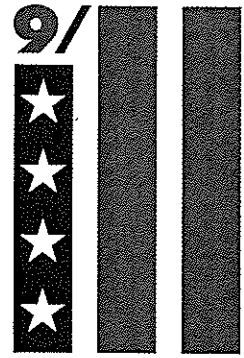


Blue Ridge *Gazette*

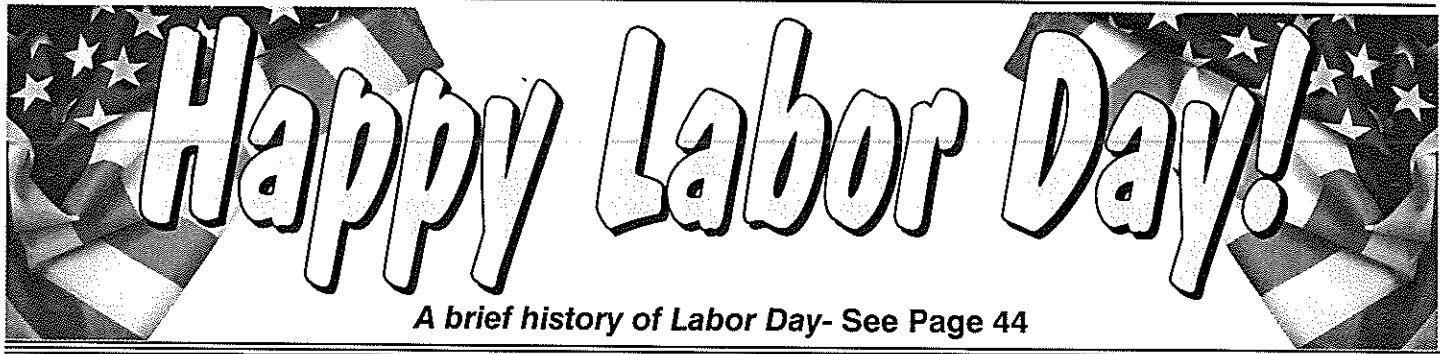
REMEMBER



VOL XLVII NO. IX

Published by and for the Residents of Blue Ridge

SEPTEMBER 2021



A brief history of Labor Day- See Page 44

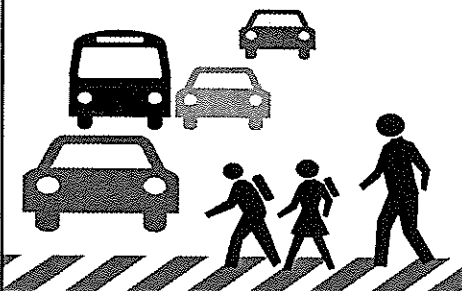
Condo Board Elections

**Saturday
September 11th**

Three Open HOA Positions

**Submit Resumes
to HOA By October 10th**

**SCHOOLS
OPEN**
Drive Carefully!



October Breast Cancer Walk



SEE BACK COVER

Kids Halloween

For More Information
See page 14



GAZETTE STAFF

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

ADVERTISING MANAGER

Email: gazetteblueridge@gmail.com

CIRCULATION MANAGER

Ray Miehl 790-1107

PROOF READER

Bill Bernstein

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

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

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

Gazette Subscriptions:

\$2.50 per month

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

ALL ADS MUST BE PAID IN ADVANCE

Please Note Advertising Rates:

Full Page \$90.00

Half Page \$60.00

Quarter Page \$40.00

Business Card \$25.00

Classified (Max 40 words) \$15.00

Thank You/Condolence Card \$10.00

Discounts Available for 6 or 12 month contracts

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

Returned checks will be charged an additional \$20.00

The Gazette guarantees circulation to each homeowner/renter in Blue Ridge Condominium.

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

TROUBLE WITH DELIVERY?

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



SECURITY PHONE NUMBER

1-631-334-9996

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

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

DOVE PRINTING
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We Are Just A . . . Phone: 631.207.3683

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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

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:	David Alamia		David Bell
Asst. Treasurer:	Ed Preuss		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,

COVID-19 has been at the forefront of many people's minds, but it's essential not to neglect our other health needs. 1 in 8 women will develop a form of breast cancer in their lifetime. Breast cancer is the most common type of cancer among women in the US. In Suffolk County alone, there are over 1300 cases diagnosed every year. Those figures may seem scary, but the prognosis for breast cancer has gotten better in recent years due to advances in medicine and early detection.

One of the many unintended side effects of the pandemic has been an increase in delayed or missed appointments for mammograms and other cancer screenings. Screenings for breast, colon, and cervical cancers fell by 36%. Due to the COVID-19 crisis, many clinics and primary care doctors reduced their hours and patients stayed home for fear of catching the virus. Unfortunately, as a result, many people appear in the hospital with more advanced stages of diseases resulting in poorer prognoses.

Self-screening is one of the most valuable tools that we have. Nearly 80% percent of young women diagnosed with breast cancer find their breast abnormalities themselves. It's important to talk to your doctor if you notice any new lumps in the breast or armpit area, swelling, or pain. Having a family history of breast cancer or being of Ashkenazi Jewish heritage can increase your risk. National Got Checked day is August 26th, and it's the perfect time to schedule a mammogram or any other screenings you may have put off.

The New York State Department of Health Cancer Services Program offers free breast, cervical and colorectal screenings to those with no insurance. They can be reached at 631-548-6320. We must take care of ourselves both physically and mentally, especially in these trying times. Don't wait; get checked today!

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.



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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 craftsman. 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.

IS YOUR HEATING SYSTEM READY FOR THE FALL?

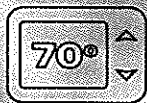


MAINTENANCE TIPS FOR THE CHANGE OF SEASON



REPLACE FILTERS

Changing your unit's filters will improve efficiency, lower monthly utility costs, prevent system failures and avert expensive emergency repairs.



CHECK THERMOSTAT

Remember to change the batteries in your thermostat and program it for the change of season. Make sure that your thermostat is set for maximum efficiency, especially for periods when no one will be home.



INSPECT FURNACE OR HEAT PUMP

Check the area around your furnace for flammable materials that can pose a safety risk to your home. If you have a heat pump with an outdoor unit, check the outdoor area around it and remove debris such as leaves, grass clippings & dirt.



SCHEDULE AN INSPECTION

An inspection can identify and resolve any small problems before they become big expensive problems. Technicians will check for reliable, efficient and safe operation of all HVAC equipment. A clean, well-adjusted heating system will save you money on fuel and prolong furnace life.



IS IT TIME TO REPLACE YOUR SYSTEM?

If your unit is older than 10 years, you may want to consider replacing it with a high-efficiency heat pump. Heat pumps are considered renewable energy systems and will cut your energy costs by as much as 50% while reducing your carbon emissions. Plus you may be eligible for a PSEG rebate up to \$4,000.

**SERVICE &
SAFETY CHECK
\$99.95**

*Additional fees apply
with oil systems
plus tax



631.494.2850

**SCHEDULE
YOUR SERVICE
APPOINTMENT
TODAY!**





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VISION & MISSION STATEMENT FOR BLUE RIDGE HOA

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

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

Attention All Blue Ridge Residents

Wifi is available in the Gym and Billiard Room

User Name: **E987AD**

Password: **41752944**

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

REGISTRATION HOURS

(At Clubhouse Front Desk)

Monday & Tuesday

8:00 AM – 3:30 PM

Thursday thru Saturday

8:00 AM – 3:30 PM

Closed Wednesday & Sunday

H.O.A. OFFICE HOURS

Monday thru Friday

10:00 AM – 3:00 PM

Closed Saturday & Sunday

SCHEDULE OF FEES

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

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

RUSS TO THE RESCUE

RUSS MARSHAK

516.316.9093

RUSTY.MARSHAK@GMAIL.COM

RUSSTOTHERESCUE



SERVICES PROVIDED

TRANSPORTATION: DOCTORS APPOINTMENTS, AIRPORT, TRAIN

HOUSESITTING AND HOUSEHOLD CHORES

COOKING / MEAL PREP

FOOD DELIVERY

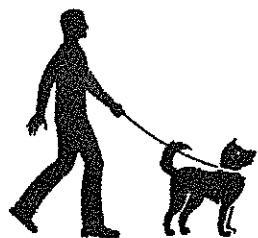
PET CARE / DOG WALKING

ELDERLY COMPANIONSHIP

BABYSITTING

SHOPPING ASSISTANCE, HELPING WITH ERRANDS

**REASONABLE PRICING
INQUIRE FOR PARTICULAR SERVICES**





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BLUE RIDGE HOMEOWNERS ASSOCIATION, INC. BUDGET SUMMARY REPORT Eleven Months Ended June 30, 2021

	ANNUAL BUDGET		YEAR-TO-DATE			THIS MONTH		
	TOTAL	BALANCE AVAILABL	BUDGET	ACTUAL	DIFFER-ENCE	BUDGET	ACTUAL	DIFFER-ENCE
MAINTENANCE (HOA ONLY)	124,468	97,831	112,985	94,916	18,069	9,431	6,871	2,560
ADMINISTRATION	231,220	90,589	209,725	140,631	69,094	17,228	12,421	4,807
COMMUNITY BUILDING	384,337	36,718	341,239	347,619	(6,380)	26,637	39,584	(12,947)
POOLS	117,001	18,948	106,165	98,053	8,112	5,115	13,293	(8,178)
TENNIS	750	723	750	27	723	-	-	-
BOCCI	750	(818)	625	1,568	(943)	125	1,382	(1,257)
SEWER TREATMENT PLANT	307,932	85,216	283,108	222,716	60,392	24,636	19,049	5,587
GOLF COURSE	402,834	44,788	366,273	358,046	8,227	35,192	34,773	419
GENERAL EXPENSES	609,810	96,987	524,767	512,823	11,944	45,044	41,256	3,788
SECURITY	73,200	5,240	67,550	67,960	(410)	5,200	7,606	(2,406)
COMMUNITY ACTIVITIES ***	15,028	(1,150)	14,825	16,178	(1,353)	(273)	(948)	675
CAPITAL EXPENSES	213,000	122,515	-	90,485	(90,485)	-	8,779	(8,779)
TOTAL EXPENSES	2,480,330	529,308	2,028,012	1,951,022	76,990	168,335	184,066	(15,731)
LESS INCOME OTHER THAN COMMON CHARGES	(193,800)	(25,350)	(172,549)	(168,450)	(4,099)	(13,120)	(13,301)	181
EXPENSES TO BE REIMBURSED BY COMMON CHARGES	2,286,530	503,958	1,855,463	1,782,572	72,891	155,215	170,765	(15,550)

*** 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	\$ 2,339	\$ 15,583	\$ 14,661	\$ 922	\$ 1,416	\$ 1,408	\$ 8
Gazette Expenses	\$ 36,287	\$ 3,814	\$ 33,302	\$ 32,473	\$ 829	\$ 2,763	\$ 3,721	(\$ 958)
Net Gazette Expense	\$ 19,287	\$ 1,475	\$ 17,719	\$ 17,812	(\$ 93)	\$ 1,347	\$ 2,313	(\$ 966)
Bar Revenues	\$ 35,000	\$ 8,035	\$ 26,500	\$ 26,965	(\$ 465)	\$ 7,100	\$ 7,869	(\$ 769)
Bar Expenses	\$ 29,200	\$ 6,574	\$ 22,300	\$ 22,626	(\$ 326)	\$ 5,780	\$ 3,958	\$ 1,822
Net Bar Expense (Revenue)	(\$ 5,800)	(\$ 1,461)	(\$ 4,200)	(\$ 4,339)	\$ 139	(\$ 1,320)	(\$ 3,911)	\$ 2,591
Community Events Expense, Net	\$ 6,041	\$ 3,336	\$ 5,306	\$ 2,705	\$ 2,601	\$ 200	\$ 650	(\$ 450)
Party Rental Income	\$ 4,500	\$ 4,500	\$ 4,000	\$ 0	\$ 4,000	\$ 500	\$ 0	\$ 500
TOTAL COMMUNITY ACTIVITIES	\$ 15,028	(\$ 1,150)	\$ 14,825	\$ 16,178	(\$ 1,353)	(\$ 273)	(\$ 948)	\$ 675

Unaudited - For Internal Use Only

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

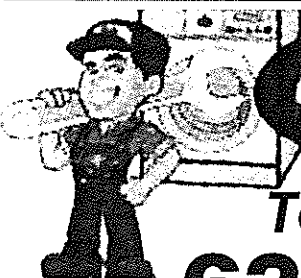
"Others Can't Ketchup!"

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**

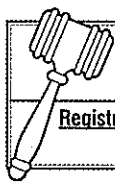
LIC./INS. AR237

Trip Charge- Only \$45.

Tomatoe To Serve You *Thank You*

631-TOMATOE(866-2863)

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



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CALENDAR OF EVENTS



SEPTMBER

2021

Prepared by the H.O.A.

<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>
			1 Knitting Club 6:30 pm	2 Mah- Jongg/Canasta Club Card Room 12:30 PM	3 Aquacize 10:00 A.M. Friday Night Social Tiki Bar 6:30-10:30 PM	4 TIKI BAR 3:00-10:30 PM
5 TIKI BAR 1:00-8:00 PM	6 Aquacize 10:00 A.M. Close Condo 2 Meeting Labor Day Pool Party	7 Yoga Class 7:00 PM Knitting Club 6:30 pm Closed HOA Meeting	8 Aquacize 10:00 A.M. Bocci Night Finals	9 Mah- Jongg/Canasta Club Card Room 12:30 PM Bocci Night Finals (Rain Date)	10 Aquacize 10:00 A.M. Friday Night Social Tiki Bar 6:30-10:30 PM	11 TIKI BAR 3:00-10:30 PM
12 TIKI BAR 1:00-8:00 PM	13 Aquacize 10:00 A.M. <u>GAZETTE DEADLINE</u>	14 Yoga Class 7:00 PM Knitting Club 6:30 pm Closed Condo 1 Meeting	15 Aquacize 10:00 A.M.	16 Mah- Jongg/Canasta Club Card Room 12:30 PM	17 Aquacize 10:00 A.M. Friday Night Social Tiki Bar 6:30-10:30 PM	18 TIKI BAR 3:00-10:30 PM Night Golf (see add for details)
19 TIKI BAR 1:00-8:00 PM	20 Aquacize 10:00 A.M. Book Club Close Condo 2 Meeting	21 Yoga Class 7:00 PM Knitting Club 6:30 pm	22 Aquacize 10:00 A.M.	23 Mah- Jongg/Canasta Club Card Room 12:30 PM Closed HOA Meeting	24 Aquacize 10:00 A.M. Friday Night Social Tiki Bar 6:30-10:30 PM	25 TIKI BAR 3:00-10:30 PM
26 TIKI BAR 1:00-8:00 PM	27 Aquacize 10:00 A.M.	28 Yoga Class 7:00 PM Knitting Club 6:30 pm Closed Condo 1 Meeting	29 Aquacize 10:00 A.M.	30 Mah- Jongg/Canasta Club Card Room 12:30 PM		

Event Sponsored by the HOA

Kids Halloween Party

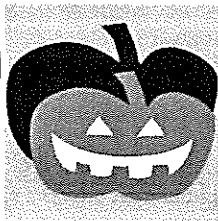


October 23, 2021

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

NIGHT GOLF IS COMING BACK TO BLUE RIDGE!

Saturday, September 18,
2021

Shotgun start @ 7:15 PM
(Arrive at Tike @ 6:45 PM)

This will be in a scramble
format with up to 4 persons
per team

The length of the course will
be modified to shorten play
and to avoid natural course obstacles as much as possible. Tees for
holes 4,6 & 9 will be placed between the 100 & 150 yard markers. This
will eliminate the dog legs on 4 & 6 and the elevated tee box on 9. The
other 6 holes will be modified to accommodate course conditions and to
promote safety.



Each participant must bring a flashlight to use WHILE WALKING ONLY.
DO NOT use the flashlight to help you hit the tee shot or read the greens.

Each participant will be given 2 glow in the dark balls to play with, if
they lose both balls they will be eliminated

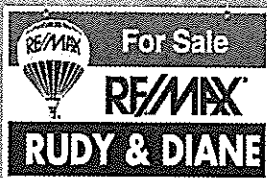
Each hole will be marked with glow sticks attached to the flags and
placed on the greens approach.

The charge to participate in this event is \$15.00pp. The cost to play is
needed to order the night golf materials as well as pizza at the Tiki Bar
at the conclusion of the event.

Sign-up no later than September 10th at the Golf Shack/Front desk
This event is for Blue Ridge Residents only. NO GUESTS

Make check payable to: BLUE RIDGE GREENS COMMITTEE

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Oleh - Ronkonkoma



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Associate Real Estate Brokers

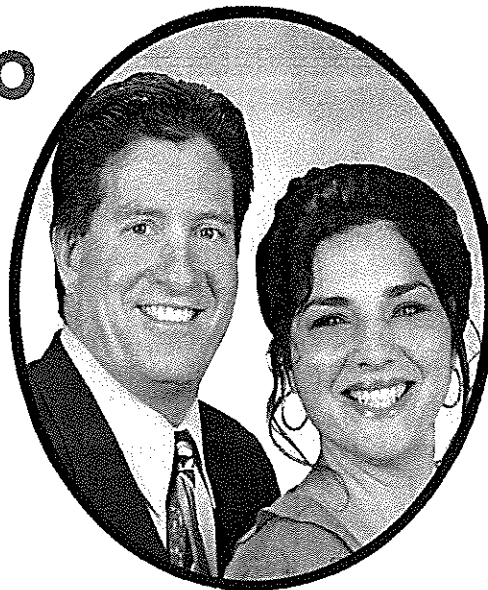
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631.831.1162

*531 Hawkins Avenue
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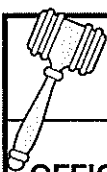


WE WOULD LIKE TO THANK YOU ALL FOR YOUR CONTINUED SUPPORT.

Each Office is Independently Owned & Operated.

- Rudy & Diane

2166750201H131



CONDO I 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

RoRobin D'Alessandro... President.....Contracts, Legal, Finance, Insurance, Fire Alarms

Alfred Lombardi..... Vice PresidentRoofs, 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 LambersonManager.....Landscaping, Trees, Snow Removal

Joe NischoManager.....Paving, Cement, Gutters, Walkway Signs

Constance Garone.....Manager.....Gazette, Rules & Regulations

Brian Matonti.....Manager.....Insurance

David Bell.....Consultant

Fred Webber.....ConsultantTrees

Mary Desjeunes.....ConsultantRoofing Report, Gazette

Kathleen Hansen VolunteerBirchwood Sign

MESSAGE FROM THE PRESIDENT

Hi All,

As I write this, I realize that summer is almost over and fall is just ahead, and your Condo Board has been very busy. At our open meeting we talked about the roof situation. Many roofs were replaced due to necessity, and since replacing the balance is likely, we're negotiating with several companies who can do the work.

We are currently researching for a new gutter cleaning company for the fall gutter cleaning.

We are in the final stages of negotiating with a new snow removal company for our walkways. We hope to have this contract finalized by September 15th. This way, whatever the winter brings, we'll be well prepared to handle it.

Our work order/maintenance is right on target. We will soon have the new equipment to clean dryer vents outside. There is still a moratorium on fences.

We will have a more comprehensive Gazette budget report within the next few months. Finally we will plan an open meeting in early October to have the community meet the newly appointed board members.

Robin D'Alessandro

President, Condo I



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.**

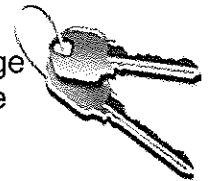
♦ FEES/FINES



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.





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:

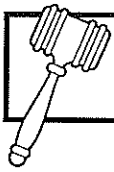
- ♦ Plumbing & Electrical issues
- ♦ Fire/Smoke & CO2 Alarms



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

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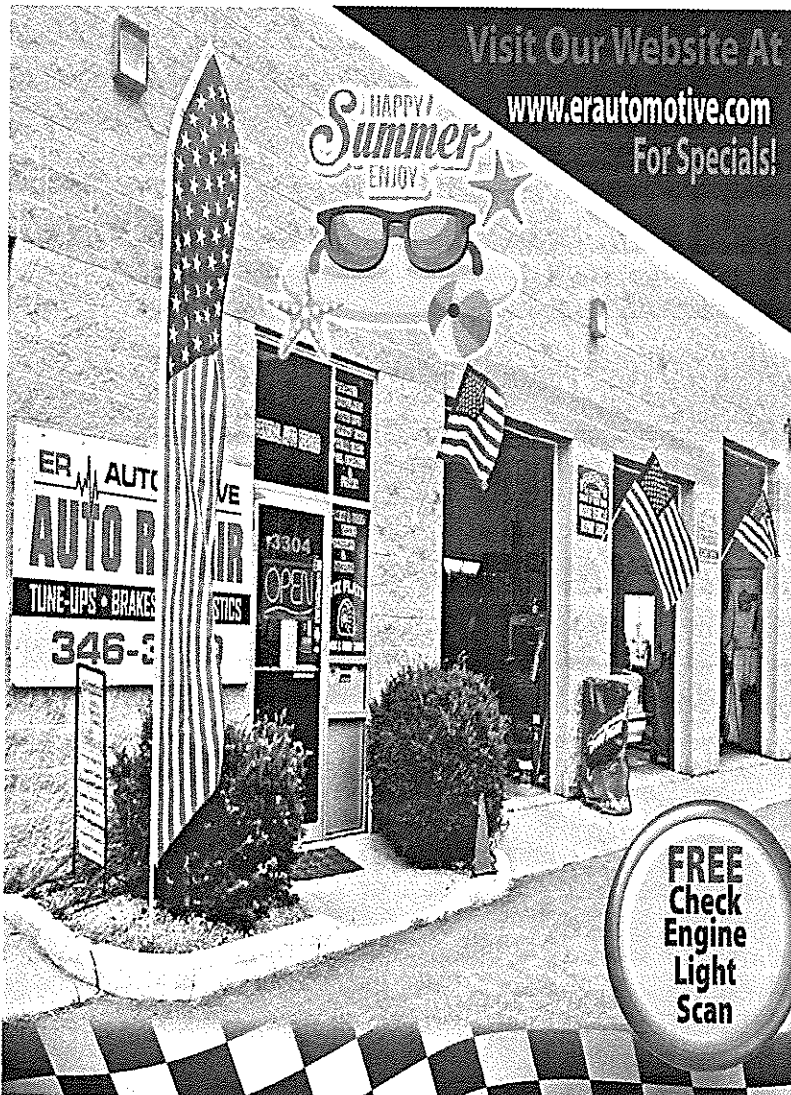
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CONDO I BOARD of MANAGERS

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

JULY 2021 EXPENSES

CONDO I July 2021 Monthly Budget

Category	Total Budget	Balance	July 2021 Expense	YTD Balance
Accounting	\$8,000.00	\$650.00	\$0.00	\$650.00
Alarm System	\$20,000.00	\$3,490.13	\$0.00	\$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	\$2,000.00	(\$1,517.15)	\$393.66	(\$1,910.81)
Electric	\$22,000.00	\$869.40	\$1,818.26	(\$948.86)
HOA CC/CAP	\$1,192,574.88	\$97,470.13	\$99,383.03	(\$1,912.90)
HOA Maint/Contr	\$200,000.00	\$3,821.77	\$17,166.67	(\$13,344.90)
HOA Material Cost	\$30,000.00	(\$6,062.32)	\$0.00	(\$6,062.32)
Hydrants	\$5,000.00	\$430.47	\$0.00	\$430.47
Insurance	\$357,500.00	\$15,085.76	\$32,918.85	(\$17,833.09)
Insurance Ded Res.	\$25,000.00	\$24,783.84	\$167.45	\$24,616.39
Landscaping	\$113,000.00	(\$13,957.10)	\$10,862.50	(\$24,819.60)
Legal	\$14,000.00	\$4,548.73	\$215.00	\$4,333.73
Office	\$12,000.00	\$2,199.20	\$584.33	\$1,614.87
Outside Contractors	\$30,000.00	(\$14,007.23)	\$4,242.75	(\$18,249.98)
Painting	\$18,000.00	\$14,825.00	\$0.00	\$14,825.00
Parking Lots	\$10,000.00	\$527.97	\$0.00	\$527.97
Paving	\$98,500.00	\$8,466.54	\$8,184.86	\$281.68
Playgrounds	\$15,000.00	\$12,821.98	\$0.00	\$12,821.98
Payroll Taxes	\$10,000.00	\$4,613.61	\$2,594.94	\$2,018.67
Pest Control	\$10,500.00	\$4,016.06	\$966.78	\$3,049.28
Refuse	\$59,000.00	(\$2,371.37)	\$5,865.75	(\$8,237.12)
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	(\$81,988.00)	\$36,365.00	(\$118,353.00)
Salary Wages	\$29,000.00	(\$413.71)	\$2,599.94	(\$3,013.65)
Snow Removal	\$25,000.00	(\$24,535.45)	\$0.00	(\$24,535.45)
Sprinklers	\$25,000.00	(\$8,270.48)	\$1,890.07	(\$10,160.55)
State & Fed Taxes	\$2,500.00	\$1,309.15	\$0.00	\$1,309.15
Telephone/Cable	\$2,700.00	\$17.38	\$238.20	(\$220.82)
Walkway Lights	\$12,000.00	\$2,403.94	\$317.96	\$2,085.98
Water	\$56,800.00	\$459.11	\$2,784.10	(\$2,324.99)
Total	\$2,679,074.88	\$109,174.17	\$229,560.10	-\$120,385.93



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LIGHT CHECK
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* 10 PT. SAFETY
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* WITH COUPON
ONLY
* MOST CARS

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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

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At Participating Locations Only

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Cars

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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

\$29⁹⁵

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**COOLING SYSTEM
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- Check Thermostat
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- Additional for Manufacturer's
Special Antifreeze

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Most
American
Cars

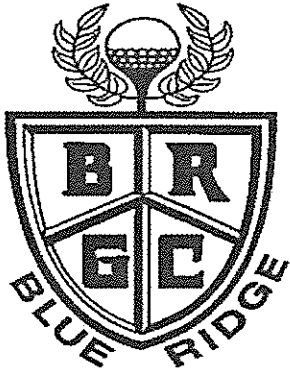
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CONDO I BOARD of MANAGERS



Request for Demands, Lender Questionnaires, and Association Documents

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

Log on to www.HomeWiseDocs.com 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
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631-736-0166
BRCondo1@optonline.net

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**Pads & Labor Most Cars.
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Rotor resurface or replace additional. Trucks & exotic vehicles additional. Expires 9/30/21

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CONDO I BOARD of MANAGERS

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

EVERY MONDAY IS SENIOR CITIZEN DAY

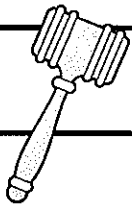


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JOINT CONDO I & CONDO II BOARD of MANAGERS

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

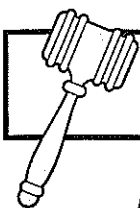
Senior Account Advisor - Ext 655

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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 of or in any way relating to the work performed made by any owner or any person, or successor owner, or any mortgagee in possession, against the Owner, from all damages which were caused by the work that was performed or should have been performed or any omission caused by the contractor / subcontractor, their subcontractors and employees, agents or employees of the subcontractors hired by him under the terms and conditions of this contract. The contractor / subcontractor agrees to make good on all work and warranties regardless of who owns this property.
3. **Contractors / Subcontractors Using Non-Employees:** The contractor / subcontractor agrees that all work to be performed is to be completed by him or people employed and insured directly by the contractor / subcontractor. Should you, the contractor / subcontractor hire a sub-subcontractor, the sub-contractor must obtain a Certificate of Insurance from the sub-subcontractor naming the Owner and the contractor / subcontractor as additional insured. The sub-subcontractor's Certificate of Insurance must include all the coverages and limits stated in items #1 and #2 above. *The presence of workers not directly employed and insured by the contractor / subcontractor, or sub-subcontractors hired by the subcontractor at the construction site, shall constitute a breach of this contract by the contractor / subcontractor. When this occurs, all work completed is subject to non-payment at the discretion of the Owner.*
4. **Safety:** The Contractor / Subcontractor shall conform to all OSHA, Federal, State and local occupational safety requirements. Any injuries occurring on the work site must be reported to the Owner within 24 hours of occurrence and contractor / employee / injured party must complete an incident report form for the Owner. The completed form must be submitted to the Owner within five (5) days of the occurrence.
Ladder safety is of the utmost importance, as such you are required to follow Ladder Alternative Job-Site Safety. Limit the use of A Frame ladders utilizing lifts, scaffolds and/or podium ladders whenever and wherever possible. For all our benefit we are enclosing a safety bulletin regarding the use of ladders which we strongly encourage you to use.
5. **New York Law:** This agreement shall be interpreted under the laws of New York State.
6. **Duration of Contract:** This agreement will remain in effect for any and all work performed by the contractor / subcontractor for the Owner until terminated in writing and signed by both parties.

By: _____
Owner Date

By: _____
Subcontractor Date

Reverse Mortgage (HECM) Information Sheet

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

What are the qualifications?

Qualifications include:

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



Reverse Mortgage Options

The amount you receive is based on these factors:

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

Loan Disbursement Options

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

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

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

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

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



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<http://nmbnow.com/rtollin>

Robert Tollin

Branch Manager

NMLS: 403892

C: (516) 652-8371

O: (516) 324-3685

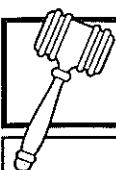
F: (516) 706-4007

rtollin@nmbnow.com



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CONDO II BOARD of MANAGERS

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

BOARD OF MANAGERS ASSIGNMENTS

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

LETTER FROM CONDO II PRESIDENT

“That’s Not My Job “

This is the story of four people, Everybody, Somebody, Anybody, and Nobody. There was an important job to be done and Everybody was sure Somebody would do it. Anybody could have done it but Nobody did it. Somebody got angry about that, because it was Everybody’s job. Everybody thought Anybody could do it but Nobody realized Everybody wouldn’t do it. It ended up that Everybody blamed Somebody when Nobody did what Anybody could have done.

Dear Condo II Residents:

As residents ourselves, the Condo II Board of Managers, have voluntarily taken on the challenges of this community to make changes on issues we have all faced. We have been diligent in turning things around from what was. It has not been an easy road, and we know that although you, the residents, do not always agree with the decisions of this Board, we feel that your opinion, input, support and yes, even criticism, have allowed us and empowered us to continue striving forward in improving Blue Ridge.

Everybody in this Community has an obligation in making changes. Anybody can take a moment to let your representatives know what you see amiss in your area. Somebody will be listening and sharing your input with not only your Condo II Board, but the other governing Boards as well so that Nobody will have cause to doubt your choice of representatives.

Regards,
Ken Groshans, -

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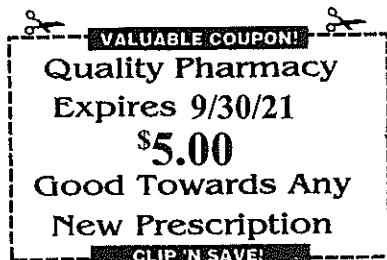
9:00AM to 7:00PM Monday thru Friday

9:00AM to 5:00PM Saturday



Mark Shah, R. PH.

Phone: 732-7373



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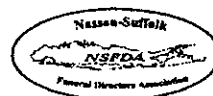
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Nassau-Suffolk Funeral Directors Association

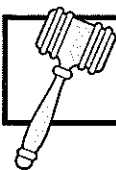




CONDO II BOARD of MANAGERS

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

	a	b	c = a - b
	Approved Budget 2020-21	Actual Collected & Spent to Date	Remaining Balance
REVENUE			
CONDO II COMMON CHARGES	\$ 1,255,000	\$ 1,218,641	\$ 36,359
HOA COMMON CHARGES	1,092,000	1,092,334	(334)
LESS: NON-PAYING UNITS (5)	(20,000)	-	(20,000)
SPECIAL ASSESSMENT INCOME	-	71,713	(71,713)
OTHER INCOME	28,000	66,026	(38,026)
WATER SURCHARGE	-	14,600	-
NET RENTAL INCOME	-	20,651	(20,651)
TOTAL REVENUE	\$ 2,355,000	\$ 2,483,965	\$ (114,365)
EXPENSES			
HOA COMMON CHARGES	1,092,000	1,092,334	(334)
LESS: NON-PAYING UNITS (5)	(13,000)	-	(13,000)
HOA MAINTENANCE	195,000	168,671	26,329
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	384	9,616
EXTERMINATING	10,000	5,035	4,965
FENCES (INCENTIVES) & RAILINGS	15,000	13,980	1,020
FIRE ALARMS	15,000	5,420	9,580
FIRE HYDRANT TESTING	4,000	4,279	(279)
GUTTER CLEANING	6,000	5,105	895
LANDSCAPING	105,000	122,545	(17,545)
PAINTING	14,000	-	14,000
REFUSE	56,000	70,442	(14,442)
REPAIRS & SUPPLIES MAINT.	20,000	35,276	(15,276)
ROAD REPAIR/SPEED TABLES	20,000	-	20,000
ROOFING	73,000	137,500	(64,500)
SNOW REMOVAL	75,000	50,562	24,438
IRRIGATION	25,000	49,553	(24,553)
TREE SERVICES	8,000	16,828	(8,828)
ACCOUNTING SERVICES	6,000	4,621	1,379
BAD DEBT	15,000	-	15,000
CONSULTING SERVICES	8,000	17,175	(9,175)
ELECTRICITY	30,000	23,731	6,269
INCOME TAXES	1,000	-	1,000
INSURANCE	325,000	330,271	(5,271)
LEGAL SERVICES	25,000	10,279	14,721
OFFICE SUPPLIES AND EXPENSES	9,000	6,310	2,690
EQUIPMENT LEASES	4,000	4,182	(182)
PAYROLL AND PAYROLL TAXES	43,000	46,326	(3,326)
PHONE & INTERNET	3,000	3,672	(672)
SECURITY	5,000	8,339	(3,339)
SUBSCRIPTIONS	5,000	8,917	(3,917)
WATER	36,000	68,722	(32,722)
CAPITAL RESERVE ALLOCATION	10,000	-	10,000
TOTAL EXPENSES	\$ 2,355,000	\$ 2,415,929	\$ (60,929)
REVENUES (LESS THAN) EXPENSES	\$ -	\$ 68,036	



CONDO II BOARD of MANAGERS

FIRE PITTS/PATIO HEATERS/TIKI TORCHES

Dear Blue Ridge Condo II Community,

We have had some residents ask us for permission to use fire pits, and discussed this matter with our insurance company in an effort to reach an agreement that allows for safe use of fire pits.

Effective immediately, propane fire pits ONLY (no wood-burning or open flame) are permitted only on the patio with the following requirements:

- Fire pits must be no more than 12 inches by 12 inches in size (exclusive of casing)
- A minimum of 10 ft. must be maintained from combustibles, including landscaping.
- Propane should be turned off while not being used and should be inspected periodically
- Propane tanks should not be stored inside
- Nobody under 18 years of age should use or operate the fire pits
- A fire extinguisher must be kept nearby during use, and a Blue Ridge resident must supervise the fire pit while in use
- Residents must register with the association before using a fire pit and sign a damage waiver. We will be closely monitoring those who register to ensure that protocols are followed to ensure safety. Residents who use fire pits without registering will be subject to fines.

Patio Heaters: Propane only, and must follow the same guidelines as the propane fire pit requirements as noted above.

Tiki Torches, due to the combustible liquid to run, are absolutely not permitted for use in or around any patio or common area.



CONDO II BOARD of MANAGERS

Blue Ridge Condominium II Propane Fire Pit Waiver form (2021)

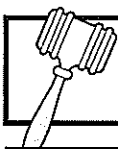
Name(s) of person(s) who will operate fire pit:

Address where fire pit will be used:

Contact phone number:

I, _____, confirm that I will follow the rules outlined below to ensure the community's safety. I hereby hold Blue Ridge Condominium II harmless from any damages associated with use of my fire pit, including bodily injury to myself or others and property damage to my property or to association-owned property. I understand that the insurance policy carried by Blue Ridge will not respond to repair my property if it is damaged as a result of use of my fire pit.

- Fire pits must be no more than 12 inches by 12 inches in size (exclusive of casing)
- A minimum of 10 ft. must be maintained from combustibles, including landscaping.
- Propane should be turned off while not being used and should be inspected periodically
- Propane tanks should not be stored inside
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CONDO II BOARD of MANAGERS

 September 2021 First Month of Fall 						
SUN	MON	TUE	WED	THU	FRI	SAT
Little League Month Sewing Month Fall Hat Month			1 American Chess Day 	2 World Coconut Day 	3 Skyscraper Day 	4 Eat an Extra Dessert Day 
5 Cheese Pizza Day 	6 Read a Book Day 	7 Beer Lover's Day 	8 Ampersand Day 	9 Teddy Bear Day 	10 International Make Up Day 	11 Make Your Bed Day 
12 Video Games Day 	13 Peanut Day 	14 Coloring Day 	15 Felt Hat Day 	16 Collect Rocks Day 	17 Time's Up Day 	18 Cheeseburger Day 
19 Talk Like a Pirate Day 	20 Pepperoni Pizza Day 	21 Bat Man Day 	22 First Day of Fall! 	23 Celebrate Bisexuality Day 	24 Kiss Day 	25 Lobster Day 
26 Pancake Day 	27 Scarf Day 	28 North Carolina Day 	29 Coffee Day 	30 Chewing Gum Day 		

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CONDO II BOARD of MANAGERS

UPDATING COMMON CHARGES

Dear Resident,

If not already done, it is the homeowner's responsibility to update the new common charge amount on Appfolio. Appfolio and Blue Ridge Condo II Board of Managers are not authorized to update your financial institution to the new common fee amount.

Below are instructions to assist you in updating Appfolio:

1. Log On to Appfolio with your username and password
2. On your DashBoard on the right side, click on 'Payments'
3. Click on 'Edit' on the lower right side
4. Edit the amount in 'Pay this Amount,' then press enter.

It will bring you back to your Scheduled Payment screen, indicating the new amount.

If you have any questions or are unable to update, please contact the office for assistance.

Thank you,

Blue Ridge Condo II Board of Managers

CONDO ELECTIONS PROXY

Condo II Homeowners received an Election Proxy in the same envelope as the Common Charge Coupons at the open meeting last month. If you no longer have the proxy, a blank

Copy may be picked up at the front desk.

The deeded homeowner must fill out the name of the party you wish to deposit your vote on September 11th, 2021 should you not be able to present yourself at the Clubhouse on Election Day. Only one vote per household. Either your representative or the Condo Secretary may submit on your behalf. You may choose a candidate (s) or you may have the representative/Secretary vote.

Please be sure to have your proxy into the Condo II office by September 7th if you wish the Secretary to submit your ballot.

GAS PIPES

The Condo II Board of Managers (BOM) was recently notified of a gas smell in one of the units. During inspection from National Grid, the gas line that leads into the unit was leaking gas. As the units are mostly quads, the other three units were also checked. All four units had some type of issue with the gas line within their home.

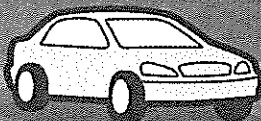
Gas lines are a metered utility the same as electric which makes them independent service lines to each individual unit and like electric, is the homeowner's responsibility.

National Grid recommends that all units inspect their lines regularly. The homeowner's responsibility is to maintain the gas lines that begin at the outlet of the gas meter and extend either above or below ground into your unit. Buried gas lines need special attention because they can be corroded or leak if not properly maintained. National Grid recommends you periodically hire a professional plumbing/heating contractor or leak survey and corrosion expert every five years. If unsafe conditions are found, you should have the gas line repaired immediately.

The lines from the outlet of the meter towards the common area/street are the responsibility of BOM. The repair to the lines was costly. It may be in your best interest to research and get a protection policy to help defray most of the cost.

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Financial Consultation:
Retirement • Life Insurance
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Supplemental Insurance



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TRI BOARD

Welcome to Blue Ridge

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

**Please RSVP to Lorraine
at**

631-838-0222

Hope to see you there.
Welcome Committee

The Tri-Boards (condo I, condo II, and HOA) have appointed a task force to explore the viability of installing gated entrances at both Blue Ridge Dr. and Birchwood Rd. Doing so has long been an interest of many residents and our task force's early research suggests that this has the potential of raising home values while creating greater security to the community.

To date, the task force has researched and acquired quotes from four different vendors. We have also had site visits and are receiving quotes from vendors for the installation of fencing along Granny Rd to help provide further security.

No decision has yet been made and the task force feels that it is important to include the greater Blue Ridge community in a conversation about this effort. We will be recording and posting video of the presentations that vendors conduct to the executive committees of each board for all residents to view. The task force will also provide an opportunity for written feedback as well as an interactive community conversation with residents. Your feedback and insight is important!

This is a large scale effort which has previously been explored. Our hope is that our inclusive and phased approach may be helpful this time. Our intention is to provide strong and ongoing communication links between the community and task force as the project unfolds.



Call today for a free estimate!

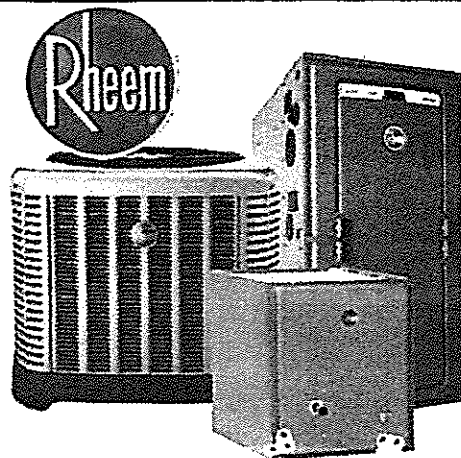
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Debbie Cianciulli
Debbie Ungaro
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Jen Daub

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Raymond Miehl
Rich Burch
Ronnie Perks
Roz Flomberg
Tina Myer
Tom Rivoli
Vincent Monello
Louis Driscoll
Joan Dale
Jeff Ward
Janet McElroy

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!

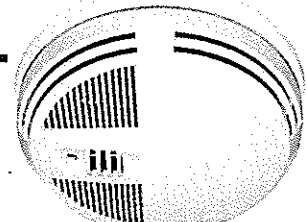
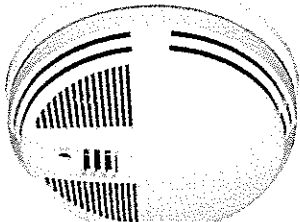
**Gazette Deliverers
Needed**

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

Call Ray at
631-790-1107
if interested.

Thank you!

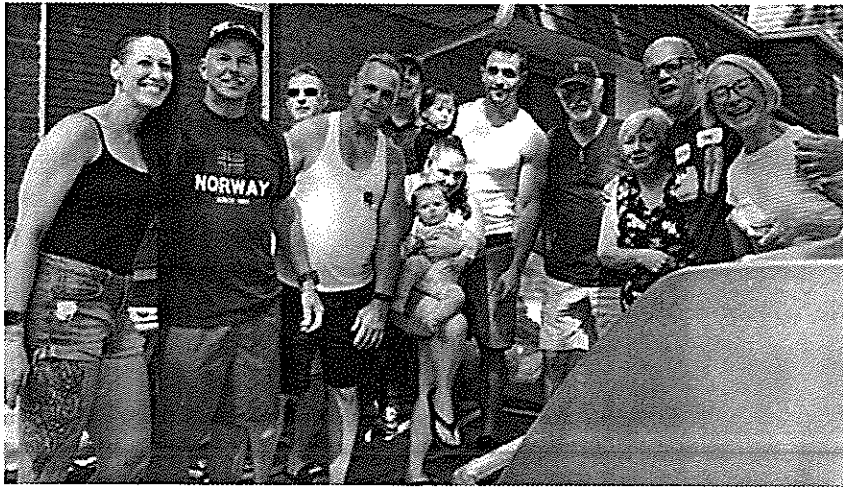
ATTENTION



**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.

WEST END DRIVE RESIDENTS GOT TOGETHER FOR A COURTYARD BARBECUE



On July 24, a number of the West End Drive residents got together for a courtyard barbecue. The weather was perfect, and many residents became acquainted with each other for the first time. Everyone brought a little something.... hamburgers, salads, desserts and drinks,

and the kids had plenty of space to run around. We even had a round or two of cornhole as well! Everyone enjoyed themselves, and we promised that we'd do it again! Thanks to Joe in 649 for a good idea and great organizing!

DOG WASTE

LEASH AND CLEAN UP
AFTER YOUR DOG

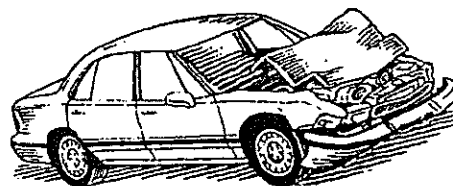


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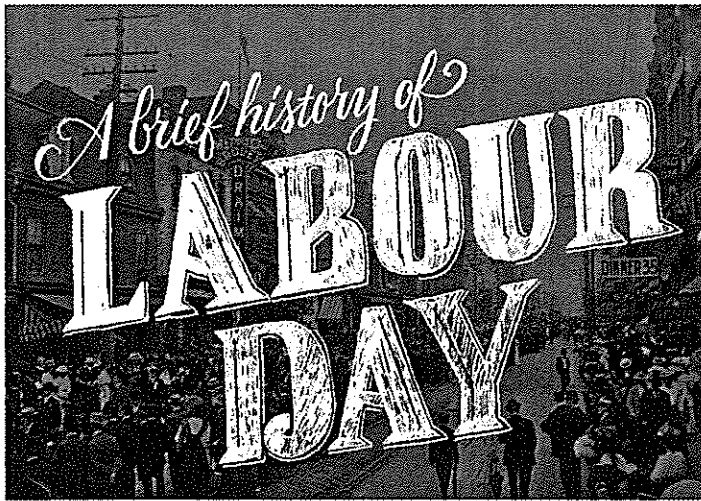
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Labor Day 2021 will occur on Monday, September 6. Labor Day pays tribute to the contributions and achievements of American workers and is traditionally observed on the first Monday in September. It was created by the labor movement in the late 19th century and became a federal holiday in 1894. Labor Day weekend also symbolizes the end of summer for many Americans, and is celebrated with parties, street parades and athletic events.

Why Do We Celebrate Labor Day?

Labor Day, an annual celebration of workers and their achievements, originated during one of American labor history's most dismal chapters.

In the late 1800s, at the height of the Industrial Revolution in the United States, the average American worked 12-hour days and seven-day weeks in order to eke out a basic living. Despite restrictions in some states, children as young as 5 or 6 toiled in mills, factories and mines across the country, earning a fraction of their adult counterparts' wages.

People of all ages, particularly the very poor and recent immigrants, often faced extremely unsafe working conditions, with insufficient access to fresh air, sanitary facilities and breaks.

As manufacturing increasingly supplanted agriculture as the wellspring of American employment, labor unions, which had first appeared in the late 18th century, grew more prominent and vocal. They began organizing strikes and rallies to protest poor conditions and compel employers to renegotiate hours and pay.

Many of these events turned violent during this period, including the infamous Haymarket Riot of 1886, in which several Chicago policemen and workers were killed. Others gave rise to longstanding traditions: On September 5, 1882, 10,000 workers took unpaid time off to march from City Hall to Union Square in New York City, holding the first Labor Day parade in U.S. history.

The idea of a "workingmen's holiday," celebrated on the first Monday in September, caught on in other industrial centers across the country, and many states passed legislation recognizing it. Congress would not legalize the holiday until 12 years later, when a watershed moment in American labor history brought workers' rights squarely into the public's view. On May 11, 1894, employees of the Pullman Palace Car Company in Chicago went on strike to protest wage cuts and the firing of union representatives.

On June 26, the American Railroad Union, led by Eugene V. Debs, called for a boycott of all Pullman railway cars, crippling railroad traffic nationwide. To break the Pullman strike, the federal government dispatched troops to Chicago, unleashing a wave of riots that resulted in the deaths of more than a dozen workers.



Who Created Labor Day?

In the wake of this massive unrest and in an attempt to repair ties with American workers, Congress passed an act making Labor Day a legal holiday in the District of Columbia and the territories. On June 28, 1894, President Grover Cleveland signed it into law. More than a century later, the true founder of Labor Day has yet to be identified.

Many credit Peter J. McGuire, cofounder of the American Federation of Labor, while others have suggested that Matthew Maguire, a secretary of the Central Labor Union, first proposed the holiday.



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- * All Water Piping Pex/Copper
- * Ejector Pit & Pump Systems
- * And Much More..

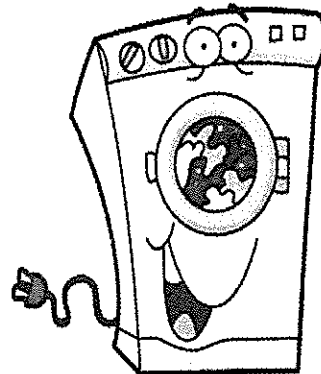
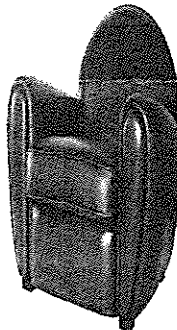
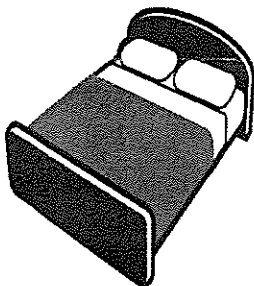
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Website: vpplumbing.com

ATTENTION LARGE BULK ITEMS

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



Classifieds

Your Blue Ridge Classifieds!

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

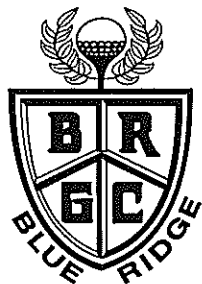
MISCELLANEOUS

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

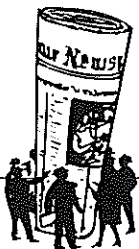
LICENSED HOME IMPROVEMENTS: Painting, Trim, Floors, Cabinets, Spackling, Sheet Rock, Tile, Grout, and More. Highly Experienced, Fair Prices, Top North Finish, References, and Free Estimates. James Fesselmeyer (631) 671-0120 (Mom lives at Blue Ridge)

HELPWANTED: PART-TIME COUNTER PERSON - BOOKKEEPER, Must know quick books - DELIVERY PERSON. Call Dale at Big Italy Pizzeria (631) 846-4344

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Entire
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Gazette**



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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

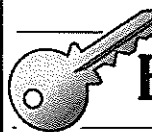
and then advise maintenance immediately,
no matter what day or time this occurs.

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.



*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