


# Blue Ridge Gazette

**Menorah Lighting**  
 Wednesday  
 December 1st  
 6:30 PM  
 Clubhouse  
 See page 8



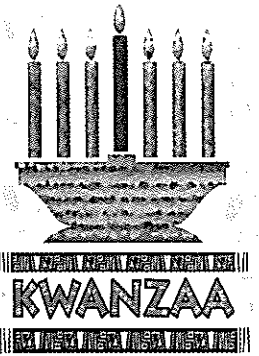
VOL XLVII NO. XII

Published by and for the Residents of Blue Ridge

DECEMBER 2021



# Happy Holidays




TO ALL  
BLUE RIDGE RESIDENTS

**Holiday Lighting  
Contest**  
 SEE BACK COVER

**Christmas  
Tree  
Lighting**  
 SEE PAGE 17



**ADEQUATELY  
PROTECT HOME  
and PROPERTY!**  
 Review and upgrade your  
condominium homeowner's  
policy today!



SEE PAGES 32 & 33

**Friday Night Socials  
In The Clubhouse**

Bring your favorite game  
to share with your friends!

**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 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.

SOMEONE ONCE SAID . . .

**IF THERE IS LIGHT IN THE SOUL,  
THERE WILL BE BEAUTY IN THE PERSON,  
IF THERE IS BEAUTY IN THE PERSON,  
THERE WILL BE HARMONY IN THE HOUSE,  
IF THERE IS HARMONY IN THE HOUSE,  
THERE WILL BE ORDER IN THE NATION,  
IF THERE IS ORDER IN THE NATION,  
THERE WILL BE PEACE IN THE WORLD.**

### TMAC PAINTING

*Quality Work at Reasonable Rates*

*Painting Done Right*

*Caring in Full Color*

OWNER/PAINTER

**THOMAS M. MACCHIARULI**

**631-834-9471**

Tommac66@gmail.com

# Old System Costing You?

## Start Saving Today...

Financing Available  
Licensed & Insured



## WE ARE EXPERTS IN CONDO HEATING SERVICE AND INSTALLATION

# \$500 OFF

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

exp 1-15-22

Call Now for a FREE Energy Survey! PLUS... Ask About Our "Peace of Mind" Service Agreement Starting at \$15.95/month. exp 1-15-22



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

## Blue Ridge Homeowners Association, Inc.

### Board Committees

11/8/2021

| Committee   | Chair              | Other Board Committee Members  | Consultants                   |
|---|--------------------|--|-------------------------------|
| Amenities – Clubhouse, Café, Tennis, Bocci, Bars, Policies & Procedures | Josephine Maiorano | Janet DuBois, Jennifer Gisler, John Madonia, Stephanie Milligan        | Nick Gabrielle                |
| Communications – Gazette, Website, Social Media etc.                    | Robert Vulpis      | Mariangela Barbieri, Jennifer Gisler, John Madonia, Stephanie Milligan |                               |
| Community Relations – ACC, Gov’t Relations, Special Events              | Janet DuBois       | Stephanie Milligan, Robert Vulpis                                      |                               |
| Finance – Finance, Legal, Contracts, Insurance                          | Edward Preuss      | Mariangela Barbieri, John Madonia                                      | Nick Gabriele<br>Tony Spataro |
| Greens  | Edward Preuss      | Jennifer Gisler, Steve Wolmer  | Pat Fabrizio,<br>Tony Spataro |
| Security  | Steve Wolmer       | John Madonia, Stephanie Milligan, Bob Vulpis                           |                               |
| Sewer Treatment Plant   | Josephine Maiorano | Steven Wolmer  | David Bell,<br>Pat Fabrizio   |

|                 |                     |             |                    |
|-----------------|---------------------|-------------|--------------------|
| President:      | Joseph Maiorano     | Asst. Sec.: | John Madonia       |
| Vice President: | Janet DuBois        | Director:   | Jennifer Gisler    |
| Treasurer:      | Edward Preuss       | Director:   | Stephanie Milligan |
| Secretary:      | Bob Vulpis          | Director:   | Steve Wolmer       |
| Asst. Treas.:   | Mariangela Barbieri |             |                    |

Consultants: David Bell, Pat Fabrizio, Nick Gabriele, Tony Spataro

Affiliates: Josephine DiGiovanna, Caryn Feldman

  
**MALONE'S**  
P A I N T I N G

**All Phases of Painting including  
Wallpaper Removal and Skim Coating  
We also do Power-washing**

**Free Estimates ♦ Licensed and Insured**

**Discounts for: • Senior Citizens • Military • Police • and Teachers**

**All Benjamin Moore® Products**

**631-708-4149**

Patrick Malone Owner/Operator  
Volunteer Fireman / Certified CPR and First Aid

Many of our Blue Ridge clients  
are by word-of-mouth!

***Look for our Big, Red Van  
in your Parking Plaza!***



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](http://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](http://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](http://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](http://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](http://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](mailto: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.

Attention

All

Blue Ridge Residents

The lighting of the



Menorah

Wednesday, December 1, 2021

6:30 PM

Blue Ridge Clubhouse

Donuts, Cookies & Hot

Beverages

will be served.





# 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.

Please be advised that the Friends of Blue Ridge Facebook site is not officially recognized by the HOA and Condo Boards. Please direct any questions or concerns to the website: [www.BRHomeowners.com](http://www.BRHomeowners.com)

### 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

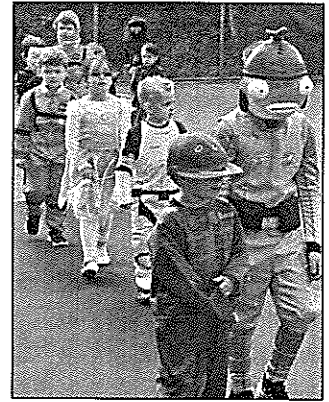
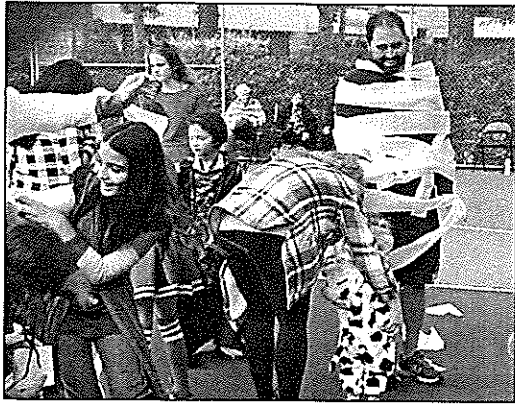
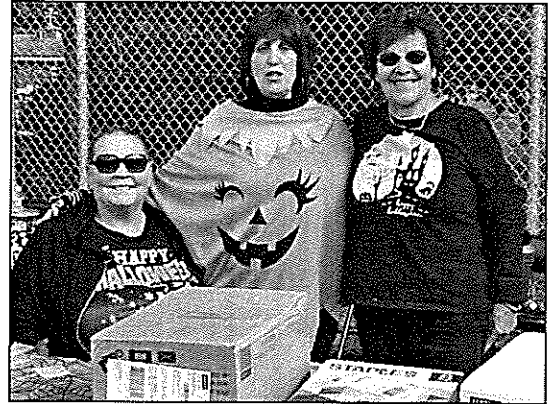
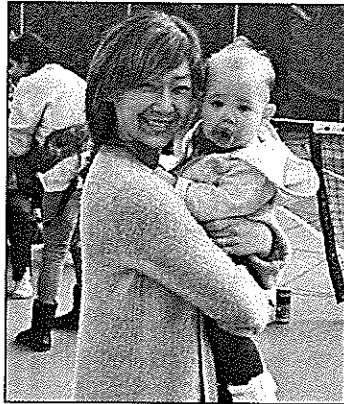
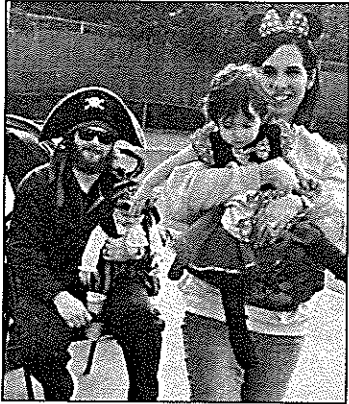
### SCHEDULE OF FEES

| 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<br>\$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                       |

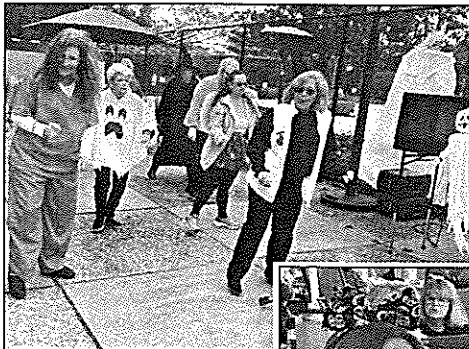
**GUEST PASSES** will be sold at the Clubhouse only at the following times: **Mon. - Sun. 9 AM - 11 PM**  
After 5PM - Correct change only, please.

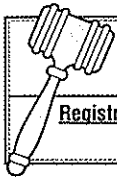


# Kid's Halloween Party



# Adult Halloween Party





# 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

## *Message from the HOA Past President*

Dear Residents:

The HOA Board of Directors hosted a Veterans Day Ceremony Luncheon for our Vets still with us. It was an honor and a pleasure to be a part it. A special thanks to our Café (Norman) for a job well done. At the Ceremony we were fortunate to have the American Legion participate, thanks to our affiliate volunteer Ms. Caryn Feldman. The HOA had purchased a new American flag for the ceremony. We did not have the opportunity to dedicate the flag

This coming Memorial day 2022, I would like to dedicate the flag to our brothers in arms who never returned from the various conflicts our country has endured

Thank you,  
Tony Spataro, *Past President Blue Ridge HOA*



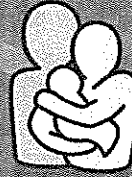
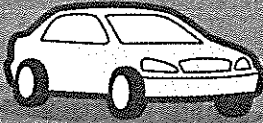
## **SEAN B. MCGUINNESS** DOCTOR OF PODIATRIC MEDICINE

**SPORTS MEDICINE  
SURGERY & TOTAL  
CARE OF THE FOOT**

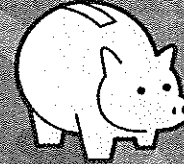
**1 ALLEGHENY DR. WEST • FARMINGVILLE, NY 11738  
PH (631) 696-0123 • FAX (631) 696-1541**

# 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 NY 11772  
mcirigliano@allstate.com  
<https://allstate.com/mcirigliano>

One place to help with all your insurance needs.



## Allstate

You're in good hands.

Auto Home Life Retirement

### 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.

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.

# TWIN-AIR

HEATING AIR CONDITIONING REFRIGERATION

Sales Service & Installation  
Central Air Specialists

Call today for a free estimate!

**(631) 698-0580**

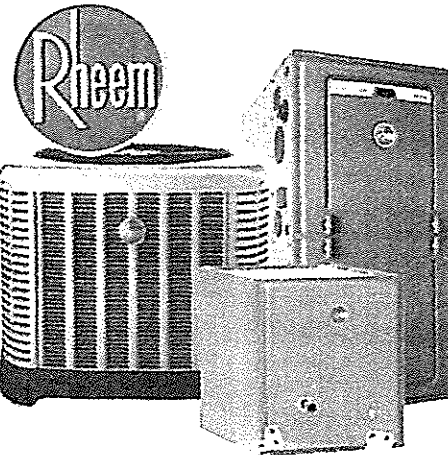
[www.twinairinc.com](http://www.twinairinc.com)

## SAVE BIG

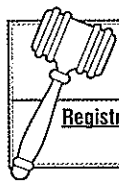
### ON A NEW HVAC SYSTEM

**Annual Tune Up \$97.95**

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



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



# 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

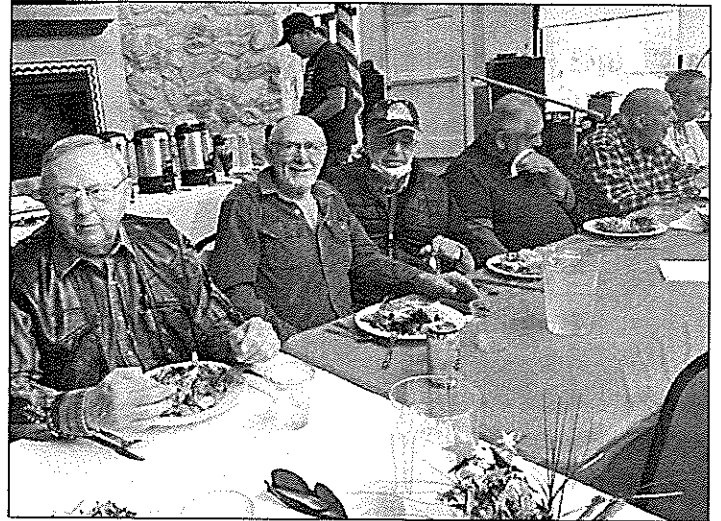
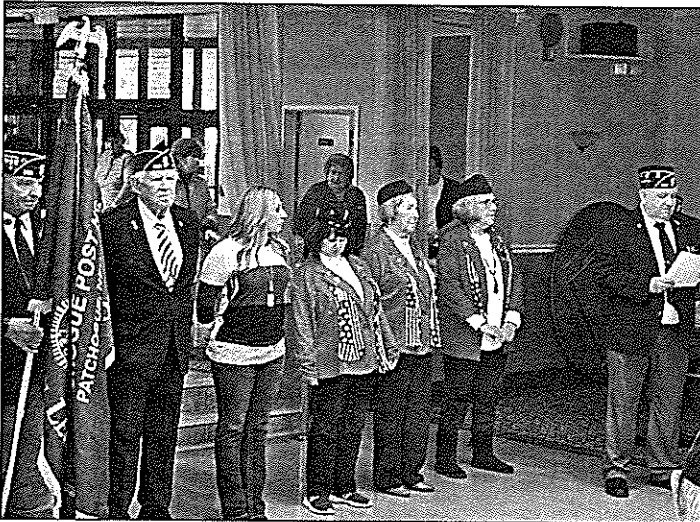
## CALENDAR OF EVENTS



### 2021

Prepared by the H.O.A.

| Sunday                  | Monday   | Tuesday  | Wednesday                   | Thursday   | Friday   | Saturday                                       |
|-------------------------|--|--|-----------------------------|--|--|--|
|                         |  |  | 1<br>Aquacize<br>10:00 A.M  | 2<br>H.O.A. Closed<br>Board Meeting<br>7:00 PM<br>H.O.A. Conference<br>Room  | 3<br>Aquacize<br>10:00 A.M.<br><br>Friday Night Social<br>6:30-10:30 PM                  | 4  |
| 5                       | 6<br>Aquacize<br>10:00 A.M                                     | 7<br><br>PEARL HARBOR<br>Remembrance Day<br>Yoga Class<br>7:00 PM<br><br>Knitting Club<br>6:30 pm  | 8<br>Aquacize<br>10:00 A.M  | 9<br>Mah-<br>Jongg/Canasta<br>Club<br>Card Room<br>12:30 PM  | 10<br>Aquacize<br>10:00 A.M.<br><br>Friday Night Social<br>6:30-10:30 PM                 | 11<br>New Resident<br>Meeting<br>11:00 am      |
| 12                      | 13<br>Aquacize<br>10:00 A.M<br><br><u>GAZETTE<br/>DEADLINE</u> | 14<br>Yoga Class<br>7:00 PM<br>Knitting Club<br>6:30 pm<br><br>H.O.A. Closed<br>Executive Board<br>Meeting<br>7:00 PM<br>Conference Rm<br><br>Closed Condo 1<br>Meeting<br>Closed Condo 2<br>Meeting | 15<br>Aquacize<br>10:00 A.M | 16<br>Mah-<br>Jongg/Canasta<br>Club<br>Card Room<br>12:30 PM<br><br>H.O.A. Closed<br>Board Meeting<br>7:00 PM<br>H.O.A. Conference<br>Room | 17<br>Aquacize<br>10:00 A.M.<br><br>Friday Night Social<br>6:30-10:30 PM                 | 18   |
| 19                      | 20<br>Aquacize<br>10:00 A.M<br><br>Book Club                   | 21<br>Yoga Class<br>7:00 PM<br><br>Knitting Club<br>6:30 pm<br><br>H.O.A Closed<br>Board Meeting<br>7:00 PM<br>Conference Rm   | 22<br>Aquacize<br>10:00 A.M | 23<br>Mah-<br>Jongg/Canasta<br>Club<br>Card Room<br>12:30 PM   | 24<br>Aquacize<br>10:00 A.M.<br><br>Christmas Eve<br>Clubhouse closed<br>At 5:00 PM<br>  | 25<br>Christmas Day<br>Clubhouse<br>Closed<br> |
| 26<br>Kwanza Begins<br> | 27<br>Aquacize<br>10:00 A.M                                    | 28<br>Yoga Class<br>7:00 PM<br>Knitting Club<br>6:30 pm<br><br>H.O.A. Closed<br>Executive Board<br>Meeting<br>7:00 PM<br>Conference Rm<br><br>Closed Condo 1<br>Meeting<br>Closed Condo 2<br>Meeting | 29<br>Aquacize<br>10:00 A.M | 30<br>Mah-<br>Jongg/Canasta<br>Club<br>Card Room<br>12:30 PM<br><br>H.O.A. Closed<br>Board Meeting<br>7:00 PM<br>H.O.A. Conference<br>Room | 31<br>Aquacize<br>10:00 A.M.<br><br>New Year's Eve<br>Clubhouse closed<br>At 5:00 PM<br> | 1<br>New Year's Day<br>Clubhouse<br>Closed<br> |





# 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 September 30, 2021

|   | ANNUAL BUDGET    |                   | YEAR-TO-DATE   |                |                 | THIS MONTH     |                |                 |
|---|------------------|-------------------|----------------|----------------|-----------------|----------------|----------------|-----------------|
|   | TOTAL            | BALANCE AVAILABLE | BUDGET         | ACTUAL         | DIFFERENCE      | BUDGET         | ACTUAL         | DIFFERENCE      |
| MAINTENANCE (HOA ONLY)                      | 105,048          | 72,125            | 17,724         | 14,932         | 2,792           | 9,831          | 7,904          | 1,927           |
| ADMINISTRATION                              | 215,198          | 184,786           | 37,324         | 30,412         | 6,912           | 19,367         | 16,259         | 3,108           |
| COMMUNITY BUILDING                          | 393,334          | 318,284           | 64,806         | 75,050         | (10,244)        | 32,923         | 41,876         | (8,953)         |
| POOLS                                       | 139,300          | 108,410           | 36,949         | 30,890         | 6,059           | 15,929         | 12,097         | 3,832           |
| TENNIS                                      | 750              | 709               | 188            | 41             | 147             | -              | 41             | (41)            |
| BOCCI                                       | 500              | (52)              | -              | 552            | (552)           | -              | -              | -               |
| SEWER TREATMENT PLANT                       | 308,615          | 260,376           | 53,127         | 48,239         | 4,888           | 22,173         | 26,284         | (4,111)         |
| GOLF COURSE                                 | 409,965          | 338,281           | 70,604         | 71,684         | (1,080)         | 34,587         | 35,561         | (974)           |
| GENERAL EXPENSES                            | 665,822          | 576,603           | 97,301         | 89,219         | 8,082           | 48,586         | 44,529         | 4,057           |
| SECURITY                                    | 74,831           | 62,839            | 13,090         | 11,992         | 1,098           | 7,580          | 6,190          | 1,390           |
| COMMUNITY ACTIVITIES ***                    | 23,068           | 24,030            | (4,823)        | (962)          | (3,861)         | (2,918)        | (2,574)        | (344)           |
| CAPITAL EXPENSES                            | 141,100          | 109,780           | 800            | 31,320         | (30,520)        | -              | 30,517         | (30,517)        |
| <b>TOTAL EXPENSES</b>                       | <b>2,477,531</b> | <b>2,074,162</b>  | <b>387,090</b> | <b>403,369</b> | <b>(16,279)</b> | <b>188,058</b> | <b>218,684</b> | <b>(30,626)</b> |
| LESS INCOME OTHER THAN COMMON CHARGES       | (2,477,531)      | (2,451,097)       | (26,413)       | (26,434)       | 21              | (13,093)       | (13,022)       | (71)            |
| EXPENSES TO BE REIMBURSED BY COMMON CHARGES | 0                | (376,935)         | 360,677        | 376,935        | (16,258)        | 174,965        | 205,662        | (30,697)        |

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

|                                   | ANNUAL BUDGET    |                   | YEAR-TO-DATE      |                 |                   | THIS MONTH        |                   |                 |
|-----------------------------------|------------------|-------------------|-------------------|-----------------|-------------------|-------------------|-------------------|-----------------|
|                                   | TOTAL            | BALANCE AVAILABLE | BUDGET            | ACTUAL          | DIFFERENCE        | BUDGET            | ACTUAL            | DIFFERENCE      |
| Gazette Income                    | \$ 17,000        | \$ 15,233         | \$ 2,596          | \$ 1,767        | \$ 829            | \$ 822            | \$ 1,322          | (\$ 500)        |
| Gazette Expenses                  | \$ 39,388        | \$ 35,258         | \$ 5,616          | \$ 4,130        | \$ 1,486          | \$ 2,902          | \$ 973            | \$ 1,929        |
| Net Gazette Expense               | \$ 22,388        | \$ 20,025         | \$ 3,020          | \$ 2,363        | \$ 657            | \$ 2,080          | (\$ 349)          | \$ 2,429        |
| Bar Revenues                      | \$ 37,000        | \$ 25,560         | \$ 13,576         | \$ 11,440       | \$ 2,136          | \$ 7,853          | \$ 5,372          | \$ 2,481        |
| Bar Expenses                      | \$ 32,540        | \$ 24,935         | \$ 5,566          | \$ 7,605        | (\$ 2,039)        | \$ 2,313          | \$ 2,984          | (\$ 671)        |
| Net Bar Expense (Revenue)         | (\$ 4,460)       | (\$ 625)          | (\$ 8,010)        | (\$ 3,835)      | (\$ 4,175)        | (\$ 5,540)        | (\$ 2,388)        | (\$ 3,152)      |
| Community Events Expense, Net     | \$ 9,640         | \$ 8,880          | \$ 917            | \$ 760          | \$ 157            | \$ 917            | \$ 163            | \$ 754          |
| Party Rental Income               | \$ 4,500         | \$ 4,250          | \$ 750            | \$ 250          | \$ 500            | \$ 375            | \$ 0              | \$ 375          |
| <b>TOTAL COMMUNITY ACTIVITIES</b> | <b>\$ 23,068</b> | <b>\$ 24,030</b>  | <b>(\$ 4,823)</b> | <b>(\$ 962)</b> | <b>(\$ 3,861)</b> | <b>(\$ 2,918)</b> | <b>(\$ 2,574)</b> | <b>(\$ 344)</b> |

Unaudited - For Internal Use Only

# 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](http://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. 12/30/21



**OIL CHANGE  
\$5.00  
OFF**

Exp. 12/30/21

**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. 12/30/21

**FREE  
BATTERY & CHARGING  
SYSTEM TEST**

Batteries From

**\$49.95**

With Coupon. Not To Be Combined. Exp. 12/30/21

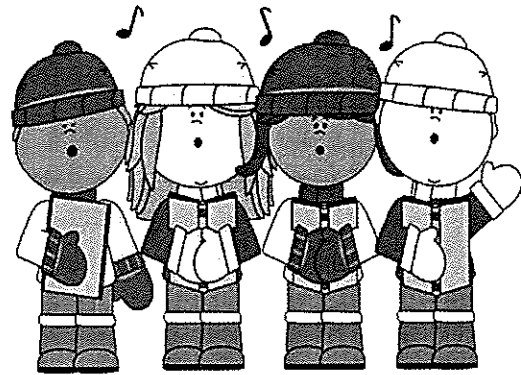




**Christmas  
Tree  
Lighting  
Sunday,  
December 12th  
at 5 PM**

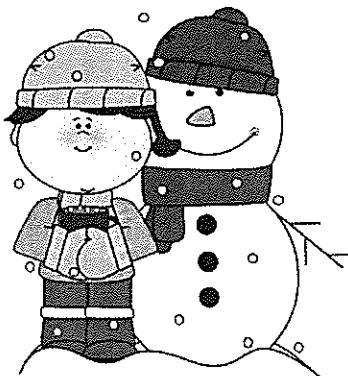
**with Santa Claus!**

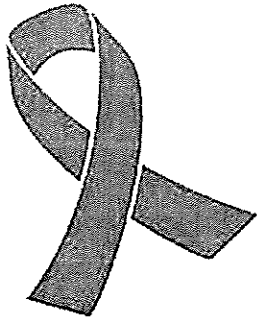
**Bundle up!  
and  
Join our host,  
*Josephine DiGiovanna*  
for some caroling,**



**hot cocoa, and cookies  
in front of the clubhouse!**

**All are  
invited to attend!**





# Thank You Blue Ridge!

On behalf of the Blue Ridge HOA Social Event Committee,  
I would like to thank all of the wonderful residents and guests  
who donated, volunteered, and attended our

## *10th Annual Breast Cancer Fundraiser.*

Because of your generosity and outpouring of goodwill this year, we are able to donate

**\$11,375.00.**

A huge *Thank-You* goes to the HOA Social Event Committee for their love  
and dedication to a great cause!

Josephine DiGiovanna

Carol T., Lillian L., Susan L., Elsie D., Jean L., Karen M., Mary B.,  
and to the HOA for their donation of \$500.

The HOA Social Event Committee would like to extend special *Thanks* to:

Michelle D. for donating the hot dogs;

Gerald Gelfand and Janet for serving hot dogs;

Patti Grimes for designing the beautiful baskets;

The 'Wiseman' for being the MC;

Cheryl R., Karen L.,

Mary D., and Peggy V.,

and Marie T.,

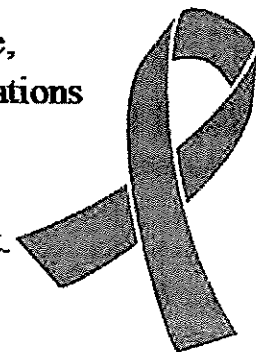
and to all the ladies who helped out at the tables.

A heartfelt *Thank-You* goes to my daughter, Michelle, and grandchildren,  
Vanessa and Hunter, and their friend Juliana  
whose fundraising efforts yielded a total donation of \$500.

This being my 10th and final event,  
I was so blessed with the outpouring of love,  
and the generosity of time, dedication, and donations  
from everyone.

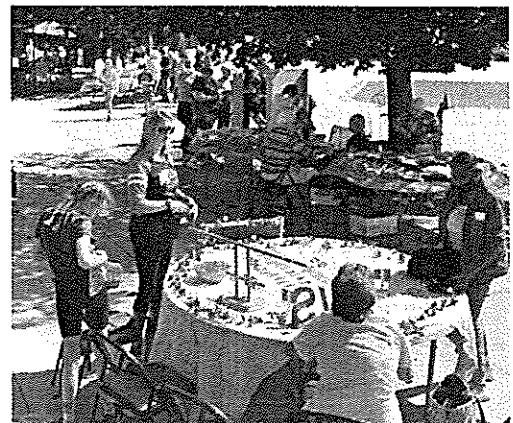
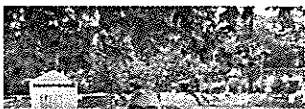
It was overwhelming and  
I thank you all from the bottom of my heart.

♥ ~ J.Di G.

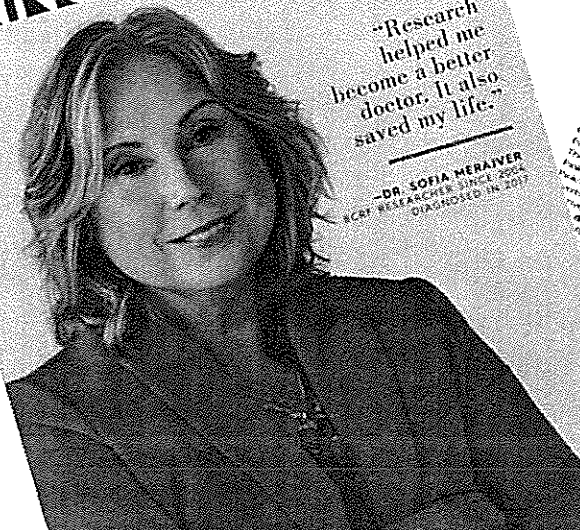


# 10th Annual Breast Cancer Fundraiser

## October 3, 2021



# ANNUAL REPORT 2020



**"Research helped me become a better doctor. It also saved my life."**


**—DR. SOFIA MERAIVER**  
BCRF RESEARCHER SINCE 2004  
DIAGNOSED IN 2017

## Support from COAST to COAST

**\$10,000-\$14,999**

*Blue Ridge Homeowner's Assoc*

*Thank you to all donors...*



September 17, 2021

Josephine DiGiovanna  
Blue Ridge Homeowners Association, Inc.  
899 Golf Lane  
Medford, NY 11763-1201

Dear Josephine,

I would like to take this time to introduce myself as Carol Edwards has spoken so highly of you. I am incredibly grateful for your advocacy and support with your fundraising for BCRF over the years. You are truly a leader in this effort to cure breast cancer once and for all, and we are fortunate to have you as a friend.

Your ongoing commitment to our cause has tremendous impact, and I extend my deepest thanks to you. Please do not hesitate to let Carol or me know if you have any questions.

With warm regards,  
*Rachelle*  
Rachelle M. Sanders  
Chief Development Officer

*Thank you,*

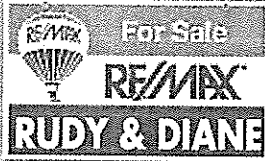
**Blue Ridge!**

## *Donations*



|                        |                              |                                 |
|------------------------|------------------------------|---------------------------------|
| Connie Garone          | Therese Cawley               |                                 |
| Michelle Casse         | Peggy Valera                 |                                 |
| Josephine DiGiovanna   | Mary Desjeunes               |                                 |
| Patti Grimes           | Lori & Sal Terlato           |                                 |
| Karen Merola           | Roberta O'Neil               |                                 |
| Jeanette Forgione      | Stella & Scott Friedman      | Mark Shah Quality Pharmacy      |
| Phyllis Funk           | Sanghun Song                 | Victorious Pizza                |
| Ellen Becker           | Virginia & Joseph Schmitt    | 29 Nail and Spa                 |
| Andrea Steiger         | Donald Crawford              | Carvel Patchogue                |
| Lorraine Groshans      | Marilyn & Arthur             | Carvel Medford                  |
| Jean Mannkoff          | Florence Oudeskirk           | All Fabric Cleaners             |
| Missy Cardone          | Joan & Kevin Burns           | Blue Point Spirits              |
| Debbie Nicaastro       | Eileen Maguire               | Blush Beauty                    |
| Jeanann Pappacliou     | Katarzyna Ramus              | Lemon Tree                      |
| Ann Urevich            | Kellie & Darlene Miles       | Anthony's Pizza/Pasta — W.Islip |
| JoAnn Repaci           | Lillian & Frank LaGrasta     | Coram Movieland                 |
| Carol & Emilio Amato   | Robert & Amelia Torella      | Tropical Smoothie—Selden        |
| Chrissy & Bill Roach   | Arlene Elweig                | Bella Roma Restaurant           |
| Jamie Jones & Family   | Caryn Feldman                | Relaxation Day Spa              |
| Gloriaann & Tom Rivoli | Bagels Your Way—Selden       | Richard Shoes—Selden            |
| Michelle Danielson     | Clean Magic Car Wash         | Bagels Your Way—Medford         |
| Patricia Jackson       | Cupcake Girlz—Nataliya       | In Style                        |
| Lee Bologna            | Ribbons & Roses Florist      | Big Italy                       |
| Hope & Debbie Lynch    | Professional Rehab P.T.,P.C. | Coram Sunoco                    |
| Marcia Rosenberg       | Jose Smoothie Bar            | Swiftway Liquors                |
| Havie Gross            | Lewins Farm                  | Mama Bella's                    |
| Joyce Schmitt          | McDonald's                   | Island Empanada                 |
| Gerry Maroney          | Capellini Trattoria—Selden   | California Diner                |
| Teri Wolf              | Lucky Fortune                | J & R's Steakhouse              |
| Kathleen & Bob Giffone | CSI Salon                    | Hastel's Toy & Collectibles     |
| Elsie and Ray Delaney  | Dynamite Nails               | How Tin Kitchen                 |
| Barbara Johnson        | Sonoma Grill                 | Locale Gastro Bar Pizzette      |
| Carol Tavernese        | Genova's Pizza               | New Yee Wo                      |
| Jean Lombardi          | Vintage Beano & Vino         | James Joyce Pub and Catering    |
| Lillian LaGrasta       | Fashion Diva                 |                                 |
| Camille Webber         | Farmingville Liquors         | Blue Ridge HOA                  |
| Eileen Gaine           | Big Frog                     | Blue Ridge Condo I              |
| Lori Terlato           | Café Gia                     | Blue Ridge Condo II             |
| Rosemarie Resignio     | New Babi Nails               | Blue Ridge Greens Committee     |
| Susan LaMantia         | Chubs Meat Market            | Blue Ridge Ladies Golf Club     |
| Ann Marie Falango      | Tony's Pizza                 | Blue Ridge Social Club          |
| Steve Wolmer           | Rudi's                       | Blue Ridge Mah Jongg & Canasta  |
| Amelia Rivera          | Chubs Heros—Horseblock Road  | Blue Ridge Café                 |

SOLD



FOR SALE TO SOLD

That's the sign of a RE/MAX agent™

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

We have known Diane & Rudy for over 20 years. They are extremely professional, hardworking and always put their clients first. Always recommend them to friends & family!

Kathy - Lake Grove



RUDY & DIANE AVERSANO

Associate Real Estate Brokers

OFFICE: 631.585.2222

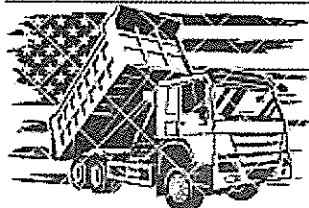
RUDY CELL: 631.831.1162

531 Hawkins Avenue  
Lake Ronkonkoma



SERVING OUR COMMUNITY SINCE 2004  
WE WOULD LIKE TO THANK YOU ALL  
FOR YOUR CONTINUED SUPPORT.

Each Office is Independently Owned & Operated.



Clean out and Junk removal services available

Call: 631.478.9101 for a free quote

NS 21634920/HR143



# CONDO 1 BOARD of MANAGERS

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

OFFICE HOURS: MONDAY, TUESDAY, WEDNESDAY, THURSDAY 11:00 AM -2:00 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
- Jennifer Daub ..... Gazette

**Blue Ridge Website: [brhomeowners.com](http://brhomeowners.com)**

## *MESSAGE FROM THE PRESIDENT*

Happy Holidays All!

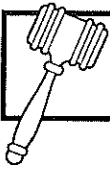
As we end this year and look forward to the New Year, we are filled with hope that the new vendors we have hired (as recommended by the Property Manager) will provide timely and professional service to our community.

We have added a new section to the Gazette with information regarding updates on the vendors' work being done and other helpful information.

The members of the Condo 1 Board would like to wish everyone a very Happy Holiday season and a peaceful New Year. We continue to look forward to improving our vendors, researching paid management and working on replacing roofs. Please feel free to contact the office via phone or the website with any questions/concerns that you have.

Sincerely,

Robin D'Alessandro, President, and Condo 1 Board of Managers





# CONDO I BOARD of MANAGERS

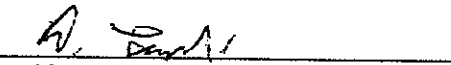
## ANNUAL CONFLICT OF INTEREST REPORT

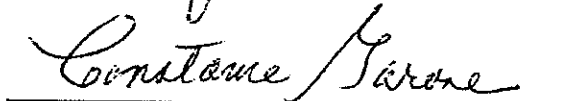
To All Blue Ridge Condo 1 Unit Owners:

Pursuant to both Section 727 of the New York State Business Law and Section 519-a of the New York State Not-for-Profit Corporation Law regarding conflict of interest disclosures, we, the undersigned Blue Ridge Condo 1 Board of Managers, having served as Board Managers from January 2021 through December 2021, or any portion thereof, do hereby declare that there have not been any contracts voted on or entered into during that time period which involved any interested Board Manager.

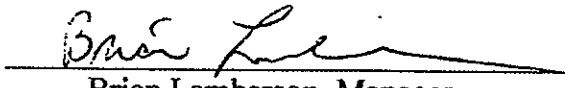
  
Robin D'Alessandro, President

  
Joseph Nischo, Manager

  
Alfred Lombardi, Vice President

  
Constance Garone, Manager

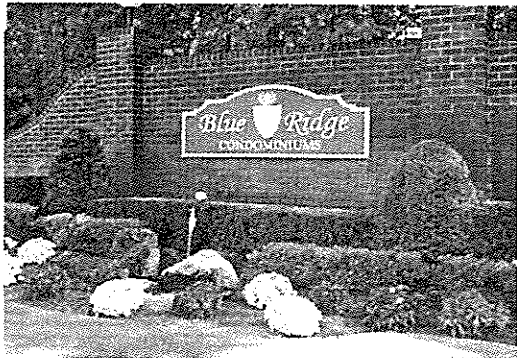
  
Gerald Gelfand, Treasurer

  
Brian Lamberson, Manager

  
Valerie Cafarelli, Secretary

  
Brian Matonti, Manager

**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](mailto:RosaBejarano@Remax.net)  
[www.rosabejarano.com](http://www.rosabejarano.com)



Julia Rosa Bejarano  
Licensed Real Estate Salesperson



From the Desk of...

*Robin D'Alessandro*, PRESIDENT, CONDO I

## ✧ NOTICES AND UPDATES ✧

### ► **National Grid – New Gas Lines**

National Grid is planning on replacing all the gas lines in our community up to the gas meters. This will be done in two phases for both Condo 1 and 2. They are planning on doing the back half of the community in the winter of 2022 and the front half in 2023. This project will include roads, walkways, and common areas. This project may affect parking and road passage.

**National Grid has agreed to pay to re-pave the roads affected curb to curb.**

**In addition, we can use our own contractor to repave.**

The board will continue to meet with National Grid as the project moves forward and we will provide you with updates as they become available.

### ► **Gutter Cleaning**

We hired a new gutter cleaning company, Squeaky Clean Property Solutions. We look forward to working with them. They will begin cleaning the gutters in December, depending on when the trees drop their leaves.

### ► **Snow Removal**

The new snow removal company, LI Professional Management, has been hired. They will be responsible for all the walkways in both Condo 1 and Condo 2. The maintenance crew will continue to be in charge of the roadways and the parking plazas.

All units will be shoveled and salted to the front door. Please be sure to move all mats and insure your gate is left open.

**If you do not wish to have your walkway to your front door shoveled and salted, please close your gate. The Condo I office will supply you with a cone to place in front of your walkway.**

### ► **Power Washing**

Power washing will be discontinued for the winter, as the spigots are closed for winterization.

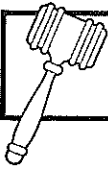
### ► **Parking Violations**

Drivers committing the following infractions will be ticketed/fined and towed at the owner's expense:

- Parking illegally in designated handicapped areas
- Parking in yellow-lined 'No Parking' areas
- Cars without proper NYS Registration
- Cars without proper Blue Ridge Registration
- Cars need to be moved from parking spots every 5 days. (Vacation Forms are available at the front desk and must be filed with the Condo 1 office.)

### ► **Stop Sign Violations**

Drivers who commit any infractions will be sought out and fined heavily. The Safety of all of our community members— including pedestrians, bike-riders, residents with baby carriages, and dog walkers—is our primary concern.



# 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.**

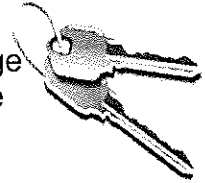
### ◆ FEES/FINES



|   |   |
|---|---|
| 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

## Important Information

### ◆ 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

We request that you close side panels or top covers on the dumpsters after disposing your trash. This will prevent animals from getting into the garbage. Also- Please do not use dumpsters to dispose of large items such as furniture. Please put those items outside the dumpsters. The maintenance department will retrieve those items Mondays-Thursdays.



### ◆ 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

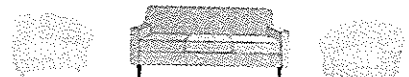
Make yourself familiar for what costs each homeowner is responsible such as:

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



#### *A Reminder from Condo I:* Large items do not belong inside the dumpsters.

Please place items, such as furniture, outside the dumpsters so the Maintenance Dept. can pick them up separately.





# CONDO 1 BOARD of MANAGERS

## APP FOLIO Help us help you!

Please fill out and submit your Appfolio Registration as soon as possible, if you have not already done so. This system provides more information that can help us serve the community even better. Even if you choose **not to use the Appfolio** option, our records still need to be accurate. Fill out and return the registration form in person, by mail, or email it to the Condo 1 office at [Blueridgecondo1@optonline.net](mailto:Blueridgecondo1@optonline.net). You can also access an app for your smartphone from the App Store or Google Play. This accounting system allows you to pay your common charges with debit or credit cards (fees may apply). In addition, you will be able to pay fees electronically with your bank account (no charge), and you will be able to review your payment history commencing February 2021 to the present. If you have submitted your application, but have not received a link to the system, contact the Condo 1 office immediately.

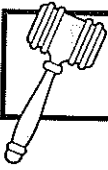


### **V.P. PLUMBING & HEATING, LLC** Commercial & Residential License & Insured **SUFFOLK AND NASSAU**

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

**ALL SERVICE CALLS BIG AND SMALL WE DO IT ALL!!**

**Call Us At (516) 659-3368**  
**Website: [vpplumbing.com](http://vpplumbing.com)**



# CONDO I BOARD of MANAGERS

## BLUE RIDGE CONDO I APPFOLIO REGISTRATION

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

Unit # \_\_\_\_\_

Homeowner (s) \_\_\_\_\_

Phone Number (specify home, Cell, Office) \_\_\_\_\_

Email (s) \_\_\_\_\_

Renter Info. Name, phone, email \_\_\_\_\_

Homeowners Insurance Co. Name, policy # & expiration date \_\_\_\_\_

Emergency Contact Name, Address, phone, relationship \_\_\_\_\_

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

Would you be interested in receiving an email link to join the Appfolio Portal \_\_\_\_\_  
\*please be sure to provide email above.

### Pet Information:

Pet Name \_\_\_\_\_

Type/Breed \_\_\_\_\_

Weight \_\_\_\_\_

Age \_\_\_\_\_

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

### Vehicle Information:

Make \_\_\_\_\_

Model \_\_\_\_\_

Color \_\_\_\_\_

Plate \_\_\_\_\_

Year \_\_\_\_\_

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

# ***RUSS TO THE RESCUE***

**RUSS MARSHAK**

516.316.9093

RUSTY.MARSHAK@GMAIL.COM

RUSSTOTHERESCUE

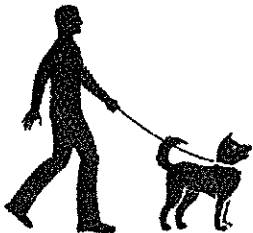


## **SERVICES PROVIDED**

TRANSPORTATION: DOCTORS APPOINTMENTS, AIRPORT, TRAIN

HOUSE SITTING AND HOUSEHOLD CHORES

COOKING / MEAL PREP



FOOD DELIVERY,



PET CARE / DOG WALKING

ELDERLY COMPANIONSHIP

BABYSITTING

SHOPPING ASSISTANCE, HELPING WITH ERRANDS

*REASONABLE PRICING  
INQUIRE FOR PARTICULAR SERVICES*



# CONDO I BOARD of MANAGERS

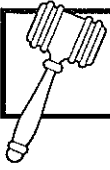
Attention Condo I Resident's: Condo I 2019 Financials are available at the office. Please stop by and pick up your copy.

## CONDO I October 2021 Monthly Budget

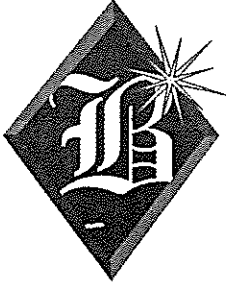
| EXPENSES            | 2021/2022 Budget      | YTD Spent as of 9/30/21 | Balance 9/30/2021     | Oct. 2021 Expenses  | YTD Balance           |
|---------------------|-----------------------|-------------------------|-----------------------|---------------------|-----------------------|
| Accounting          | \$8,000.00            | \$1,825.00              | \$6,175.00            | \$600.00            | \$5,575.00            |
| Alarm System        | \$20,000.00           | \$1,634.98              | \$18,365.02           | \$1,815.00          | \$16,550.02           |
| Concrete            | \$14,000.00           | \$12,174.22             | \$1,825.78            | \$0.00              | \$1,825.78            |
| Data Processing     | \$5,300.00            | \$787.32                | \$4,512.68            | \$393.66            | \$4,119.02            |
| Electric            | \$23,000.00           | \$3,909.71              | \$19,090.29           | \$2,131.41          | \$16,958.88           |
| HOA CC/CAP          | \$1,192,574.88        | \$198,766.06            | \$993,808.82          | \$99,383.03         | \$894,425.79          |
| HOA Maint/Contr     | \$225,000.00          | \$39,458.34             | \$185,541.66          | \$17,291.67         | \$168,249.99          |
| HOA Material Cost   | \$35,000.00           | \$9,481.21              | \$25,518.79           | \$4,483.84          | \$21,034.95           |
| Hydrants            | \$5,000.00            | \$0.00                  | \$5,000.00            | \$0.00              | \$5,000.00            |
| Insurance           | \$392,340.00          | \$66,151.14             | \$326,188.86          | \$32,918.85         | \$293,270.01          |
| Insurance Ded Res.  | \$25,000.00           | \$0.00                  | \$25,000.00           | \$0.00              | \$25,000.00           |
| Landscaping         | \$117,500.00          | \$23,193.00             | \$94,307.00           | \$14,338.50         | \$79,968.50           |
| Legal               | \$14,000.00           | \$1,768.78              | \$12,231.22           | \$215.00            | \$12,016.22           |
| Office              | \$12,000.00           | \$1,828.95              | \$10,171.05           | \$937.48            | \$9,233.57            |
| Outside Contractors | \$45,000.00           | \$6,859.56              | \$38,140.44           | \$12,436.60         | \$25,703.84           |
| Painting            | \$22,000.00           | \$0.00                  | \$22,000.00           | \$3,800.00          | \$18,200.00           |
| Paving              | \$98,500.00           | \$16,369.72             | \$82,130.28           | \$8,184.86          | \$73,945.42           |
| Parking Plaza's     | \$10,000.00           | \$0.00                  | \$10,000.00           | \$0.00              | \$10,000.00           |
| Playgrounds         | \$500.00              | \$0.00                  | \$500.00              | \$0.00              | \$500.00              |
| Payroll Taxes       | \$10,000.00           | \$597.83                | \$9,402.17            | \$2,044.38          | \$7,357.79            |
| Pest Control        | \$8,000.00            | \$2,425.72              | \$5,574.28            | \$825.56            | \$4,748.72            |
| Refuse              | \$81,000.00           | \$11,731.50             | \$69,268.50           | \$5,865.75          | \$63,402.75           |
| Reserve F/Bad Debt  | \$25,000.00           | \$0.00                  | \$25,000.00           | \$0.00              | \$25,000.00           |
| Reserve/Cap Repl    | \$30,000.00           | \$0.00                  | \$30,000.00           | \$0.00              | \$30,000.00           |
| Roofing             | \$200,000.00          | \$72,730.00             | \$127,270.00          | \$1,683.69          | \$125,586.31          |
| Salary Wages        | \$31,500.00           | \$4,468.00              | \$27,032.00           | \$2,290.63          | \$24,741.37           |
| Snow Removal        | \$45,000.00           | \$0.00                  | \$45,000.00           | \$0.00              | \$45,000.00           |
| Sprinklers          | \$37,000.00           | \$9,409.71              | \$27,590.29           | \$0.00              | \$27,590.29           |
| State & Fed Taxes   | \$2,500.00            | \$0.00                  | \$2,500.00            | \$0.00              | \$2,500.00            |
| Telephone/Cable     | \$3,000.00            | \$476.40                | \$2,523.60            | \$237.74            | \$2,285.86            |
| Walkway Lights      | \$12,000.00           | \$0.00                  | \$12,000.00           | \$3,507.00          | \$8,493.00            |
| Water               | \$66,000.00           | \$6,475.24              | \$59,524.76           | \$13,167.91         | \$46,356.85           |
| <b>Total</b>        | <b>\$2,815,714.88</b> | <b>\$492,522.39</b>     | <b>\$2,323,192.49</b> | <b>\$228,552.56</b> | <b>\$2,094,639.93</b> |

| INCOME               | Budget for 10/2021 | YTD as of 9/30/2021 | Oct. 2021 Income    |
|----------------------|--------------------|---------------------|---------------------|
| Common Charge Income | \$234,642.91       | \$496,681.25        | \$220,303.30        |
| Other Income         |                    | \$23,066.21         | \$8,729.48          |
| <b>TOTAL INCOME</b>  |                    | <b>\$519,747.45</b> | <b>\$229,032.78</b> |

| YTD TOTALS | YTD Collected Income | YTD Expenses | YTD Balance |
|------------|----------------------|--------------|-------------|
|            | \$748,780.23         | \$721,074.95 | \$27,705.28 |



# CONDO I BOARD of MANAGERS



**BORG & BORG, INC**  
**Insurance**

148 East Main Street  
Huntington, New York 11743  
631-673-7600 F. 631-351-1700  
www.borgborg.com  
insurance@borgborg.com

*Insurance and Risk Management  
Service*

Dear Blue Ridge Condominium Residents and New Home Owners:

As the insurance brokers and advisors for the Blue Ridge Homeowners' Association and Condominiums, we'd like to take this opportunity to provide some information and advice to you regarding insurance for a condominium unit owner. In this introduction packet, we'll explain:

- What the association's policy is designed to cover, and what individual unit owners (and their tenants, if the units are rented) need to cover
- What happens in the event of property damage that leads to an insurance claim (though this will undoubtedly vary on a case-by-case basis, the procedures to be followed remain consistent and we like to make sure that the community is aware of the usual process after an insurance claim is reported to the association)

First; the following is a brief description of insurance as it applies to you the unit owner and the master condominiums:

The Master Policy for Blue Ridge Condominium Association covers the entire structure to the interior walls. In addition, it also covers bathroom and kitchen cabinetry, counter tops, and appliances as initially installed and offered by the Sponsor and attached to the interior walls. Lastly, it also covers items that were in the individual unit at the time of construction such as flooring and wall paint. *No upgrades, whether completed by you or by a previous unit owner, are covered by the Blue Ridge Condominium Master policy. If damage to the floors, cabinets, countertops or appliances occur, and it is determined that the association is responsible, the association's responsibility is limited to replacement of these items with items of like kind and quality to what was in the unit at the time of original construction – not upgraded fixtures, flooring, or cabinets.*

The master condominium policy also covers all common areas of the condominium property that they are required to cover under the Declarations of Condominium.

You as a unit owner are responsible for the following:

- Your personal property such as clothing, furniture and the like
- All interior upgrades to appliance, and cabinetry and the like
- Wall and Floor covering upgrades.
- Built-in items such as cabinets beyond those provided by the sponsor
- Window Treatments, including curtains, drapes, blinds and hardware.
- Flood coverage, if you wish to protect your upgrades and/or personal property against flood damage
- 'Loss of Use' coverage, which will pay for temporary housing in the event that damage to your unit due to a covered property damage claim renders it uninhabitable for a period of time





# CONDO I BOARD of MANAGERS

- If you rent your unit to a tenant, you should request that your insurance company write a policy for your exposure as landlord, including the items described above AND if you wish, 'loss of rents' coverage. 'Loss of rents' coverage would pay any lost rental income after a covered property claim rendered the unit uninhabitable during the repair period.
- If you rent your unit to a tenant, the tenant should procure Renters' insurance to cover their personal belongings (contents). They should also carry liability coverage and 'loss of use' coverage to pay for temporary housing in the event that damage to the unit resulting from a covered property damage claim renders it uninhabitable for a period of time.

As the unit-owner, you should purchase a policy specifically designed for a condominium owner, also known as a Homeowners Form HO6. You will need to determine the limits of protection you need, but the above provides a list of items to consider.

It is important to note that in the event of property damage to your unit that leads to an insurance claim, the insurance policies involved (both your condominium unit owners' policy and the association's master insurance policy) will respond to pay for damages in accordance with the bylaws. Due to the responsibility of insuring the unit lying with both the individual unit owners and the association, we find that in many cases both the unit owner's policy and the association's policy share in payment of the claim. In the vast majority of cases, upon your report of damage to your property to which insurance will apply, the association office will instruct you to report the claim to your insurance carrier while they do the same. The adjusters at the insurance companies will likely coordinate based on their review of the bylaws and the determination regarding responsibility for repairs. Your unit owners' policy may pay the claim and then coordinate with the association's insurance carrier to recoup any monies for which the association was responsible. We suggest that you carry the broadest insurance coverage available. ( HO-6 if you are a unit owner and HO-4 if you are a tenant)

Yours truly,

*Jeannette Dreydoppel*

Jeannette Dreydoppel, CLCS  
Senior Account Advisor

*David M Borg*

David Borg, CPCU, ARM, CIC, CRM  
President





**PREPARE YOUR HOME HEATING SYSTEM FOR THE COLD WINTER MONTHS TO COME SCHEDULE YOUR INSPECTION & SAFETY CHECK TODAY!**

ON YOUR HEATING SYSTEM FOR JUST

**\$99.95**

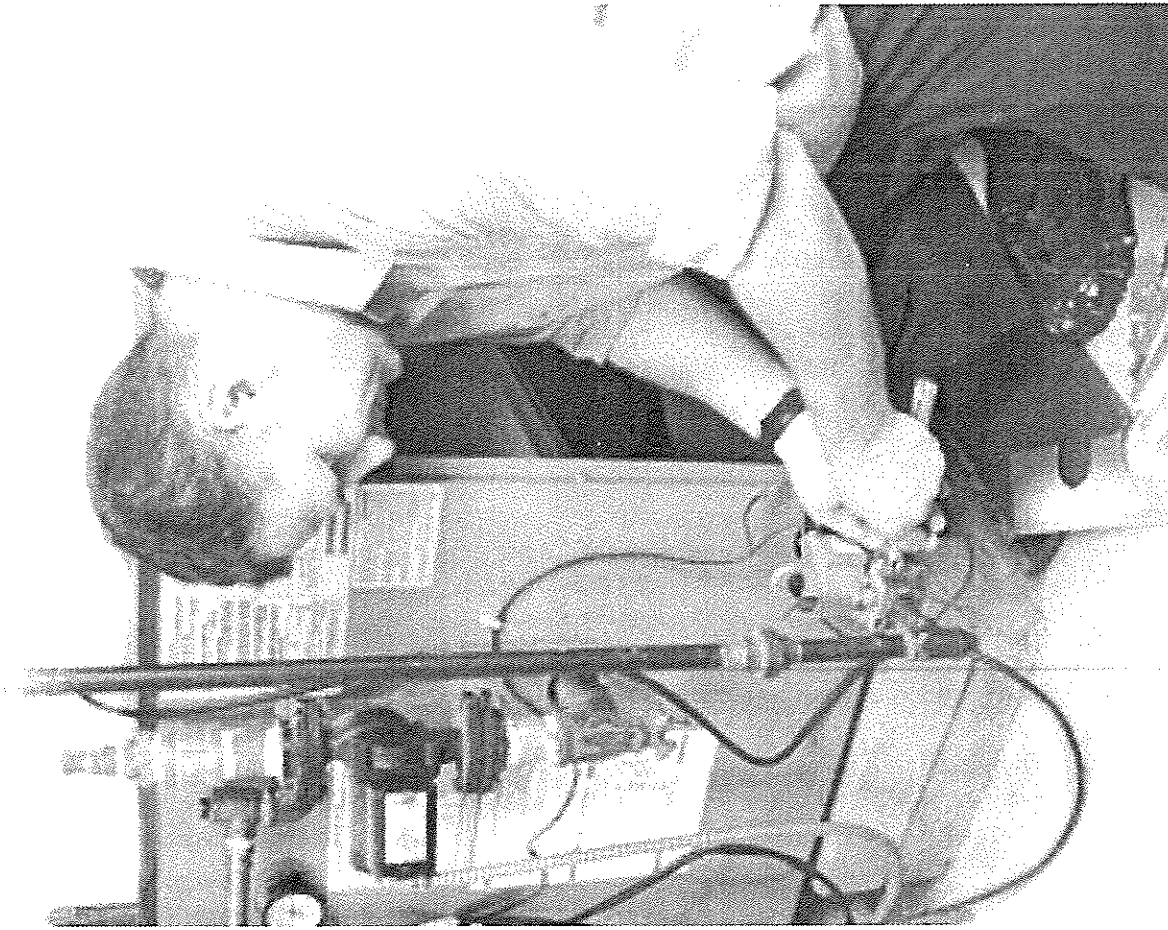
\*Additional fees apply for oil systems

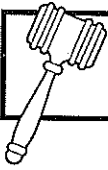
- Avoid costly breakdowns
- Lower your energy costs
- Extend the life of your system
- Have peace of mind

**631.494.2850**

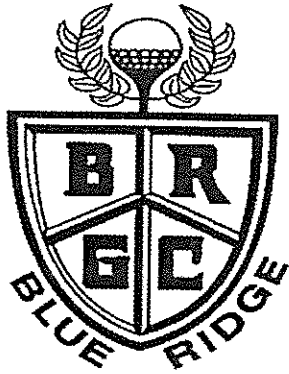
**Ask about our Service Plans!**

**HEATING. COOLING. GEOTHERMAL. INSTALLATION. MAINTENANCE. REPAIR.**





# CONDO I BOARD of MANAGERS



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

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

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

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

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

### Blue Ridge Condo I

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

### HomeWiseDocs.com

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



# JOINT CONDO I & CONDO II BOARD of MANAGERS

## REQUIREMENT FROM OUR INSURANCE COMPANY

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

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

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

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

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

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

## Jeannette Dreydoppel

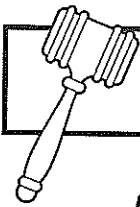
Senior Account Advisor - Ext 655

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

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



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 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

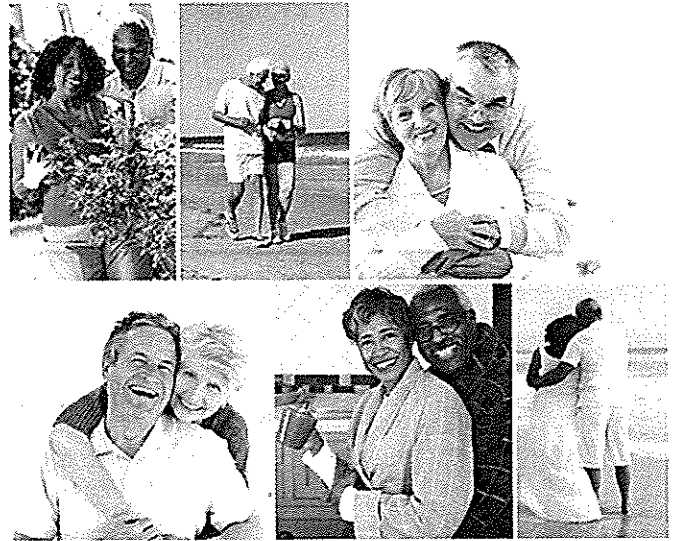
# Reverse Mortgage (HECM) Information Sheet

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

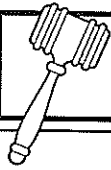
F: (516) 706-4007

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 #BS01004; FL Lic. #MLD713; PA Lic. #36743; AZ Lic. #0949651; MD Lic. #22830; NC Lic. #L-177277; VA Lic. #MC-6834; CA Lic. #608073939; 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. #MLD11914; 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 #311320005. 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

## Blue Ridge Condo II Board of Managers Assignments

| <b>Rank</b>            | <b>Name</b>         | <b>Duties</b>  |
|------------------------|---------------------|--|
| <b>President</b>       | John Mills          | Contracts, Snow, Construction, Safety, Legal, Lighting |
| <b>Vice President</b>  | Ed Podmore          | Cement, Landscaping, Work Orders, Exterminating        |
| <b>Treasurer</b>       | Ken Groshans        | CPA, Budget, Banking, Roofing, Irrigation, Basements   |
| <b>Asst. Treasurer</b> | Marguerite Bellucci | Appfolio, GRC(PAC), Playgrounds, Rentals               |
| <b>Secretary</b>       | Deborah Nicastro    | Insurance, Gazette, Legal                              |
| <b>Manager</b>         | Zackaiy Will        | EAS, Refuse  |
| <b>Manager</b>         | Howard Finkelstein  | Website, IT, Painting                                  |
| <b>Manager</b>         | Bill Roach          | ACC, Fences, Signage, Security                         |
| <b>Manager</b>         | TBD                 |  |
| <b>Consultant</b>      | Virginia Podmore    |  |
| <b>Office Manager</b>  | Wendi               | Accounts Receivable, Collections                       |

## LETTER FROM CONDO II PRESIDENT

As we enter into the final month of 2021, we reflect on all that has transpired over the last year. Condo II has addressed many, many issues faced during that time.

We have negotiated a snow removal contract with a new vendor for the upcoming snow season. We have repaired concrete slabs, and have been aggressive in cutting back trees and bushes along the Condo II walkways allowing for greater safety of our residents, and their dwellings. Condo II Board members alongside Condo 1 and the HOA have been working in unison in improving maintenance efficiency and production so your work orders are being addressed in a timely manner.

These are just a few items in a long list of accomplishments we have achieved in the last twelve months. Much of these issues we addressed came from you, the residents.

Do you realize residents are as much a volunteer to this Board as the Board Members themselves? You are the voice that bring issues and concerns you see in and around the community to the board's attention. You are the volunteers that have helped to enlighten the board of safety issues, architectural needs, along with a list of necessary needed improvements which the board was able to address and make repairs and revisions. Improvements throughout the community do begin with the resident.

We would like to take this opportunity to say Thank You. Thank you for your involvement, and input. We appreciate you for this, and for your support, and belief in your Condo II Board of Managers. Our promise to you is to continue to serve this community to the best of our ability during our time as Condo Board Members.

We wish everyone a Safe, Happy, and Joyous Holiday Season however you may celebrate, and we look forward to the upcoming New Year with even greater success in making Blue Ridge a Shining Star Community.

Merry Christmas, and Happy New Year,

John Mills, Condo II President and the Standing Condo II Board of Managers



# CONDO II BOARD of MANAGERS

December 2021

| Sun  | Mon   | Tue  | Wed                                     | Thu  | Fri  | Sat  |
|--|---|--|---|--|--|--|
|  |   |  | 1<br>Hanukkah (Cont.)<br>World AIDS Day | 2<br>Hanukkah (Cont.)<br>Int'l. Day for Abolition of Slavery | 3<br>Hanukkah (Cont.)<br>Int'l. Day of Persons with Disabilities | 4<br>Hanukkah (Cont.)<br>Nat'l. Cookie Day                         |
| 5<br>Hanukkah (Cont.)<br>2nd Sunday of Advent<br>Int'l. Volunteer Day<br>Nat'l. Repeal Day<br>World Soil Day | 6<br>Hanukkah (End)<br>St Nicholas Day<br>Farland Indep. Day      | 7<br>Int'l. Civil Aviation Day<br>Pearl Harbor Remembrance | 8<br>Immaculate Conception              | 9<br>Genocide Prevention Day<br>Anti-Corruption Day          | 10<br>Human Rights Day   | 11<br>Int'l. Mountain Day  |
| 12<br>3rd Sunday of Advent<br>Int'l. Day of Neutrality<br>Int'l. Universal Health Coverage Day               | 13<br>Green Monday<br>Nat'l. Cocoa Day<br>Nat'l. Day Of The Horse | 14   | 15<br>Bill of Rights Day                | 16   | 17<br>Nat'l. Maple Syrup Day<br>Wright Brothers Day              | 18<br>Arabic Language Day<br>Int'l. Migrants Day<br>Super Saturday |
| 19<br>4th Sunday of Advent   | 20<br>Int'l. Human Solidarity Day                                 | 21<br>Start of Winter (Winter Solstice)                    | 22                                      | 23   | 24   | 25<br>Christmas  |
| 26<br>Boxing Day<br>Kwanzaa (Start)  | 27<br>St John   | 28   | 29                                      | 30   | 31   |  |

## Thank You

Thank you Condo II residents and the Blue Ridge Community for allowing me to serve you as President of Condo II over the past three years. I appreciate that you were willing to place your trust in me to serve this community. I know that for me, next to my family, the position was my passion, one in which I spent many hours in the day focused on rectifying issues our residents were faced with. It was both my privilege and my honor in doing so.

I look forward to continuing to serve Condo II, and the community as Treasurer for the next three years, and I ask you, the residents, to continue to support the new Board of Managers as you have supported me.

Regards,  
Ken Groshans

## 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 12/30/21

\$5.00

Good Towards Any

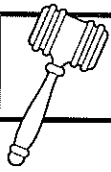
New Prescription

CLIP 'N SAVE!

NOT GOOD TOWARDS

THIRD PARTY INSURANCE CO PAYMENT





# CONDO II BOARD of MANAGERS

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

|                                      | <i>a</i>                      | <i>b</i>                            | <i>c = a - b</i>     |
|--------------------------------------|-------------------------------|-------------------------------------|----------------------|
|                                      | Approved<br>Budget<br>2021-22 | Actual Collected<br>& Spent to Date | Remaining<br>Balance |
| <b>REVENUE</b>                       |                               |                                     |                      |
| CONDO II COMMON CHARGES              | \$ 1,356,000                  | \$ 323,005                          | \$ 1,032,995         |
| HOA COMMON CHARGES                   | 1,105,330                     | 273,083                             | 832,247              |
| LESS: NON-PAYING UNITS (5)           | (15,000)                      | -                                   | (15,000)             |
| SPECIAL ASSESSMENT INCOME            | -                             | -                                   | -                    |
| OTHER INCOME                         | 28,000                        | 7,646                               | 20,354               |
| WATER SURCHARGE*                     | 8,400                         | 9,079                               | (679)                |
| NET RENTAL INCOME                    | -                             | -                                   | -                    |
| <b>TOTAL REVENUE</b>                 | <b>\$ 2,482,730</b>           | <b>\$ 612,813</b>                   | <b>\$ 1,869,917</b>  |
| <b>EXPENSES</b>                      |                               |                                     |                      |
| HOA COMMON CHARGES                   | 1,105,330                     | 273,083                             | 832,247              |
| LESS: NON-PAYING UNITS (5)           | (15,000)                      | -                                   | (15,000)             |
| HOA MAINTENANCE                      | 195,000                       | 46,750                              | 148,250              |
| CEMENT WORK - CURBS & SLABS          | 25,000                        | 21,493                              | 3,507                |
| ELECTRICAL METER PANS                | 15,000                        | -                                   | 15,000               |
| ELECTRICAL POLES & PARKING PLAZAS    | 15,000                        | 13,237                              | 1,763                |
| ELECTRIC GENERAL REPAIRS             | 5,000                         | -                                   | 5,000                |
| EXTERMINATING                        | 8,000                         | 2,596                               | 5,404                |
| FENCES (INCENTIVES) & RAILINGS       | 10,000                        | 16,168                              | (6,168)              |
| FIRE ALARMS                          | 10,000                        | 9,659                               | 341                  |
| FIRE HYDRANT TESTING                 | 5,000                         | -                                   | 5,000                |
| GUTTER CLEANING                      | 6,000                         | -                                   | 6,000                |
| LANDSCAPING                          | 137,000                       | 42,038                              | 94,962               |
| PAINTING                             | 24,000                        | -                                   | 24,000               |
| REFUSE                               | 68,000                        | 14,272                              | 53,728               |
| REPAIRS & SUPPLIES MAINT.            | 10,000                        | 2,070                               | 7,930                |
| ROAD REPAIR/SPEED TABLES             | 10,000                        | -                                   | 10,000               |
| ROOFING                              | 93,000                        | 35,084                              | 57,916               |
| SNOW REMOVAL                         | 95,000                        | 779                                 | 94,221               |
| IRRIGATION                           | 60,000                        | 9,081                               | 50,919               |
| TREE SERVICES                        | 20,000                        | 3,693                               | 16,307               |
| ACCOUNTING SERVICES                  | 6,000                         | 415                                 | 5,585                |
| BAD DEBT                             | 15,000                        | -                                   | 15,000               |
| CONSULTING SERVICES                  | 8,000                         | 2,250                               | 5,750                |
| ELECTRICITY                          | 30,000                        | 4,136                               | 25,864               |
| INCOME TAXES                         | 1,000                         | -                                   | 1,000                |
| INSURANCE                            | 369,000                       | 91,184                              | 277,816              |
| LEGAL SERVICES                       | 20,000                        | 1,609                               | 18,391               |
| OFFICE SUPPLIES AND EXPENSES         | 9,000                         | 987                                 | 8,013                |
| EQUIPMENT LEASES                     | 4,000                         | 960                                 | 3,040                |
| PAYROLL AND PAYROLL TAXES            | 48,000                        | 10,567                              | 37,433               |
| PHONE & INTERNET                     | 5,000                         | 927                                 | 4,073                |
| SECURITY                             | 5,000                         | 28                                  | 4,972                |
| SUBSCRIPTIONS                        | 7,000                         | 1,337                               | 5,663                |
| WATER (includes surcharge*)          | 44,400                        | 13,116                              | 31,284               |
| CAPITAL RESERVE ALLOCATION           | 10,000                        | -                                   | 10,000               |
| <b>TOTAL EXPENSES</b>                | <b>\$ 2,482,730</b>           | <b>\$ 617,519</b>                   | <b>\$ 1,865,211</b>  |
| <b>REVENUES (LESS THAN) EXPENSES</b> | <b>\$ -</b>                   | <b>\$ (4,706)</b>                   |                      |



# CONDO II BOARD of MANAGERS

## Water Shut Off

For Non Emergency water shut off: Requests should be submitted 48 hours prior to your plumbing jobs being started. Necessary paperwork must be completed for all water shut off's and may be picked up at the front desk, or downloaded from the Blue Ridge website.

\*\*\*It is the homeowners responsibility to notify the connecting neighbors 24 hours before work is to begin.

No water shut off's will be scheduled for Saturdays/Sundays or Holidays.

**EMERGENCY WATER SHUT OFF: call the front desk 631-698-8394.**

**After Hour Emergency Water Shut Off: Call Maintenance at 631-698-3004.**

## Fall Cleanup

Hopefully, by December 1st, all the leaves are down from the trees, and the fall cleanup is completed. If the Gutters are not cleaned, they will be by mid December.

\*Remember that all canopy's should by now be removed, and personal items around the patio area cleared, to allow access to the gutters. The Condo will not be responsible, nor the vendor, should any items be damaged in an attempt to access gutters.

## Insurance Compliance

The Board has been working with our insurance carrier to identify problem areas along walkways. Cement work had continued throughout the the warmer months to be in compliance with improving these areas.

The spring schedule will include replacement of new curbs, and larger cement pads for refuse containers, as well as additional walkways in areas where needed.

## Unit Addresses

During an ACC walk around, it was noticed that many units do not have their unit number displayed. Primarily on new fence installs.

Please remember to have the unit number replaced as soon as possible. This will assist maintenance in locating units with work orders and expedite emergency personnel when responding.

## Smell Gas

If you Smell Gas, Contact National Grid 1-800-490-0045 to report. They will come out and perform a check.

## REMINDER!!!

Any resident who has regularly scheduled medical office/treatment/procedure visits during or after a snowstorm contact the Condo II to office as soon as possible to be placed on a priority shovel list.

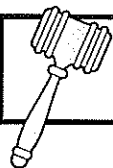
This list will be for residents with legitimate medical conditions or regular medical office visits/treatment/procedures who need to exit their units by a certain time to make their scheduled appointments.

## Ice Melt

As mentioned in both the October, and November issues of the Gazette, a new vendor was hired for the coming winter season for snow removal. It is important that the homeowners who DO NOT WISH TO HAVE THEIR PATIOS SALTED, contact the Condo II office to be placed on a "No Ice Melt" list. The Condo will not be responsible for the resident's failure to comply should patio cement, or stonework be damaged from salt.

## Railing Installations

Over the past several months, Handrails have been installed throughout the Condo II community. Winter is coming and this will provide our residents with safer walking access from walkways into the parking plazas during snow/icy conditions



# CONDO II BOARD of MANAGERS

## Hold Harmless

Any resident having Plumbing, Electrical, or HVAC work performed in their units must contact the Condo office for clarification necessity, and obtaining the proper forms. NO WORK is to be begin prior to submitting these.

## Did you Know?

Alarm wires run through the attic areas. Boards of plywood laid across the beams can cause a break in the current and sever the wiring for the building alarm system.

- All attic areas are to be kept clear of personal articles.
- The area is not to be used for personal storage.
- If you are using the area for storage, and the alarm wires become compromised, causing the alarms to malfunction, and be set off, you will be charged for the service call and possible repairs should EAS be called to correct the damage.

## Dumpsters

Please remember that while discarding your holiday boxes along with your household trash all boxes must be broken down and placed inside of the dumpster and not left outside of the dumpsters. Side doors are to be kept closed to prevent animals from entering and to keep debris from falling out during collection. The vendor DOES NOT STOP TO PICK UP WHAT FALLS OUT.

Please be aware that there are also recycling dumpsters for paper and boxes located in Parking Plaza 38, and at the entrance to West End Drive.

Christmas trees being disposed of should be kept outside of the dumpster, away from the sliding doors. Maintenance will be making a daily round to collect the discarded Christmas trees.

As always: Garbage and refuse is to be bagged and placed only in the receptacles provided by the condos and are not in anyway to be piled outside of our alongside of any such receptacle. Placing all garbage inside of receptacles help to avoid unsightly conditions and to prevent creating a health hazard.

## RULES AND REGULATIONS

Shared from Blue Ridge Condominiums " Rules & Regulations Condo I & Condo II"

Revised: October 2019

The Board of Managers has the right to establish rules and regulations governing all residents and their guest. They are intended to protect the quality of life for the entire community. In addition, the board of managers has the right to impose fines for a violation of any rule or regulation.

Rules and regulations will be strictly enforced. Penalties apply to all in fractions of the rules and regulations with the exception of a fine for fire alarm inspection.

If the offense continues and fines are not paid, the offender will lose Condo and HOA privileges.

Finally, a lien may be placed against the homeowners unit, and the homeowner would be responsible for any legal expenses incurred.

Throughout the entire process, a hearing may be requested by written notice to the board issuing the fine. (Rules and Regulations are subject to change)

## Condo II Board of Manager Meeting Dates

Tuesday, December 14th - 7:00 pm

Tuesday, December 28th - 7:00pm

(Meeting dates and times may change due to unforeseen circumstances)

# Winter Weather

O T H E R M O M E T E R M A  
 L T E M P E R A T U R E S Q  
 T X E C O L D Q S L E E T M  
 W Y F L U R R I E S G U P G  
 W I F R E E Z I N G R A I N  
 I I N Q I Z F O G G Y W W A  
 N B C T F C S U N N Y H I V  
 D L R E E O I I O C F I N A  
 C I A C S R R C C E R T D L  
 H Z I S H T S E L Y O E Y A  
 I Z N S L I O T C E S O H N  
 L A Y T N U L R O A T U A C  
 L R V M L O S L M R S T I H  
 U D G N U N W H Y Z M T L E



- |               |              |
|---------------|--------------|
| avalanche     | icy          |
| blizzard      | rainy        |
| chilly        | sleet        |
| cold          | slush        |
| flurries      | snow         |
| foggy         | sunny        |
| forecast      | temperature  |
| freezing rain | thermometer  |
| frost         | whiteout     |
| hail          | wind chill   |
| ice storm     | windy        |
| icicle        | winter storm |

ANSWER KEY -SEE PAGE 50

# TRI BOARD

## *Welcome to Blue Ridge*

*The Welcome Committee would like to invite all New Residents to join us at 11 AM on the 2nd Saturday of each Month. At the Club house.*

*This informational meet will help you understand the workings of our Boards and what you need to know if you want to make changes to your units, and more.*

*All residents are welcome.*

*Please RSVP to Lorraine 631-838-0222 -Hope to see you there*

## **The Fourth Annual Blue Ridge Holiday Light Contest**



All Blue Ridge homeowners are encouraged to participate in the contest. Join in the fun, whatever holiday you celebrate.

- Participation is free and open to all Blue Ridge residents. Decorations must be completed by December 17.
- The judging will take place between December 17th and the 22nd. The contest is for exterior decorations only,
- including decorations in windows that are visible from the exterior. Judging will be done from outside the residence only.
- Judging will be based on appeal as viewed from the walkways. Decorations must be within the perimeter of your personal unit
- with no encroachment into the common area. Decorations must not be nailed or permanently attached to your home.
- No wires or extension cords may be exposed to walkway areas. There will be prizes for First, Second and third place winners.
- Criteria for judging will include unique design and creative use of lights and decorations as well as overall presentation.
- Judging will start at sundown. Judging will be completed by December 22 and the results will be displayed at the clubhouse
- front desk and in January's Gazette. Participants should have their displays on and in place by sundown.

**Good Luck to All.**



# AIRMAX

Long Island, Inc. →

Quality Heating & Air Conditioning Service & Installations



**(631) 737-5566**

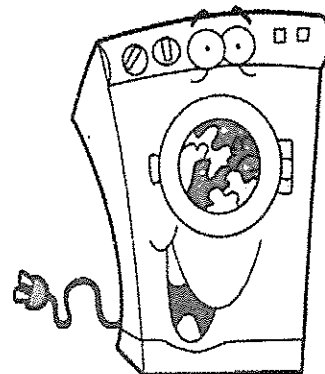
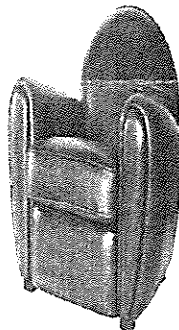
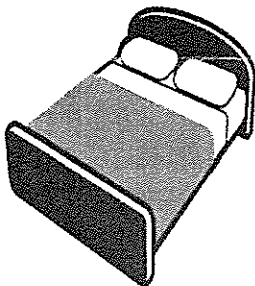
- ▶ Licensed & Insured
- ▶ Service Contracts Available
- ▶ Keyspan Energy Delivery Value Plus Installer
- ▶ Trane Comfort Specialist ▶ Financing Available
- ▶ Humidification ▶ Aprilaire Indoor Air Quality Specialist

*Servicing all Long Island*

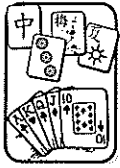
Greenport \* Sag Harbor \* Ronkonkoma

## 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.**



# BLUE RIDGE CLUB NEWS



## MAH JONGG - CANASTA CLUB

Our Mahjongg/Canasta Club had its annual Canasta Tournament. The lunch was provided by Norman from our café who gave us a variety of rolls and bagels with all the trimmings which has been the club's long-term lunch tradition.

Coffee and tea were provided and as usual Jeanann provided treats for all our members to enjoy!

Canasta is played with partners so the following will show 2 people winning each prize.

**First Prize:** Jeanann Pappaeliou and Mickey Kimmel

**Second Prize:** Lee Bologna and Joan Burns

Honorable mention: Coming in third was Lorraine Sparacino and Janet DuBois. Missing a tie for 3rd place by 5 points was Marguerite Bellucci and George Scholl.

A special thank for nonmembers of the club for making our tournament possible, Joanne, Shirley, and George.

Congratulations to all and hope to see everyone back in the fall for the next great tournament.

As an fyi, we also run an awesome Mahjongg tournament in the spring which is run by our member Peggy Valera. If you would be interested in playing just call the front desk. Look for the date in the Gazette.

## Greetings from Blue Ridge AQUACIZE!

We meet Monday, Wednesday, Friday at 10:00 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*



## 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**

Andrea Lamanna

No Job too Big  
or too Small

Commercial



Call Today  
for your  
Free Estimate

Residential

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

# 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

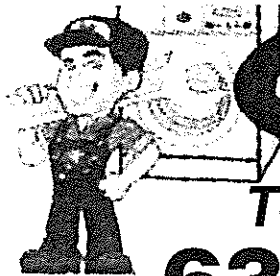
*"Others Can't Ketchup!"*

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**



**GAZETTE  
DELIVERERS  
for NOVEMBER 2021**



|                   |                   |
|-------------------|-------------------|
| Adriana Burtoff   | Raymond Miehl     |
| Bill Bernstein    | Rich Burch        |
| Carol Amato       | Ronnie Perks      |
| Chuck Murphy      | Tina Myer         |
| Debbie Cianciulli | Tom Rivoli        |
| Debbie Ungaro     | Vincent Monello   |
| George Scholl     | Louis Driscoll    |
| Gerry Maroney     | Carolyn Nook      |
| Ira Sachs         | Rose Fesselmeyer  |
| Jen Daub          | Chrissie Roach    |
| Kathy Hansen      | Roz Flomberg      |
| Lee Ann Orlando   | Carmela Calcasola |
| Leonard Mirabile  | Bud Rego          |
| Michael Gisler    |                   |

**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!*



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

*McManus-Lorey*  
**Funeral Home**

2084 Horse Block Road, Medford, NY 11763  
[www.mcmanuslorey.com](http://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*

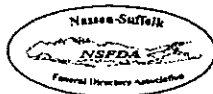
*After Care Program and Bereavement Literature*

*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)



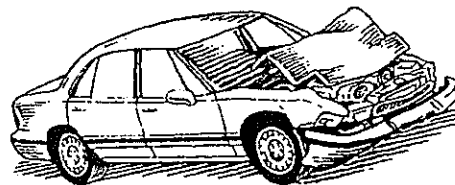
LONG ISLAND FUNERAL ENDOWMENT  
Nassau-Suffolk Funeral Directors Association



**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"



**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

# Classifieds

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

## FOR SALE

**EDGEWOOD CORNER UNIT:** Walk to clubhouse. Recent upgrades include furnace, AC, Appliances, 3 Bedrooms, 1.5 Baths, LR, Kit, Den. Wood floors in living room and den. Wood burning Fireplace. Concrete Patio. Vinyl Fenced. Windows about 10 years old. Needs cosmetic work and upgrades: Paint, carpet, older style kitchen and bathrooms. Price at \$325,000. Net to owner. Not available fro broker listing. Contact by email: cawleym3394@gmail.com

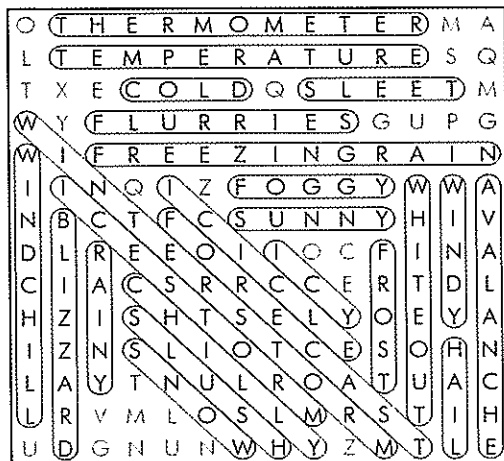
## MISCELLANEOUS

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

**HANDYMAN & PAINTER & MORE!!:** Paint / Spackle / Powerwashing / Trim / Walls / Floors / & More. No Job Too Small, Free Estimates. Call James (631) 671-0120

**HAPPY HOLIDAYS!!!:** Need some help o get ready? I can help with holiday lights and decor. Painting, Spackling, Trim, Walls, Wood Floors and More. No job too small. Free Estimates. Mom lives in Blue Ridge. Call James 631-671-0120.

## Answer Key



# 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         |
| HOA Website.....                   | BRHomeowners.com       |

## 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

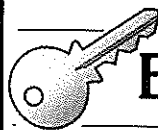
and then advise maintenance immediately, no matter what day or time this occurs.

### 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.



Announcing...

# The Fourth Annual Blue Ridge Holiday Lights Contest

*See Page 45 for Information*  
**Good Luck to All!**



## Christmas Tree Lighting

Sunday, December 12th at 5 PM  
with Santa Claus!

Bundle up! and join our host,  
*Josephine DiGiovanna*  
for some caroling, hot cocoa, and cookies  
in front of the clubhouse.

All are  
invited to attend!

