstate Life Insurance Co. of New York, Hauppauge, NY. Securities offered by Personal Financial Representatives through Allstate Financial Services, LLC (LSA Securities in LA and PA). Registered Broker-Dealer. Member FINRA, SIPC. Main Office: 2920 South 84th Street, Lincoln, NE 68506. (877) 525-5727. © 2010 Allstate Insurance Co.



SEAN B. MCGUINNESS

DOCTOR OF PODIATRIC MEDICINE

SPORTS MEDICINE
SURGERY & TOTAL
CARE OF THE FOOT

1 ALLEGHENY DR. WEST • FARMINGVILLE, NY 11738
PH (631) 696-0123 • FAX (631) 696-1541

GREENS COMMITTEE

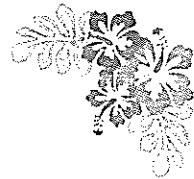
I'd like to thank the following people for their help with the Condo 1 vs Condo 2 tournament as well as Hawaiian Open and Tri-Condo Invitational tournaments – Donna, Pat, Gisel, Laura, Janice, Jill, Betty, Bud, Barry, Harry, Lynn and anyone I may have forgotten to mention. Could have never pulled them off without all this help.

We are all very saddened by the passing of Mike Caruso. Mike served as President of both the Greens Committee and Blue Ridge Mens' Club. Mike will be sorely missed by all.

Vinnie Monello, Treasurer of Greens Committee and Mens' Club



HAWAIIAN OPEN GOLF LUNCHEON





*Blue Ridge
Walks for
Breast Cancer*



**Come Join Us On Our
10th Annual Walk
Sunday, October 3rd, 2021
At 12:00 Noon**

Refreshments and snacks to follow.

After you have had your fill, our famous Chinese Auction will begin. Buy raffles, cakes and fun things. This year, our Chinese Auction will be outside in the pool area with seating in the Tiki Bar area.

This year our goal is going to be \$10,000 it's our 10th year

Thank you for your support!!

We can do it need your help.

Donations of new items for our Chinese Auction should be placed in boxes near the front desk as soon as possible.

Baked goods need to be brought day of event.

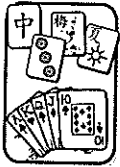
Donations of ready done baskets are accepted with utmost appreciation!

They are to be brought in Ping Pong room week of October 1st.

Please label who it's from.

Thank you
Josephine DiGiovanna

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!



BOCCI NEWS

Submitted by Scott Friedman

The Bocci Season has finally ended and what a successful season it was! On behalf of Mike, Chip, Jeff and Lynne (Wednesday night) and Stella and myself (Thursday night) I would like to thank all of the players for their cooperation and camaraderie. We are truly the largest and best Club here at Blue Ridge! I would also like to extend our appreciation to Norm for his BBQs, all of the bartenders at the Tiki Bar, the maintenance crew and HOA for maintaining the courts.

The playoffs and Championship was held on Wednesday September 8th and what an exciting night it was! Pizza and drinks were had by all. Congratulations to all of the teams that participated in the playoffs – Wednesday – 6th Place – Land Sharks, 5th – Bocci Babes 4th – Bourbonaders, 3rd Chewbocce, 2nd Team Hydroflask and 1st Survivors. Thursday – 6th Place – Cruise 4, 5th Roughriders, 4th 3 Girls & A Guy, 3rd Bocci Galupes, 2nd Blue Ridge 4 and 1st Blue Bombers.

The Blue Bombers represented Thursday night while the Bourbonaders represented Wednesday night in the Championship game – with the Bourbonaders winning 2 out of 3 games to take the 2021 Bocci Championship. Thank you to both of these very talented teams for a very exciting night!

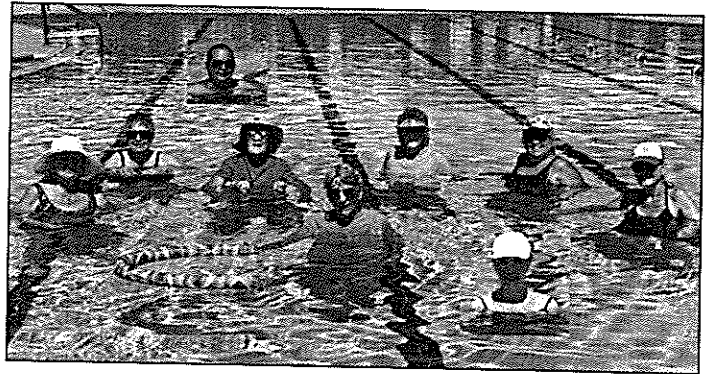
On a personal note – my wife Stella and myself have been coordinating Thursday night Bocci for app. 35 years and I am sorry to say that this was our last year. We would like to express our sincere thanks for all the wonderful memories and fond friendships we have made along the way. All of you will always be in our hearts!

Until we meet again- *Scott & Stella*

Greetings from Blue Ridge AQUACIZE!

We meet Monday, Wednesday, Friday at 10:30 am.

Come Join Us!



Pictured from left to right: Linda, Ann, Linda (in back), Sylvia, Terry (in front), Yvonne, Karen, Ruth, & Pat (in front)
Photo by: Mary



BLUE RIDGE LADIES GOLF CLUB

Submitted by Lorraine Sullivan

Our Golf season will soon be coming to an end. It is not too late to sign up for our end of season dinner on Oct. 5th at Capellini Restaurant. Sign up sheet in the clubhouse.

The winners for the last four weeks are:
Week of Aug. 17th Low Net

Flight A Lorraine Sullivan, Flight B Joanne Arce.

Week of Aug. 24th Even Holes

Flight A Kristina Hershberger, Flight B Joanne Arce.

Week of Aug. 31st Low Net

Flight A Deb Keummerer, Flight B Debbie Ungaro
Closest to the Pin Isa Baiata.

Week of Sept. 7th Scratch Three Worst Holes

Flight A Lynne Ward, Flight B Michele Andriaccio.

Congratulations to all of our winners!

"Golf is deceptively simple and endlessly complicated"
Arnold Palmer

If you would like more information please call:

Janice 865 201-4754 - Lynne 516 528-9996

Lorraine 631 732-6592 - Gisele 516 361-4343

**GAZETTE
DELIVERERS
for OCTOBER 2021**



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

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!

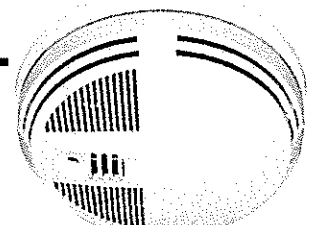
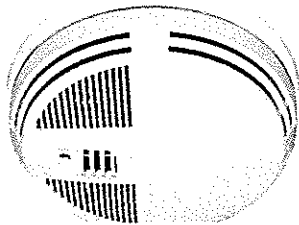
**Gazette Deliverers
Needed**

Join a great group of residents once a month delivering our Gazette to residents.

Call Ray at
631-790-1107
if interested.

Thank you!

ATTENTION



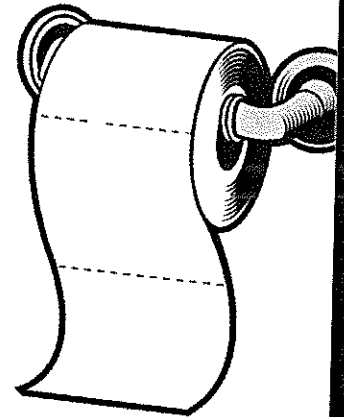
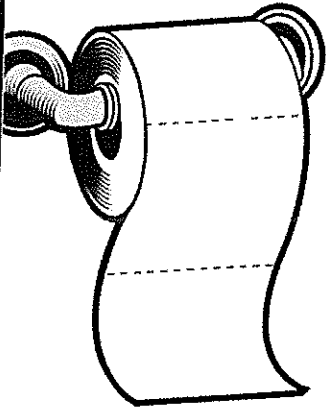
**All Residents
are required to have a
Carbon Monoxide Detector
in their home.
*It is now a law!***

For more information, contact the Condo Offices.

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

To Keep Our
Sewage Plant Operating -

Please Flush
Only
Toilet Paper!



DOG WASTE

LEASH AND CLEAN UP
AFTER YOUR DOG

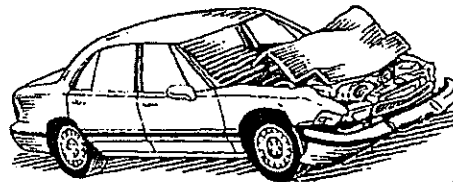


IT'S REQUIRED BY LAW!

GIORDANO'S COLLISION INC.

Complete Auto Repair Center • Family Owned & Operated

Foreign & Domestic • Unibody Specialists
Exact Color Matching • Insurance Claims Specialists
Ask About Our Lifetime Warranty



"LET US BABY YOUR BABY"

**LUBE
OIL & FILTER
\$19.95**
w/ 1 qt. of
PLUS
Wash & Wax



FROM
MECHANICAL
WORK -

Tune-Ups,
Brakes, NYS
Inspections,

Air Conditioning, etc.

TO COMPLETE
COLLISION REPAIRS -

Unibody, Painting
& Crashes

EXPERT BRAKE SERVICE

We use Bendex Brakes
(with Lifetime Warranty)

**GET HONEST & FAIR PRICES
THE FIRST TIME**

By Appointment Only Please

MODERN TECHNOLOGY - CLASSIC QUALITY

2164 ROUTE 112, MEDFORD

654-0542

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

Tomatoe Appliance Repair

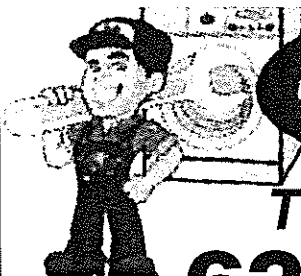
"Others Can't Ketchup!"

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



V.P. PLUMBING & HEATING, LLC
Commercial & Residential License & Insured
SUFFOLK AND NASSAU

- * National Grid Boilers/Oil Conversions
- * Bathroom & Kitchen Systems
- * Forced Hot Air Gas Heating System
- * Waste & Vent Piping PVC/Cast Iron
- * Radiant Heating System
- * All Water Piping Pex/Copper
- * Gas Leak Detection
- * Ejector Pit & Pump Systems
- * Hot Water Baseboard Heating
- * And Much More..

ALL SERVICE CALLS BIG AND SMALL WE DO IT ALL!!
Call Us At (516) 659-3368
Website: vpplumbing.com

Quality Pharmacy

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

PHARMACY HOURS

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



Mark Shah, R. PH.

Phone: 732-7373

VALUABLE COUPON!
 Quality Pharmacy
 Expires 10/31/21
\$5.00
 Good Towards Any
 New Prescription
CLIP 'N SAVE!

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

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



McManus-Lorey
Funeral Home

2084 Horse Block Road, Medford, NY 11763
www.mcmanuslorey.com

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

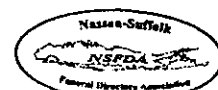
A Caring, Family Business

- Traditional and Alternative Funerals*
- Pre-Arrangement Consultation*
- Pre-Planning through L.I.F.E.*
- At Home Arrangements*
- After Care Program and Bereavement Literature*
- Ample Parking • Handicap Entrance*

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



LONG ISLAND FUNERAL ENDOWMENT
 Nassau-Suffolk Funeral Directors Association



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

LICENSED HOME IMPROVEMENTS: Painting, Trim, Floors, Cabinets, Spackling, Sheet Rock, Tile, Grout, and More. Highly Experienced, Fair Prices, Top North Finish, References, and Free Estimates. James Fesselmeyer (631) 671-0120 (Mom lives at Blue Ridge)

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



**Advertise
in the
Blue Ridge
Gazette**



EMAIL TODAY
gazetteblueridge@gmail.com

**We Are 100%
Hand Delivered!**

VEHICLE REQUIREMENTS WARNING

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

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

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

PARKING RULES AND REGULATIONS

1) Under no circumstances will the following vehicles be allowed to park overnight in any parking plaza or upon our streets. This includes:

- A) Buses, trucks (any type), snow plows, trailers
- B) Motor homes, recreational vehicles, boats & boat trailers
- C) Any vehicle with commercial plates, livery plates, or printed advertising
- D) Any unregistered or unlicensed vehicle

2) Under no circumstances will any vehicle park at anytime in the following areas:

- A) In any area where there is yellow pavement or curb markings
- B) In two parking spots
- C) In front of any garbage dumpster or fire hydrant
- D) In any area designated to be a fire zone
- E) In front of any walkway
- F) On the grass or common property
- G) In an area where NO PARKING signs are posted
- H) In front of the clubhouse
- I) At designated areas during snow season
- J) At entrance to sewer treatment plant
- K) On patios (motorcycles)

Washing vehicles is prohibited.

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

BLUE RIDGE EMERGENCY INFO KEEP POSTED IN YOUR HOME

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

IMPORTANT TELEPHONE NUMBERS

Maintenance Emergency
Please Call (631) 698-3004

ALL OTHER EMERGENCIES CALL 911

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

WATER SHUT-OFFS ARE TO BE SCHEDULED MONDAY THROUGH FRIDAY ONLY!

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

Regarding electric fireplaces:

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

DUMPSTERS

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

FIRE ALARMS

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

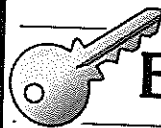
PLEASE CALL 911

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

DO NOT TOUCH OR ATTEMPT TO DISCONNECT THE WIRES!

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

Thank you for your cooperation.
Condo I and Condo II Board of Managers



EMERGENCY KEYS

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

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

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

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

Blue Ridge "Howl-O-Ween" Costume Party

Sponsored by the Blue Ridge Social Club

Date: Saturday, October 30
(Rain Date: Sunday, October 31)
Time: 1:00 pm until 5:00 pm
Place: Blue Ridge Tiki Bar
Price: \$15 per person
(checks only, payable to Blue Ridge Social Club)

Includes: DJ, hero sandwiches, snacks and costume prizes for best overall costume, best couples costume, scariest costume and most original costume.

Adults Only* *Cash Bar

Sign up by October 17

(Non-refundable after October 24)

At the Clubhouse front desk or Through
Jennifer Gisler @ 516-297-9854