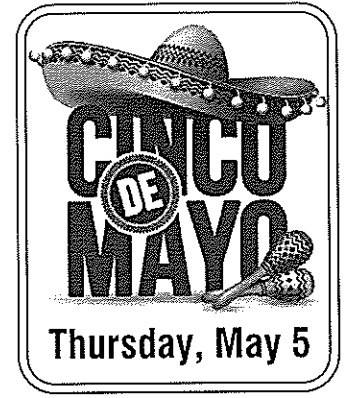


**Blue Ridge**

*Gazette*



VOL XLVIII NO. V

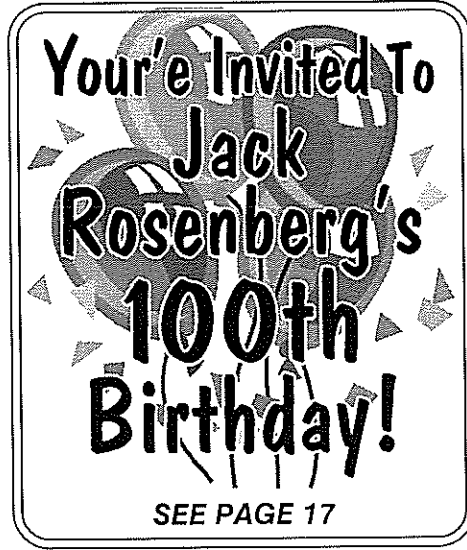
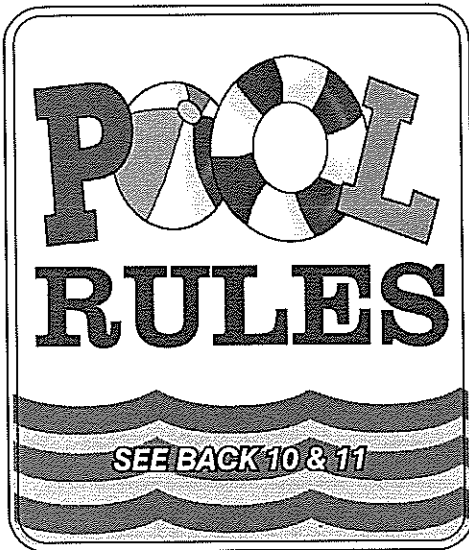
Published by and for the Residents of Blue Ridge

MAY 2022

H A P P Y

*Mother's Day*

TO ALL OUR BLUE RIDGE MOMS!



SUMMER CLUB NEWS



SEE PAGE 47 & 47

**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.


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# 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.

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# BLUE RIDGE CAFE

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CLOSED MONDAYS AND WEDNESDAY

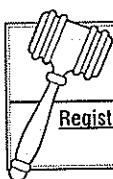
631-698-7576 EXT 132

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 Tony Spataro
Greens	Edward Preuss	Jennifer Gisler, Steve Wolmer	Pat Fabrizio, Tony Spataro
Security	Steve Wolmer	John Madonia, Stephanie Milligan, Bob Vulpis	
Sewer Treatment Plant	Josephine Maiorano	Steven Wolmer	David Bell, Pat Fabrizio

- |                 |  |             |                    |
|-----------------|--|-------------|--------------------|
| President:      | Josephine 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 Frabrizio, Nick Gabriele, Tony Spataro |             |                    |

\*The ACC Committee (Architectural Control Committee) has been reestablished. They are reviewing the current guidelines with the possibility of updating them. They will be published for all residents to keep on hand.

# IMPORTANT



# HOA ANNOUNCEMENT



## A Message from the HOA

Summer is almost here!

Many projects are underway at Blue Ridge, and we are excited about the improvements. By the end of this month, our clubhouse renovations will be complete, and the lower lounge will be ready for use. Renovations for the clubhouse included new flooring, lighting, ceiling, paint and a much-needed sound system. These upgrades will create a fresh new feel for the clubhouse.

Summertime means getting outside and preparations are underway. A new sound system will be installed at the Tiki bar and the maintenance crew will be cleaning and setting up for our opening on Friday, May 20. Beginning with the start of bocce season on May 25, the Tiki bar will be open Thursday thru Sunday weather permitting (see calendar for hours).

Weather depending, the golf course irrigation project will be completed, and the course open by Memorial Day.

While the kiddie pool requires some maintenance work it is slated to be up and running with the opening of the pool on Memorial Day weekend.

Wishing all of the residents at Blue Ridge a happy and healthy safe start to summer!

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

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

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## VISION & MISSION STATEMENT FOR BLUE RIDGE HOA

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

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

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

User Name: **E987AD**

Password: **41752944**

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

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 \$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.

Attention

All

Blue Ridge Residents

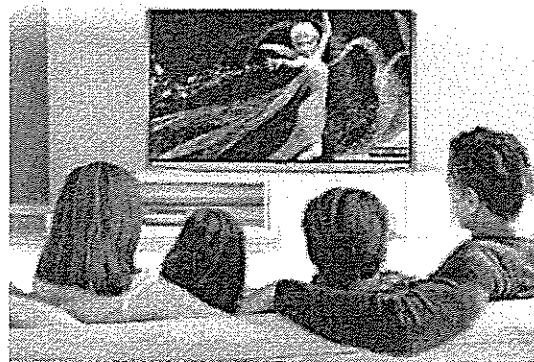
This is a friendly reminder

The Common Charges you pay include the Optimum TV Select Package, which consists of 350 channels, including the Showtime movie channels and one cable box.

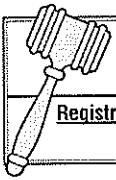
To receive Optimum TV, you must have an Optimum cable box, which can be obtained at the Optimum retail store on Rte. 112, Port Jefferson.

If you are not receiving the Select Package or if you are being billed for this package, please contact Optimum at [VIPCLIENT.REP \(VIPCLIENT@ALTICEUSA.COM\)](mailto:VIPCLIENT.REP@ALTICEUSA.COM)

Note: Common Charges do not include Optimum equipment, Internet, Telephone and any Optimum TV channels above the Select Package.



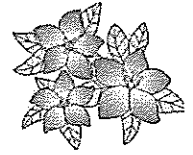
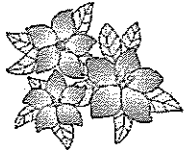




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## CALENDAR OF EVENTS



2022

Prepared by the H.O.A.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 Aquacize 10:00 A.M.	3 Closed Condo 2 Meeting	4 Aquacize 10:00 A.M.	5 Mah- Jongg/Canasta Club Card Room 12:30 PM  H.O.A. Closed Executive Board Meeting 7:00 PM Conference Rm	6 Aquacize 10:00 A.M.	7
8	9 Aquacize 10:00 A.M.  H.O.A. Closed Full Board Meeting 7:00 PM Conference Rm	10 Knitting Club 6:30 pm	11 Aquacize 10:00 A.M.	12 Mah- Jongg/Canasta Club Card Room 12:30 PM	13 Aquacize 10:00 A.M.  <u>GAZETTE DEADLINE</u>	14 New Resident Meeting 11:00 am
15	16 Aquacize 10:00 A.M.	17 Knitting Club 6:30 pm  Closed Condo 2 Meeting  H.O.A. Closed Executive Board Meeting 7:00 PM Conference Rm	18 Aquacize 10:00 A.M.	19 Mah- Jongg/Canasta Club Card Room 12:30 PM	20 Good Friday  Aquacize 10:00 A.M.  Tiki Bar 6:30 -10:30 PM	21
22	23 Aquacize 10:00 A.M.  Book Club  H.O.A. Closed Full Board Meeting 7:00 PM Conference Rm	24 Knitting Club 6:30 pm Rm	25 Aquacize 10:00 A.M.  TIKI BAR 6:00 – 10:00 PM  Wednesday Night Boece Begins	26 Mah- Jongg/Canasta Club Card Room 12:30 PM  TIKI BAR 6:00 - 10:00 PM Thursday Night Boece Begins	27 Aquacize 10:00 A.M.  Tiki Bar 6:30 – 10:30 PM	28 TIKI BAR 3:00 – 10:30 PM
29 TIKI BAR 1:00-8:00 PM	30 Aquacize 10:00 A.M.  Memorial Day Pool Party TIKI BAR 1:00- 7:00 PM	31 Knitting Club 6:30 pm  Closed Condo 2 Meeting  H.O.A. Closed Executive Board Meeting 7:00 PM Conference Rm				



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## BLUE RIDGE 2022 SWIMMING

# POOL RULES

### 1. REGISTRATION

All Authorized Users must present a current Resident ID Card at the pool gate before entering the pool area. (ID Photos must be current within 2 years)

The Authorized Resident shall register his or her Guest(s) and shall be responsible for the payment of all applicable fees. Failure to register or to pay applicable Guest fees may result in loss of pool privileges for the Authorized User. The HOA/Front Desk Manager may require that Guests complete a Guest registration card. The HOA and Manager may alter registration procedures in their sole determination due to government regulations.

### 2. HOURS OF OPERATION

2.1. Pool hours shall be established and published by the HOA and shall be subject to change depending on daylight hours, utilization of the pool facilities by the Authorized Users, weather conditions and other factors. All pool facilities require proper maintenance and are subject to closing without notice for routine maintenance, repairs or other reasons. There shall be absolutely no admission to the pool area and no swimming is allowed when the pools are closed.

2.2. The pools and surrounding pool area will be closed during inclement weather. All users are responsible for their own safety in the pools and pool area during weather conditions. No storm warning systems are being utilized to protect individuals from lightning strikes or other dangerous weather conditions. Stay alert for changing weather patterns and take appropriate measures for your protection. Under no circumstances shall the HOA, the Manager, and employees, be held liable for failing to warn users of hazardous weather conditions or the need to vacate the pool area. If instructed by the staff or HOA, All Residents and Guests must vacate the pool and pool area immediately, or should the HOA indicate a potential hazard either weather, emergency, or maintenance issue.

2.3. The Facility reserves the right to set aside designated times during hours of normal pool operation for Facility sponsored special events or programs (such as YOGA, or water aerobics classes) in which all Authorized Users will be invited to participate (subject to availability of space and/or suitability of participant's fitness level) during which time use of a portion or all of the pool and/or surrounding pool area by non-participating Authorized Users may be restricted. All such events will be publicized. In the event that a private event sponsored by an Authorized User is held at or around the pool during normal pool operation hours, the event may not restrict other Authorized Users from the use of the outdoor pool or 50% of the indoor pool.

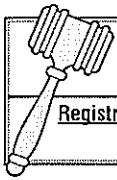
### 3. POOL RULES

3.1. Persons who are unable to swim are not permitted in the swimming pool area unless accompanied by a parent, designated child care person or other Authorized person eighteen (18) years of age or older. Teens ages 14/15 MAY NOT bring guests to the pool. No Adult (18) or Teen 16 years of age may leave any Guest or any family member under the age of 14 in the pool area.

3.2. Non-swimmers may use only approved flotation devices.

3.3. The Facility staff shall have the authority to enforce all Rules and Regulations and to supervise the general conduct of all persons in the pool area. Facility staff shall have full authority to maintain order, reprimand, discipline, restrict and evict any individual not complying with these Rules and Regulations.

3.4. Showers are required before entering the pools.



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3.5. Radios, televisions and similar electronic devices may be listened to but kept at a volume to where it does not impose on others around them.

NO Phones are to used in or at the edge of any part of the pools.

3.6. Snorkels, masks, kick boards, are permitted in the pool unless permission is obtained from the Manager or their use is required for a class.( Water shoes may be used for safety with prior Doctors note submitted to the front desk to be kept on file.)

3.7. Bringing food and drinks, snack or gum into the pool area is NOT permitted. Glass bottles, drinking glasses, and sharp objects are not permitted in the pool area.

WATER BOTTLES ONLY MAY BE BROUGHT INTO THE POOL AREA. Coolers may be kept on the upper deck and the person/s may utilize the patio tables for eating.

3.8. NO ANIMALS ARE ALLOWED ON THE UPPER OR LOWER PATIO DECK.

Animals, with the exception of animals that are used for disability assistance or for other medically approved companionship(( Proper papers must be filed prior to the animal being brought to the pool/ pool area)), bicycles, wheelie shoes, and skateboards are prohibited from being in or around the pool area and upper deck.

3.9. Running, wrestling, pushing, dunking, diving, flips and noisy or other hazardous activity will not be permitted in the pool areas, including the locker rooms.

3.10. Lifesaving and pool cleaning equipment should be used only for the purposes intended.

3.11. No Lifeguards are on duty at the pools, please do not talk to the monitors unnecessarily; monitors should not be distracted.

3.12. Regardless of whether pool attendants are present, and regardless of whether pool use occurs during or outside of regular posted hours, all Persons using the pools or pool area shall be responsible for their own safety and shall be deemed to have assumed the risk of using the pools or pool area, and agree, by their presence in the pool area, that Blue Ridge and its management, and all of their partners, members, owners, officers, employees, representatives, and agents shall not be held liable for any loss, injury, or death arising out of the use of the pools or pool area.

3.13. Cigarette or cigar smoking, vaping or pipe smoking is prohibited in the pool area.

## 4. ILLNESS, MEDICAL CONDITIONS

4.1. Persons are not permitted in the pools if they have a cold, fever, communicable disease or infection of any kind, skin rash, inflamed eye(s), or are wearing bandages.

## 5. ATTIRE

All persons must wear suitable bathing attire while swimming; no cutoffs, jeans or shorts will be permitted. Coverups should be worn on the upper deck and entering and exiting the Clubhouse. Children who are still being toilet-trained are required to wear rubber pants or a commercial product similar to Huggies® “Little Swimmer Pants”.

## 6. GUEST POOL PRIVILEGES

6.1. Unaccompanied Guests of Authorized Users are not entitled to use the pool or the facilities.

6.2. Upon registration, Authorized users are responsible for payment of any applicable Guest fee. The Facility may require that Guests complete a Guest registration card. All charges incurred by Guests are required to be paid for at the time any applicable costs are incurred.

6.3. The Facility may limit the number of times a single Guest may use the pool facilities to no more than ten (10) times per calendar year as a Guest of any Authorized User.

6.4. Guest privileges may be limited during peak periods, such as weekends or Holidays or at any other time as determined in the sole discretion of the Facility.

6.5. All Guests must be accompanied by a sponsoring Authorized User.

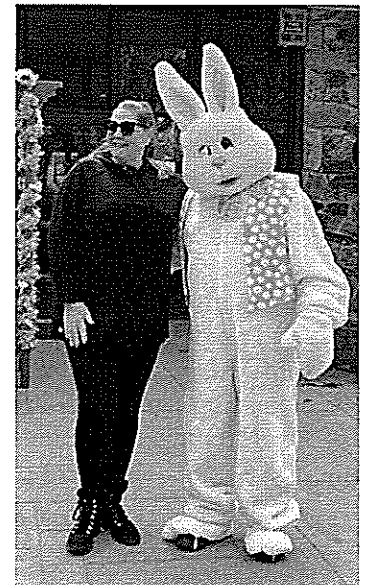
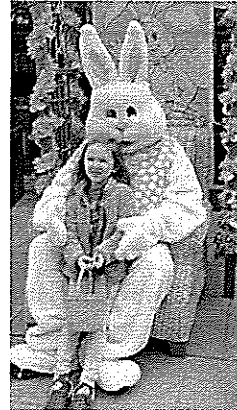
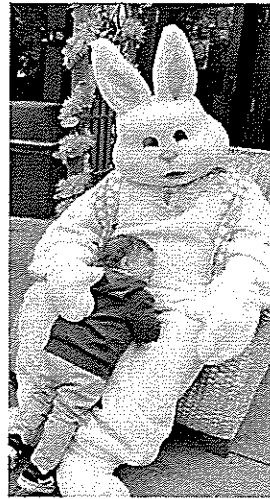
The Authorized User is responsible for any and all behavior of their Guests. Any failure of the Authorized User to have the Guests abide by the rules and regulation set forth, the Authorized User may lose any and all pool/amenity privileges which will be determined by the HOA at the time of review of reported incident/s.

# Blue Ridge Easter

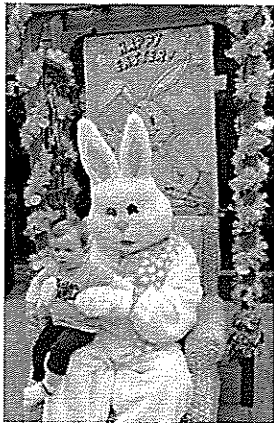
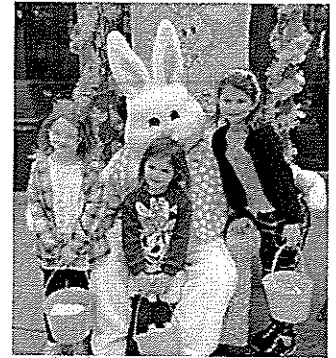
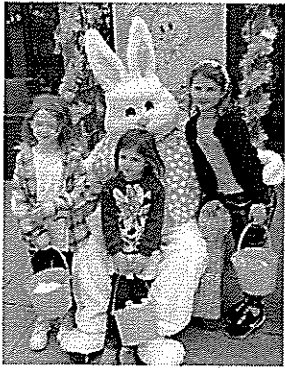
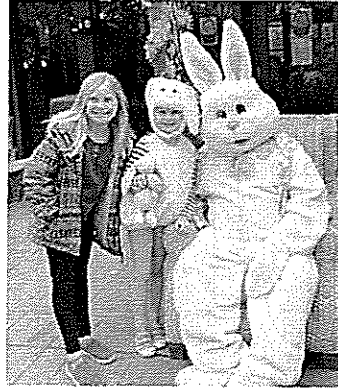
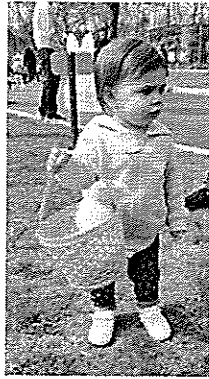
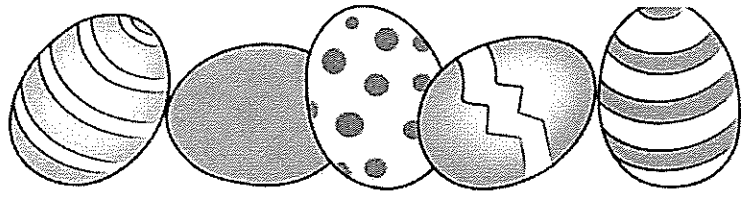
On April 9th, the HOA Social Event Committee held their Annual Easter Egg Hunt hosted by Josephine DiGiovanna.

She sends sincere thanks to our Easter Bunny, and to his helpers—Elsie D., Mary B., Mary D., Brian from Maintenance, and Gerald G. for setting up the sound system, and, of course, Tom R.! And she extends her *Thanks* to everyone for coming.....

*"I think we had a lot of fun — the smiles were my answer."*



# Egg Hunt 2022





# TOWN OF BROOKHAVEN

Department of Recycling and Sustainable Materials Management  
 One Independence Hill  
 Farmingville, NY 11738

For information call: 451-TOWN (8696)  
 or visit: [www.brookhavenny.gov/recyclingevents](http://www.brookhavenny.gov/recyclingevents)

## Special Recycling Event Schedule for 2022

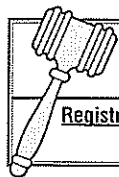
### E-Waste/Paper Shredding/Drug Take Back

Council District:	Date:	Location:	Address:	Time:	E-Waste	Paper*	Drug
CD3 - Kevin LaValle	Saturday April 2, 2022	Middle Country Public Library	101 Eastwood Blvd, Centereach	9:30am-1:30pm	✓	✓	✓
CD5 - Neil Foley	Saturday April 9, 2022	Patchogue-Medford High School	181 Buffalo Ave, Medford	9:00am-1:00pm	✓	✓	✓
CD1 - Jonathan Komreich	Saturday April 23, 2022	Comsewogue Public Library	170 Terryville Rd, Port Jefferson Station	9:00am-1:00pm	✓	✓	✓
CD2 - Jane Bonner	Saturday April 30, 2022	Rose Caracappa	739 Route 25A, Mt. Sinai	9:00am-1:00pm	✓	✓	✓
CD4 - Michael Loguercio	Saturday May 21, 2022	Brookhaven Town Hall - South Parking Lot	1 Independence Hill, Farmingville	9:30am-1:30pm	✓	✓	✓
CD6 - Dan Panico	Saturday June 4, 2022	William Floyd Middle School	630 Moriches-Middle Island Rd, Moriches	9:00am-1:00pm	✓	✓	✓
CD3 - Kevin LaValle	Saturday Sept 10, 2022	Sachem Public Library	150 Holbrook Rd, Holbrook	9:30am-1:30pm	✓	✓	✓
CD5 - Neil Foley	Saturday Sept 17, 2022	Blue Point Fire Department	205 Blue Point Ave, Blue Point	9:00am-1:00pm	✓	✓	✓
CD2 - Jane Bonner	Saturday Oct 1, 2022	Rose Caracappa	739 Route 25A, Mt. Sinai	9:00am-1:00pm	✓	✓	✓
CD6 - Dan Panico	Saturday Oct 15, 2022	Center Moriches Library	235 Montauk Hwy, Center Moriches	9:00am-1:00pm	✓	✓	✓
CD1 - Jonathan Komreich	Saturday Oct 22, 2022	Setauket Fire Department	394 Nicolls Rd, Setauket	9:00am-1:00pm	✓	✓	✓
CD4 - Michael Loguercio	Saturday Nov 5, 2022	South Country Library	22 Station Rd, Bellport	9:30am-1:30pm	✓	✓	✓

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# 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 February 28, 2022

	ANNUAL BUDGET		YEAR-TO-DATE			THIS MONTH		
	TOTAL	BALANCE AVAILABLE	BUDGET	ACTUAL	DIFFERENCE	BUDGET	ACTUAL	DIFFERENCE
MAINTENANCE (HOA ONLY)	105,048	79,774	60,396	58,874	9,086	7,732	7,458	274
ADMINISTRATION	215,198	87,400	126,645	127,798	(1,153)	17,268	19,431	(2,163)
COMMUNITY BUILDING	393,334	166,562	213,476	226,772	(13,296)	25,274	29,317	(4,043)
POOLS	139,300	75,772	69,543	63,528	6,015	5,701	6,038	(337)
TENNIS	750	709	564	41	523	188	-	188
BOCCI	500	(52)	126	552	(426)	-	-	-
SEWER TREATMENT PLANT	308,615	116,668	162,553	191,947	(29,394)	19,674	38,050	(18,376)
GOLF COURSE	409,965	179,856	230,690	230,109	581	30,408	29,923	485
GENERAL EXPENSES	665,822	345,498	354,310	320,324	33,986	50,211	46,649	3,562
SECURITY	74,831	30,766	42,498	44,065	(1,567)	5,510	5,813	(303)
COMMUNITY ACTIVITIES ***	23,068	6,878	16,019	16,190	(171)	1,777	467	1,310
CAPITAL EXPENSES	141,100	(141,135)	32,622	282,235	(249,613)	(9,583)	17,533	(27,116)
<b>TOTAL EXPENSES</b>	<b>2,477,531</b>	<b>915,096</b>	<b>1,309,442</b>	<b>1,562,435</b>	<b>(245,429)</b>	<b>154,160</b>	<b>200,679</b>	<b>(46,519)</b>
LESS INCOME OTHER THAN COMMON CHARGES	(2,477,531)	(2,369,481)	(108,465)	(108,050)	(415)	(13,203)	(13,275)	72
EXPENSES TO BE REIMBURSED BY COMMON CHARGES	0	(1,454,385)	1,200,977	1,454,385	(245,844)	140,957	187,404	(46,447)

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

	ANNUAL BUDGET		YEAR-TO-DATE			THIS MONTH		
	TOTAL	BALANCE AVAILABLE	BUDGET	ACTUAL	DIFFERENCE	BUDGET	ACTUAL	DIFFERENCE
Gazette Income	\$ 17,000	\$ 8,931	\$ 8,378	\$ 8,069	\$ 309	\$ 1,692	\$ 2,607	(\$ 915)
Gazette Expenses	\$ 39,388	\$ 16,225	\$ 21,452	\$ 23,163	(\$ 1,711)	\$ 3,142	\$ 2,921	\$ 221
Net Gazette Expense	\$ 22,388	\$ 7,294	\$ 13,074	\$ 15,094	(\$ 2,020)	\$ 1,450	\$ 314	\$ 1,136
Bar Revenues	\$ 37,000	\$ 20,555	\$ 13,957	\$ 16,445	(\$ 2,488)	\$ 13	\$ 1,042	(\$ 1,029)
Bar Expenses	\$ 32,540	\$ 17,709	\$ 15,526	\$ 14,831	\$ 695	\$ 715	\$ 1,188	(\$ 473)
Net Bar Expense (Revenue)	(\$ 4,460)	(\$ 2,846)	\$ 1,569	(\$ 1,614)	\$ 3,183	\$ 702	\$ 146	\$ 556
Community Events Expense, Net	\$ 9,640	\$ 6,430	\$ 4,001	\$ 3,210	\$ 791	\$ 0	\$ 7	(\$ 7)
Party Rental Income	\$ 4,500	\$ 4,000	\$ 2,625	\$ 500	\$ 2,125	\$ 375	\$ 0	\$ 375
<b>TOTAL COMMUNITY ACTIVITIES</b>	<b>\$ 23,068</b>	<b>\$ 6,878</b>	<b>\$ 16,019</b>	<b>\$ 16,190</b>	<b>(\$ 171)</b>	<b>\$ 1,777</b>	<b>\$ 467</b>	<b>\$ 1,310</b>

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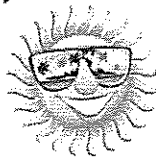
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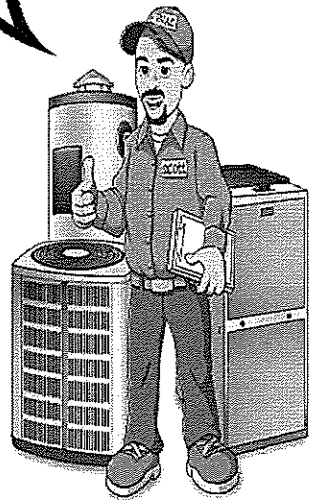
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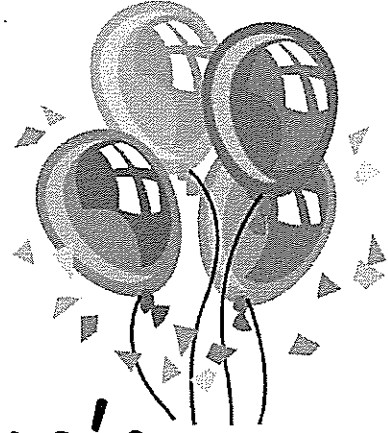
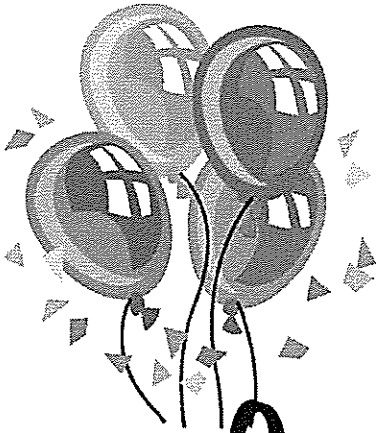
Cut and save the ad for fridge or phone book





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



**One of Blue Ridge's  
Own will be a Centenarian!  
Join the HOA in Celebrating**

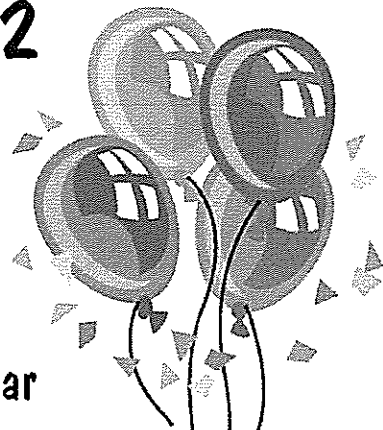
**Jack Rosenberg's  
100<sup>th</sup> Birthday**

**Date: Saturday, June 11, 2022**

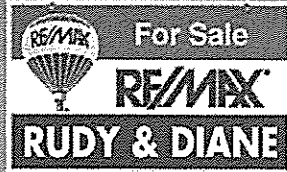
**Time: 1:00 pm – 3:00 pm**

**Place: Outdoor Tiki Bar**

**\*Cake and coffee will be served, cash Tiki Bar**



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*Chris -Lake Ronkonkoma*



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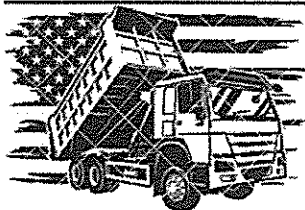
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Lake Ronkonkoma*



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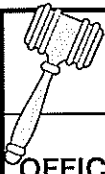
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# CONDO I BOARD of MANAGERS

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
Alfred Lombardi .....Vice President.....	Roofs, Painting, Wood Work
Gerald Gelfand.....Treasurer.....	Finance, Sprinklers, Plumbing, Exterminator, Gate Committee
Valarie Cafarelli ..Secretary .....	Work Orders, Insurance, Electric, Administration, ACC, ..... Gate Committee, Elections
Brian Lamberson.....Manager .....	Landscaping, Trees, Snow Removal
Joe Nischo .....Manager .....	Paving, Cement, Gutters, Walkway Signs, ACC
Constance Garone ...Manager .....	Rules and Regulations
Brian Matonti.....Manager .....	Finance, Insurance
David Bell.....Consultant .....	Legal, Town Code and Ordinances, Rules and Regulations
Fred Webber.....Consultant .....	Trees
Mary Desjeunes .....Consultant.....	Analytical Reporting
Jennifer Daub.....Consultant.....	Gazette
Kathleen Hansen .....Consultant .....	Birchwood Sign

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

## MESSAGE FROM THE PRESIDENT

To Our Fellow Condominium One Residents,

As spring arrives, we continue to clean up from the winter and prepare for the warm season ahead. We would like to inform you of the plans for Condo 1 for the next several months:

The Condo 1 Board has created a Finance Committee to review all of the financials of Condo 1. We are in the process of reviewing our budget, annual contracts, and future capital improvements that our aging community may require. This community was constructed almost 48 years ago. As the community approaches 50 years old, the number of capital improvements will increase.

Over the last several years, the Condo 1 Board has paved the main road, addressed some of the drainage issues, and replaced almost half of the roofs in the community.

The Condo 1 Board is facing challenging decisions, which will affect all of us. We are taking this seriously, and to that effort, are seeking out an engineering firm to review the useful life of the infrastructure within this community (Reserve Study). They will be looking at everything.

Most residents are not fully aware of the responsibilities of the Condo Board.

From an operational standpoint, the Condo Board (and your Common Charges) pay for the following:

Insurance (#1 expense), Maintenance (Building and Infrastructure), Water (for units), Landscaping, Snow Removal, Garbage Collection, Sprinklers, Utilities (Water for Sprinklers & Hydrants), Electric (Walkway and Parking Plaza lights), Fire Alarms, Legal Expenses and Office Administrative Expenses (Accounting System & Salaries).

From the Capital Expenses standpoint, the Condo Board is responsible for:

452 Units, Building Structures, Roofs, Building Common items, Wood Fencing (up to 3 Sections) Fire Alarm Systems, Electric Meter Pans, Walkways, Lighting (Walkway and Street), Roads, Curbing, Drainage, Parking Plazas, Signage, Water Lines, Sewer Lines, Trees, Landscaping Improvements, Sprinkler Systems and Playgrounds.

While the Board takes every effort to use annual operating budgets to maintain these Capital items, it is becoming increasingly evident that the Board will have to set aside larger amounts of the Common Charges for these capital expenditures.

Once the Reserve Study is completed, the Finance Committee will determine the next steps to secure a stable financial future for Condo 1.

*Condo 1 Board of Managers*

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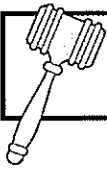


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# CONDO I BOARD of MANAGERS

*From the Desks of... Condo I Board of Managers*

## 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.

### ► **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**

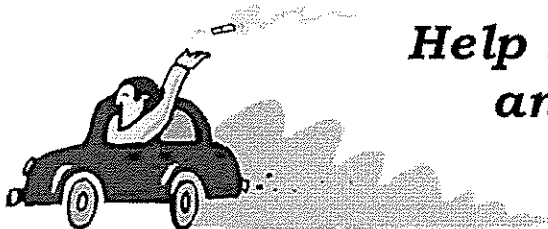
Drivers who commit any infractions will be sought out and fined heavily. The Safety of all of our community members— including pedestrians, bike-riders, residents with baby carriages, and dog walkers—is our primary concern.

# Love Where You Live...



## Please don't litter.

*Help keep Blue Ridge grounds  
and parking lots clean.*



*Thank you  
from your Condo I Board of Managers.*



# 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. Post dated checks will not be accepted.**

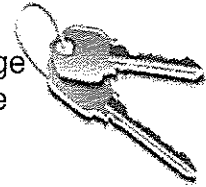
### ◆ FEES/FINES



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. Please fold boxes into the recycling bins to allow more trash to fit.



### ♦ 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

## AppFolio

*Don't want to use AppFolio?*

**YOU DON'T HAVE TO!**

But we'd still appreciate it if you would submit  
**updated contact information**  
so we can call, text, or email important information  
and updates.

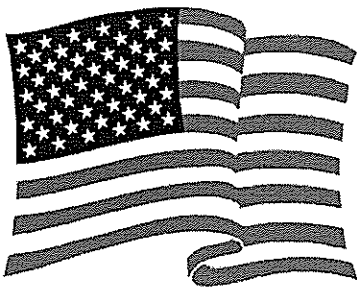
Even if you choose **not to use the AppFolio option**, our records still need to be accurate. Fill out and return the registration form on the following page in person, by mail, or email it to the Condo 1 office at [Blueridgecondo1@optonline.net](mailto:Blueridgecondo1@optonline.net).

However, you will find many benefits available to you if you'd like to use **AppFolio**. This accounting system allows you the ease and convenience of paying your common charges with debit or credit cards (fees may apply).

Please contact the Condo 1 office if you'd like more detailed information.

### *Hello Blue Ridge Condo 1 and Condo 2 Residents:*

If you are one of my neighbors that proudly displays our Nation's flag – or would like to display our flag, I would like to make you an offer.



I often notice there are many flags displayed that are tattered and in disrepair and may even be ready for proper disposal. I would be happy to stop by your unit and untangle or replace a flag that you've purchased. Locally, Harbor Freight sells flag kits at a modest cost, or it can be easily purchased on Amazon. If any of this sounds good to you, please give Wendi at the Condo 2 office a call and she will help put us in touch. Again, this applies to all Blue Ridge residents. My offer to help is free of charge. Let's all see if we can make our Blue Ridge Community look like the most Patriotic

Community on Long Island! I'm here to help....

Regards,

Bill Roach





# 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 \_\_\_\_\_

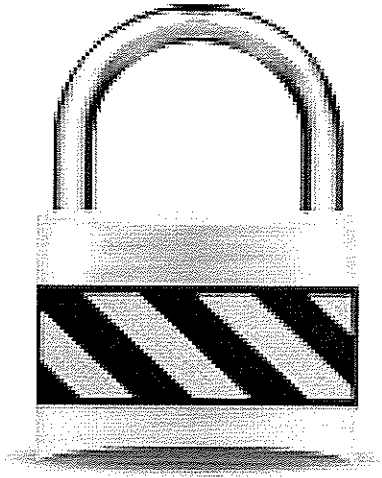
Model \_\_\_\_\_

Color \_\_\_\_\_

Plate \_\_\_\_\_

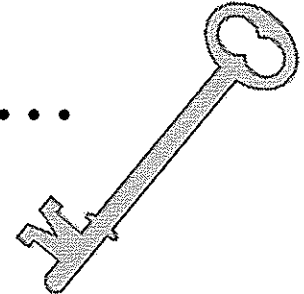
Year \_\_\_\_\_

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



# Your **SECURITY**

is key.....



In preparation for the installation of the upcoming

## **SECURITY GATE**

it is critical that Condo I has accurate phone and email information on every resident/renter. This information is imperative because it allows residents/renters to permit access from a home phone or cell phone to those at the front gate who are visiting or delivering.

We encourage residents/renters to submit up to three phone numbers per unit.

There are still many from whom we do not have up-to-date information.

***Please don't get left behind!***

Kindly complete the coupon below and send it to the Condo I office as soon as possible. You can drop it off, or fax it, or mail it, or email it to:

Blue Ridge Condo I Board of Managers  
899 Golf Lane, Medford, NY 11763  
Fax: 631-346-3270 Email: BRCONDO1@optonline.net

### **SECURITY GATE INFORMATION UPDATE**

***Please Print Clearly:*** \_\_\_\_\_ **PLEASE SUBMIT THIS FORM BY: MAY 15th 2022**

**NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**CAR LICENSE PLATE NUMBER(S):** \_\_\_\_\_

**EMAIL ADDRESS(ES):** \_\_\_\_\_

**HOME and CELL PHONE NUMBERS:**           \_\_\_\_\_

*(Submit up to 3 numbers)*

\_\_\_\_\_

\_\_\_\_\_



# 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 March 2022 Monthly Budget

EXPENSES	2021/2022 Budget	YTD Spent as of 2/28/2022	Balance 2/28/2022	March 2022 Expenses	YTD Balance
Accounting	\$8,000.00	\$5,275.00	\$2,725.00	\$600.00	\$2,125.00
Alarm System	\$20,000.00	\$4,865.86	\$15,134.14	\$0.00	\$15,134.14
Concrete	\$14,000.00	\$13,749.64	\$250.36	\$0.00	\$250.36
Data Processing	\$5,300.00	\$2,755.62	\$2,544.38	\$393.66	\$2,150.72
Electric	\$23,000.00	\$13,928.46	\$9,071.54	\$1,850.06	\$7,221.48
HOA CC/CAP	\$1,192,574.88	\$695,681.21	\$496,893.67	\$99,383.03	\$397,510.64
HOA Maint/Contr	\$225,000.00	\$156,129.11	\$68,870.89	\$23,352.58	\$45,518.31
HOA Material Cost	\$35,000.00	\$16,445.36	\$18,554.64	\$906.93	\$17,647.71
Hydrants	\$5,000.00	\$0.00	\$5,000.00	\$0.00	\$5,000.00
Insurance	\$392,340.00	\$231,025.12	\$161,314.88	\$0.00	\$161,314.88
Insurance Dod Res.	\$25,000.00	\$14,852.48	\$10,147.52	\$0.00	\$10,147.52
Landscaping	\$117,500.00	\$64,361.88	\$53,138.12	\$14,555.46	\$38,582.66
Legal	\$14,000.00	\$4,572.97	\$9,427.03	\$215.00	\$9,212.03
Office	\$12,000.00	\$9,573.99	\$2,426.01	\$1,578.11	\$847.90
Outside Contractors	\$45,000.00	\$48,756.84	(\$3,756.84)	\$0.00	(\$3,756.84)
Painting	\$22,000.00	\$9,600.00	\$12,400.00	\$0.00	\$12,400.00
Paving	\$98,500.00	\$57,293.82	\$41,206.18	\$8,184.86	\$33,021.32
Parking Plaza's	\$10,000.00	\$1,575.42	\$8,424.58	\$0.00	\$8,424.58
Playgrounds	\$500.00	\$0.00	\$500.00	\$0.00	\$500.00
Payroll Taxes	\$10,000.00	\$8,029.40	\$1,970.60	\$632.24	\$1,338.36
Pest Control	\$8,000.00	\$4,044.25	\$3,955.74	\$0.00	\$3,955.74
Refuse	\$81,000.00	\$41,060.25	\$39,939.75	\$5,865.75	\$34,074.00
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	\$75,825.81	\$124,880.25	\$13,000.00	\$111,880.25
Salary Wages	\$31,500.00	\$17,184.20	\$14,315.80	\$2,242.96	\$12,072.84
Snow Removal	\$45,000.00	\$39,227.11	\$5,772.90	\$10,661.85	(\$4,888.95)
Sprinklers	\$37,000.00	\$15,306.55	\$21,693.45	\$0.00	\$21,693.45
State & Fed Taxes	\$2,500.00	\$0.00	\$2,500.00	\$0.00	\$2,500.00
Telephone/Cable	\$3,000.00	\$2,177.38	\$822.62	\$275.80	\$546.82
Walkway Lights	\$12,000.00	\$8,341.00	\$3,659.00	\$0.00	\$3,659.00
Water	\$66,000.00	\$38,546.61	\$27,453.39	\$4,466.48	\$22,986.91
<b>Total</b>	<b>\$2,815,714.88</b>	<b>\$1,600,185.34</b>	<b>\$1,216,235.60</b>	<b>\$188,164.77</b>	<b>\$1,028,070.83</b>

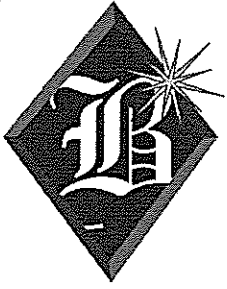
HOA GATE ASSESSMENT PAID MARCH 2022 \$27,180.00

INCOME	Budget for 3/2022	YTD as of 2/28/2022	March 2022 Income
Common Charge Income	\$234,642.91	\$1,673,065.60	\$242,639.99
Other Income		\$64,992.76	\$8,819.88
HOA Gate Assessment	\$27,180.00	\$89,838.31	\$28,738.00
<b>TOTAL INCOME</b>		<b>\$1,827,896.67</b>	<b>\$280,197.87</b>

YTD TOTALS	YTD Collected Income	YTD Expenses	YTD Balance
	<b>\$2,108,094.54</b>	<b>\$1,862,830.11</b>	<b>\$245,264.43</b>



# CONDO I & II 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 & II 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 adjustors 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

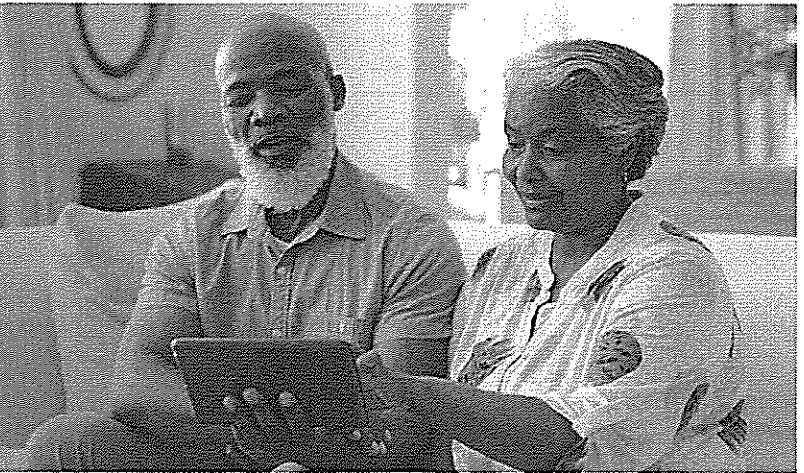
*David M Borg*

David Borg, CPCU, ARM, CIC, CRM  
President



# SIMPLIFYING

## The Reverse Mortgage Process



Convert available equity in your home into cash with a Reverse Mortgage.

This solution allows you the option to receive the proceeds as a line of credit, regular monthly payments, a lump sum, or any combination of these choices. You choose and control how you use your loan proceeds. Below is a short overview of how the process works.

**Program Walkthrough:** An NMB trusted advisor will help you determine if you are eligible for a reverse mortgage, assess your individual needs, answer all your questions, and prepare you for an independent counseling session.

**Independent Counseling:** You're required to have a session with an independent counselor approved by the US Department of Housing and Urban Development (HUD) to ensure you understand a reverse mortgage fully. Counseling can be fulfilled in person and over the phone in some states.

**Application:** Your NMB trusted advisor will guide you through our digital mortgage experience so that you can complete your application.

**Property Appraisal, Loan Processing & Approval:** First your application is submitted for processing. Next, we schedule a home appraisal to determine the exact value of your home. Then we request title information as well as an existing mortgage payoff amount if applicable. Finally, an underwriter will review your application for approval.

**Closing:** Once the loan is approved and final documents are ready to be signed, we will schedule a loan closing with you.

Get started today and count on me to guide you through the process.

THIS IS AN ADVERTISEMENT FOR A REVERSE MORTGAGE



### Robert Tollin

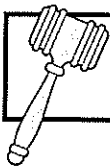
Producing Sales Manager | NMLS 403892

3 Huntington Quadrangle, Suite 403N  
Melville, NY 11747  
Office: (516) 652-8371  
Email: rtollin@nmbnow.com  
Web: nmbnow.com/rtollin

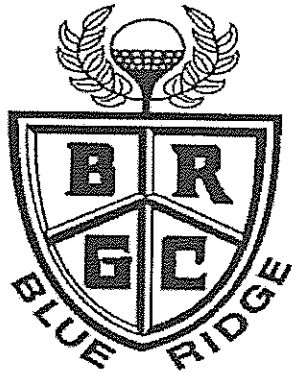


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# CONDO I BOARD of MANAGERS



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

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

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

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

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

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

### Blue Ridge Condo I

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

### HomeWiseDocs.com

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

**DON'T LIST  
YOUR CONDO,  
I WILL BUY IT!**

-----  
**NO REAL ESTATE  
COMMISSION FEES!**  
-----

**ANY CONDITION!  
CASH BUYER, CAN CLOSE IN  
AS LITTLE AS 2 WEEKS!**



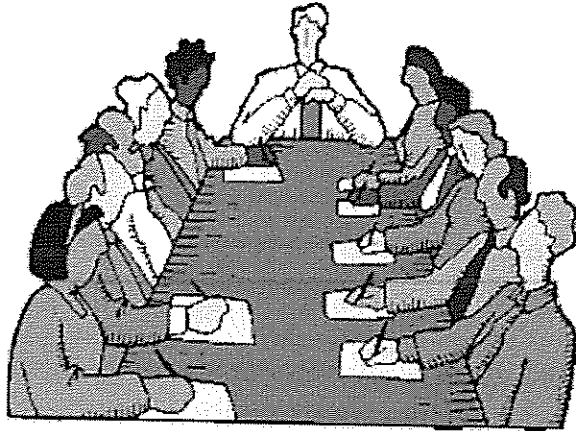
**JAKE  
631-455-7878**





# CONDO I BOARD of MANAGERS

## The CONDO I Board of Managers *would love to have you join us!*



There are open seats on the Condo I Board. These positions entail many interesting facets of running Condo I.

Any homeowner who would like to discuss a seat must have their name noted on the deed of ownership, and be in good standing (no outstanding common charges, and no open legal issues with the community.)

*Please submit your resume to the Condo I office.*

Questions? Call our office Monday through Thursday from 11:00 to 2:00 pm

**631.736.0166**

Or email us at [BRCONDO1@optonline.net](mailto:BRCONDO1@optonline.net)

# AIRMAX

Long Island, Inc. —>

Quality Heating & Air Conditioning Service & Installations

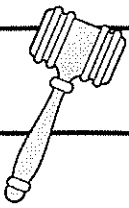


## (631) 737-5566

- ▶ 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



# 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

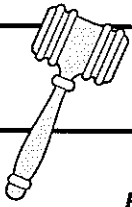
Senior Account Advisor - Ext 655

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

By: \_\_\_\_\_  
Owner Date

By: \_\_\_\_\_  
Subcontractor Date

# ***RUSS TO THE RESCUE***

**RUSS MARSHAK**

516.316.9093

RUSTY.MARSHAK@GMAIL.COM

RUSSTOTHERESCUE



## **SERVICES PROVIDED**

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TRANSPORTATION: DOCTORS APPOINTMENTS, AIRPORT, TRAIN

HOUSESITTING AND HOUSEHOLD CHORES

COOKING / MEAL PREP

FOOD DELIVERY,

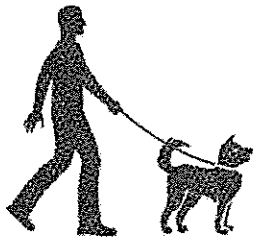
PET CARE / DOG WALKING

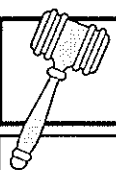
ELDERLY COMPANIONSHIP

BABYSITTING

SHOPPING ASSISTANCE, HELPING WITH ERRANDS

*REASONABLE PRICING  
INQUIRE FOR PARTICULAR SERVICES*





# 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

## 2021-2022 Blue Ridge Condo II Board of Managers Assignments

<u>Rank</u>	<u>Name</u>	<u>Duties</u>
<i>President</i>	John Mills	Contracts, Snow, Construction, Safety, Legal, Lighting
<i>Vice President</i>	Ed Podmore	Cement, Landscaping, Work Orders, Exterminating
<i>Treasurer</i>	Ken Groshans	CPA, Budget, Banking, Roofing, Irrigation, Basements
<i>Asst. Treasurer</i>	Marguerite Bellucci	Appfolio, GRC(PAC), Playgrounds, Rentals
<i>Secretary</i>	Deborah Nicastro	Insurance, Gazette, Legal
<i>Manager</i>	Zackary Will	EAS, Refuse
<i>Manager</i>	Bill Roach	ACC, Fences, Signage, Security
<i>Manager</i>	TBD	
<i>Manager</i>	TBD	
<i>Consultant</i>	Virginia Podmore	
<i>WebsiteManager</i>	Chrissie Roach	Posting Board approved information to website
<i>Office Manager</i>	Wendi	Accounts Receivable, Collections

## LETTER FROM CONDO II PRESIDENT

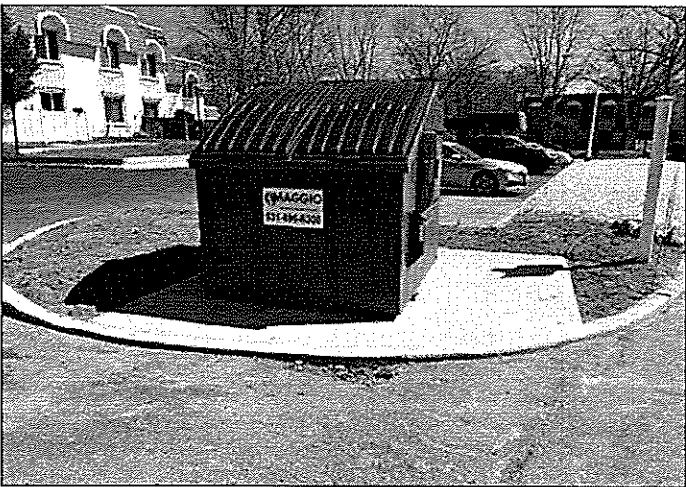
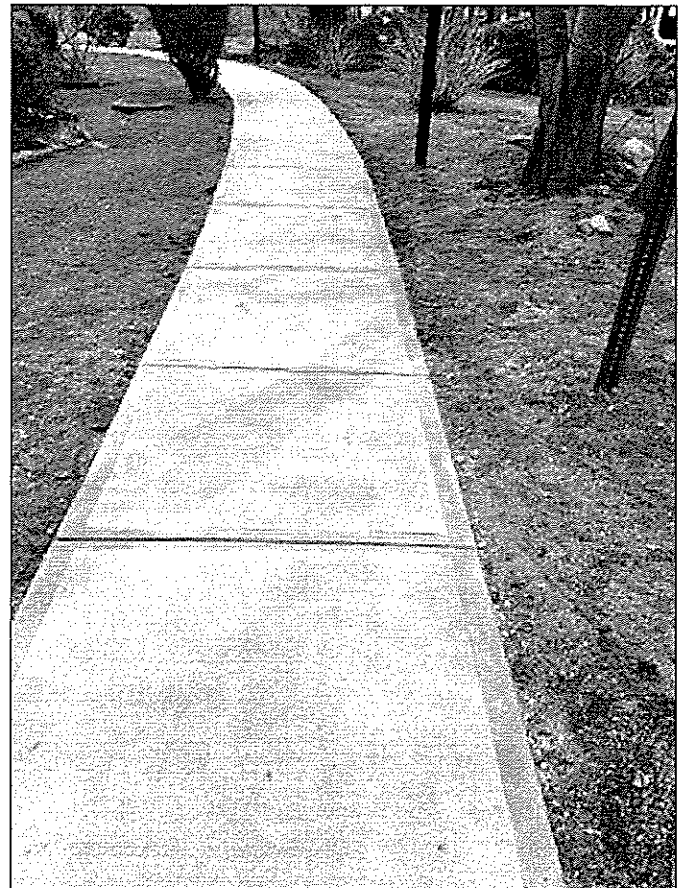
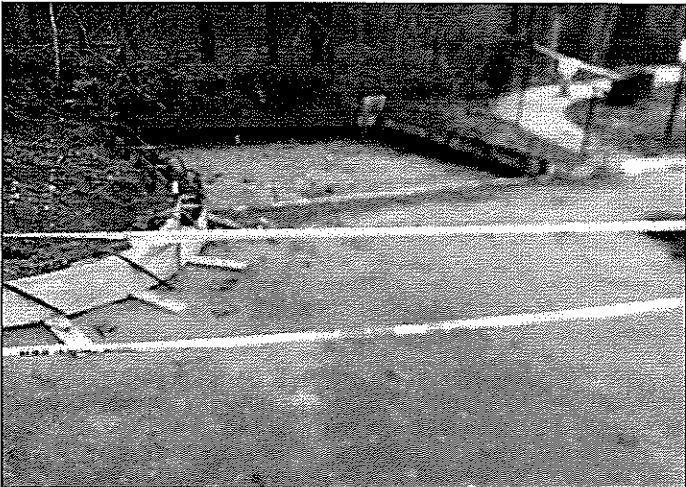
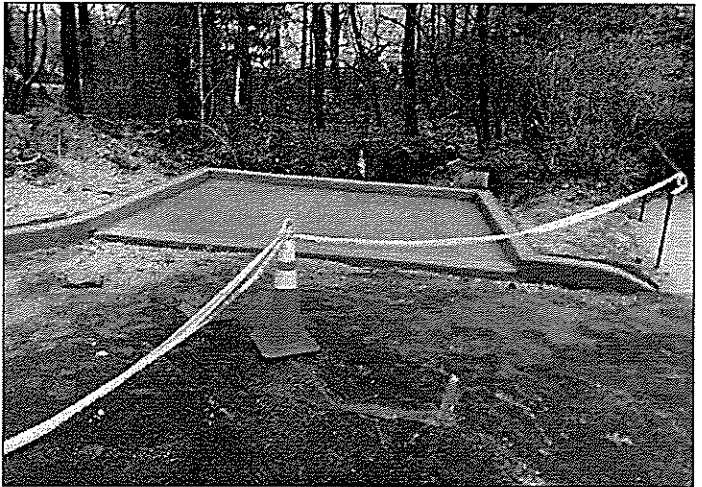
The Condo II Board continues to be a financially healthy association with a dedicated Board of Managers, and a strong core of active volunteers working to make this Condo II Board one of the best in Blue Ridge History. The Board has successfully planned and budgeted for new improvements as well as much needed maintenance work for this year. You may have noticed some of these projects have already started. Projects include new concrete walkways and curbs, and a new design for our concrete dumpster pads. These new designs will include a larger pad area for easier access and bulk pickup. New cast iron railings for walkways, and stairs are being installed to provide greater safety, and access to residents and their guests while traversing stairs and inclines. This year, we have already completed four large new roof projects as well as addressing emergency roof repairs. New vinyl fencing has been installed around the playground area in Parking Plaza 31, with more upgrades to come in future months. The Board has also been working diligently with the HOA in the preplanning of Optimum's new Fiber Optic Cable, which will be installed under our roadways in the near future (Updates of this schedule will be shared as the project nears inception). The Revamping of the new Parking Permit Regulations are well under way, and should be finalized within the next month. My appreciation, and thanks to those residents who volunteer to help on committees, or take the time to come to board and committee meetings. It is your involvement, and interest that makes Blue Ridge a great place to live... *Regards, John Mills, President Condo II And the Standing Condo II Board of Managers*



# CONDO II BOARD of MANAGERS

## CONCRETE IMPROVEMENTS

Concrete improvements are costly, but much needed. Many of the curbs, dumpster pads, and walkways throughout the community are as old as the community itself, and have, in some areas, gone unaddressed to repair or replacement. Condo II is allocating the funds to bring these areas up to date and improve safety in the order of necessity.



CONDO II CONCRETE IMPROVEMENT PHOTOS



# **CONDO II BOARD of MANAGERS**

## **LANDSCAPING**

The Landscaping company should be completing the annual spring cleanup, and will begin this season's weekly cutting/trimming, along with scheduled fertilization. Notice of fertilization will be sent out prior to the application either by phone blast or written notice to the homeowners

It is important to remember that all personal items in, and around common areas are the responsibility of the homeowner to remove before the landscapers perform their job. No items are to be in the way of mowers or trimmers, and the Condo and Landscaping company will not be held responsible for any damages incurred to items in these areas.

## **COMMON AREAS**

Common areas are the property of the Condo. These areas are to remain free of any personal items such as tables, chairs, storage units, toy/playground equipment and so forth. The Condo has the right to request removal of any personal property and has the right to impose fines for those failing to comply with community regulations.

## **SPRINKLERS**

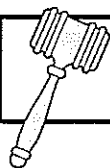
The Sprinkler lines have been under repair for the last several weeks, and they should be up and running before the end of the month along with the hose spigots turn on. Should you find your sprinklers are not working, or your hose spigot is not yet turned on, please report it to the Condo II office directly so the issue may be addressed promptly.

## **PARKING PLAZA PERMITS**

As we who reside in Blue Ridge know, parking is a major issue for homeowners. Condo II has been working to help alleviate this challenge, and in conjunction with the gate project, homeowners will be issued permits to park. This could possibly mean only residents will be allowed to park overnight, weekends and holidays in the Parking Plazas. The Condo II board is working to revamp the rules and regulations of parking, and will announce in the near future when these rules will go into effect, and the specifications required of the homeowners to do so. In the meantime, all residents who reside in the community should have their vehicle information properly registered with the Condo office.

## **EMERGENCY SERVICES**

The emergency services have repeatedly mentioned that seconds can save lives. For your own safety and your neighbors, please do the following: When you are calling for emergency assistance from police, fire, ambulance, etc., please indicate the Unit Number, Parking Plaza Number, and most of all the Walkway Letter or Number. This information will ensure a speedier arrival time from the emergency units. It is also a good practice for your non-emergencies, such as deliveries of packages, food, etc. It has been noticed and mentioned many times, packages and other types of deliveries do not get to the correct designation.



# CONDO II BOARD of MANAGERS

## POWER WASHING OF UNITS

Those wishing to have their units power washed, please submit a completed work order for this service. Work orders for power washing will be scheduled and performed by the Maintenance Department. The order of service will be on a first come, first serve basis and will be scheduled in between the maintenance daily work schedule and any emergency work that may crop up. Patios are the responsibility of the homeowner to maintain and not included in power washing service offered by the condo.

## CONDO II OPEN MEETING

With life getting back to a semblance of normal, Condo II would like to begin conducting open meetings between the Condo II Board of Managers and the residents in an effort to enhance communications. These meetings will provide information on upcoming planned projects the board has on the table, question and answers to residents concerns, and listening to valid, constructive ideas the residents may have to share toward the improvements of Condo II.




The first meeting of 2022 will take place; SATURDAY, MAY 14, 2022 • 3:00PM  
Outside Upper Deck Weather Permitting.

## GATE PROJECT UPDATE

The survey for the Gate Project was conducted the second week of April. Craftsmen Fence Company will begin the fence project once finalization is obtained from the survey. Funding for the total project is on schedule. As of this printing, the project continues on schedule as initially reported to the residents.

## Condo II Board of Managers Meeting Schedule

TUESDAY, MAY 3, 2022 7:00PM • TUESDAY, MAY 17, 2022 7:00PM

  <h1>May 2022</h1> <h2>National Day Calendar</h2> 						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1 May Day 	2 Truffle Day 	3 Garden Meditation Day 	4 Orange Juice Day 	5 Cinco De Mayo 	6 Nurse's Day 	7 Cosmopolitan Day 
8 Mother's Day 	9 Button Day 	10 Shrimp Day 	11 Twilight Zone Day 	12 Nutty Fudge Day 	13 Apple Pie Day 	14 Dance Like a Chicken Day 
15 Straw Hat Day 	16 Love a Tree Day 	17 Walnut Day 	18 No Dirty Dishes Day 	19 BOYS CLUB DAY 	20 Be a Millionaire Day 	21 Wait Staff Day 
22 Buy a Musical Instrument Day 	23 Lucky Penny Day 	24 Escargot Day 	25 Wine Day 	26 Paper Airplane Day 	27 Cellophane Tape Day 	28 Hamburger Day 
29 Paper Clip Day 	30 Memorial Day 	31 Macaroon Day 				





# CONDO II BOARD of MANAGERS

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

	<i>a</i>	<i>b</i>	<i>c = a - b</i>
	Approved Budget 2021-22	Actual Collected & Spent to Date	Remaining Balance
<b>REVENUE</b>			
CONDO II COMMON CHARGES	\$ 1,356,000	\$ 870,870	\$ 485,130
HOA COMMON CHARGES	1,105,330	728,223	377,107
LESS: NON-PAYING UNITS (5)	(15,000)	-	(15,000)
SECURITY GATE ASSESSMENT	-	110,390	(110,390)
OTHER INCOME	28,000	39,338	(11,338)
WATER SURCHARGE*	8,400	9,499	(1,099)
NET RENTAL REVENUE (EXPENSE)	-	(991)	991
<b>TOTAL REVENUE</b>	<b>\$ 2,482,730</b>	<b>\$ 1,757,329</b>	<b>\$ 725,401</b>
<b>EXPENSES</b>			
HOA COMMON CHARGES	1,105,330	728,223	377,107
LESS: NON-PAYING UNITS (5)	(15,000)	-	(15,000)
HOA MAINTENANCE	195,000	124,375	70,625
SPECIAL ASSESSMENT INCOME-Sec.Gate		67,087	
CEMENT WORK - CURBS & SLABS	25,000	21,493	3,507
ELECTRICAL METER PANS	15,000	-	15,000
ELECTRICAL POLES & PARKING PLAZAS	15,000	14,572	428
ELECTRIC GENERAL REPAIRS	5,000	-	5,000
EXTERMINATING	8,000	5,095	2,905
FENCES (INCENTIVES) & RAILINGS	10,000	22,468	(12,468)
FIRE ALARMS	10,000	9,957	43
FIRE HYDRANT TESTING	5,000	2,139	2,861
GUTTER CLEANING	6,000	5,974	26
LANDSCAPING	137,000	97,944	39,056
PAINTING	24,000	-	24,000
REFUSE	68,000	49,070	18,930
REPAIRS & SUPPLIES MAINT.	10,000	23,576	(13,576)
ROAD REPAIR/SPEED TABLES	10,000	-	10,000
ROOFING	93,000	57,019	35,981
SNOW REMOVAL	95,000	46,622	48,378
IRRIGATION	60,000	14,475	45,525
TREE SERVICES	20,000	3,693	16,307
ACCOUNTING SERVICES	6,000	4,286	1,714
BAD DEBT	15,000	-	15,000
CONSULTING SERVICES	8,000	6,225	1,775
ELECTRICITY	30,000	15,623	14,377
INCOME TAXES	1,000	-	1,000
INSURANCE	369,000	212,998	156,002
LEGAL SERVICES	20,000	8,562	11,438
OFFICE SUPPLIES AND EXPENSES	9,000	7,734	1,266
EQUIPMENT LEASES	4,000	2,559	1,441
PAYROLL AND PAYROLL TAXES	48,000	32,054	15,946
PHONE & INTERNET	5,000	2,480	2,520
SECURITY	5,000	53	4,947
SUBSCRIPTIONS	7,000	3,958	3,042
WATER (includes surcharge*)	44,400	31,077	13,323
CAPITAL RESERVE ALLOCATION	10,000	-	10,000
<b>TOTAL EXPENSES</b>	<b>\$ 2,482,730</b>	<b>\$ 1,621,391</b>	<b>\$ 928,426</b>
<b>REVENUES (LESS THAN) EXPENSES</b>	<b>\$ -</b>	<b>\$ 135,938</b>	

\* Water Surcharge approved in prior fiscal year for August 2021



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# TRI BOARD

## *Welcome to Blue Ridge*

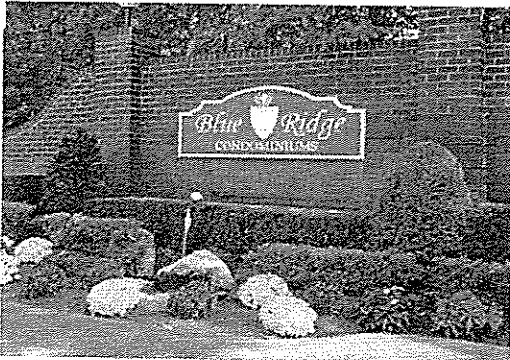
*The Welcome Committee would like to invite all New Residents to join us at 11 AM on the 2nd Saturday of each Month. At the Club house.*

*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*

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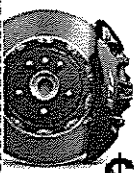
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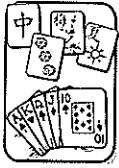


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# BLUE RIDGE CLUB NEWS



## MAH JONGG/CANASTA CLUB

By Peggy Valera

Our Mah Jongg Canasta Club has continued to meet on Thursday afternoons when permitted throughout the pandemic. Now that restrictions are being lifted and warmer weather is on the way, we are looking forward to the return of all our members and our snow birds.

There are changes to our card room on the horizon. We have been advised that twelve and a half feet of the room will be walled off to build a new conference room for the condo boards. While we were all upset by this news, we thank Josephine Maiorano, HOA President, who joined us on March 3rd, to discuss why the HOA feels this is necessary and to assure us that there would be as little disruption to our club as possible.

It's just about time for the Mah Jongg cards for 2022 to arrive and we are all awaiting the new hands.

Mah Jongg news: Peggy Valera made her first ever Singles and Pairs Hand!

Canasta News: Kudos to Marie Talal who made two splashes!

We are all hoping and praying for a speedy recovery for Janet McElroy.

Happy Belated Birthday to our president, Janet DuBois.

## Blue Ridge AQUACIZE!

We meet Monday, Wednesday, Friday at 10:00 am.

Welcomes you! Come join us!

We meet Monday, Wednesday, and Friday at 10:00 am



Pictured from left to right:

Front row: Cruz T., and Instructor Linda K.

Next Row: Ann B., Liz M., and Marcia R.

Back row: Caryn S., Yvonne, Sylvia C., and Terry C.

Missing: Ruth K PHOTO BY MARY D.



## BOCCE NEWS

Submitted by Jeff & Chip

We are excited to start the 2022 Blue Ridge Bocce Season! This year we are happy to announce Brian Matonti and James Peterson will be in charge of Thursday night bocce and once again Jeff Ward and Mike Gisler will be in charge of Wednesday night bocce.

### Registration and important dates:

Registration (upper deck) Thurs., May 12 7:00pm – 8:30pm

Fri., May 13 7:00pm – 8:30pm

Start of Season ..... Wed., May 25 – 6:30pm

Thurs., May 26 – 6:30pm

End of Season ..... Wed., Aug. 10 & Thurs. Aug. 11

Bocce Playoffs ..... Wed., Aug. 17, rain date Aug. 18

Bocce Dinner ..... Friday, Sept. 16, The Meadow Club

Please fill out the application below and submit with cash or check made payable to Blue Ridge Bocce Club. For speed and efficiency of registration, please have one member of your team fill out the form and bring payment to sign up.

Residents: \$25 Non-residents: \$35

Team Name: \_\_\_\_\_

1. \_\_\_\_\_  
 PLAYER NAME PHONE NUMBER

EMAIL Resident or Non-Resident

2. \_\_\_\_\_  
 PLAYER NAME PHONE NUMBER

EMAIL Resident or Non-Resident

3. \_\_\_\_\_  
 PLAYER NAME PHONE NUMBER

EMAIL Resident or Non-Resident

4. \_\_\_\_\_  
 PLAYER NAME PHONE NUMBER

EMAIL Resident or Non-Resident

All members of your team must be paid in full at the time of registration to secure your preferred night and slot.

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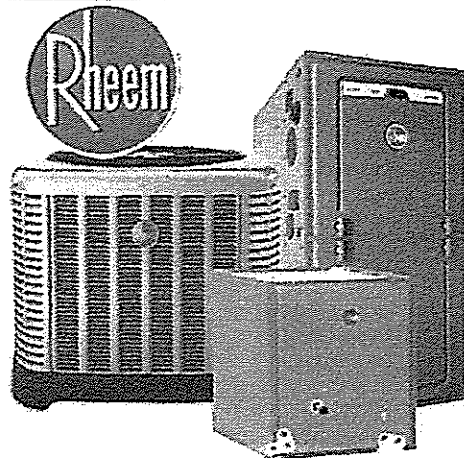
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# BLUE RIDGE CLUB NEWS



## BLUE RIDGE MEN'S GOLF CLUB

We are looking for new members to join us and play golf on Thursday mornings.

We will be meeting on Monday, May 16th in the card room at 9 am. Please join us for coffee, bagels and rolls and sign up for the season.

The cost is \$70.00 for 10 games of golf and two luncheons a year. There are also prizes each week for lowest score with handicap.

Contact Vinnie Monello at 631-698-0062 or Barry Bocckel at 631-451-7079.



## BLUE RIDGE LADIES GOLF CLUB

*Submitted by Nicole M. Tumilowicz*

The Blue Ridge Ladies Golf Club welcomes all women golfers for our weekly tournaments. Non-residents are also welcome to play. All levels of players are welcome. We ask that you know the basic rules of play and course etiquette.

This year our opening day is Sunday May 15 and for Tuesday gals, May 17th. Play will start at 8:30am on Sunday and Tuesday at 9am, or for those working gals, after 3:30pm. However, you must play with another club member to be in a tournament. Fee for this season is \$30 and an extra \$5 if you want to join the monthly 50/50 Raffle. Non residents will pay a small greens fee to play at Blue Ridge. If for some reason the golf course is still under repair, we will post a message at the golf shack.

We are also looking for volunteers to help with the organization and running of the club. No experience necessary!

Please leave your check for either \$30 or \$35, payable to Blue Ridge Ladies Golf Club, in the clubhouse at the front desk for our Treasurer Joy Sachs, by May 10th.

We look forward to seeing all of our previous members and hopefully many new members.

Please contact Gisele Haug at 516-361-4343 or Lynne Ward at 516-528-9996 for more information.

The Blue Ridge Greens Committee Announces

A Tri-Condo Invitational Golf Tournament



BLUE RIDGE, BRETTON WOODS, & SPRING LAKE



Date: Saturday, May 7, 2022

PLACE: Brettonwoods

Arrive time 8:30 am

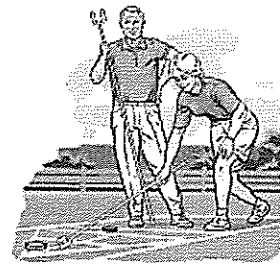
Tee time 9:00 am shotgun start

Please sign up at the golf shack starting April 15th.

Higher handicaps are encouraged to sign up. There will be no tournament fee.



## PLAY



## Shuffleboard!

We are forming a 'pick-up' Shuffleboard league that will play teams of two **every Saturday at 1:00 pm beginning May 21st.**

Just show up and play!  
No sign-ups; No commitment;  
No entry fee.

The more, the merrier!

*See you there!*

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24 HOUR EMERGENCY SERVICE

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

*McManus-Lorey*

**Funeral Home**

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

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

*A Caring, Family Business*

*Traditional and Alternative Funerals*

*Pre-Arrangement Consultation*

*Pre-Planning through L.I.F.E.*

*At Home Arrangements*

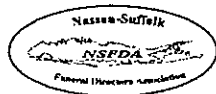
*After Care Program and Bereavement Literature*

*Ample Parking • Handicap Entrance*

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



LONG ISLAND FUNERAL ENDOWMENT  
Hudson-Suffolk Funeral Directors Association



## 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 5/31/22

**\$5.00**

Good Towards Any

New Prescription

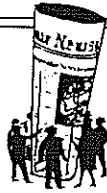
**CLIP 'N SAVE!**

**NOT GOOD TOWARDS**

**THIRD PARTY INSURANCE CO PAYMENT**



# GAZETTE DELIVERERS for MAY 2022



Adriana Burtoff	Ronnie Perks
Bill Bernstein	Tina Myer
Carol Amato	Tom Rivoli
Chuck Murphy	Vincent Monello
Debbie Ungaro	Louis Driscoll
George Scholl	Rose Fesselmeyer
Gerry Maroney	Chrissie Roach
Ira Sachs	Magie Mills
Jen Daub	Bud Rego
Kathy Hansen	Carolyn Nook
Lee Ann Orlando	Sue Beck
Leonard Mirabile	Jeanan Pappalia
Michael Gisler	Mary Dejeunes
Raymond Miehl	Debbie Cianciulli
Rich Burch	Bill Roach

## 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!

HELLO

I'M NOT JUST  
A REAL ESTATE AGENT

\*\*\*\*\*

I'M ALSO YOUR NEIGHBOR  
Call, text or email me  
for free home market analysis

**631-943-7757**

As a professional real estate salesperson and your neighbor, I know the value Of what our neighborhood offers.

If you are selling, buying or considering to rent, I am committed to provide you with the highest level of service. I will respond quickly to your questions and concerns.

I am personable, honest and easy to work with.

Theresa Calcagnini  
Vylla Home

Theresa.Calcagnini@Vylla.com



**vylla**  
HOME

2570 N. Jerusalem Ave, Suite 202, Bellmore NY 11710  
888-575-2773



AREN'T MOTHERS JUST GRAND?

Mothers are a special lot,  
Their eyes will signal,  
"Oh, yes, you will!"  
While ours flash back,  
"Will not! Will not!"

They've shouted and hollered  
And stamped their feet,  
Just trying to get us  
To keep our rooms neat.

Yet, when we needed  
Their tender care,  
We could always  
Count on their being there.

They've chased away  
The night time fears,  
And kissed away  
A million tears.

They've encouraged us  
To test our wings,  
While encircling us  
With invisible strings.

They've begged the Lord  
To wield a "gentle hand,"  
While we went traipsing  
All over this land!

How often these memories  
Go round and round,  
Until the truth  
Is finally found.

Let's face it; Admit it!  
We really understand!  
Aren't mothers - our mothers -  
Simply, just grand?

Jean Holmes  
for  
Mother's Day  
May 10, 1992

# Classifieds

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

## MISCELLANEOUS

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

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

### Indoor/Outdoor Pool Monitors Needed:

The HOA will accepting applications for hiring monitors for both the indoor and the outdoor pools for the coming 2022 season. Applications may be picked up at the front desk in the clubhouse.  
*Must be 16 years or older to apply.*

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**

## 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

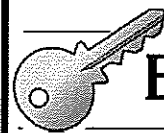
and then advise maintenance immediately, no matter what day or time this occurs.

### 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*



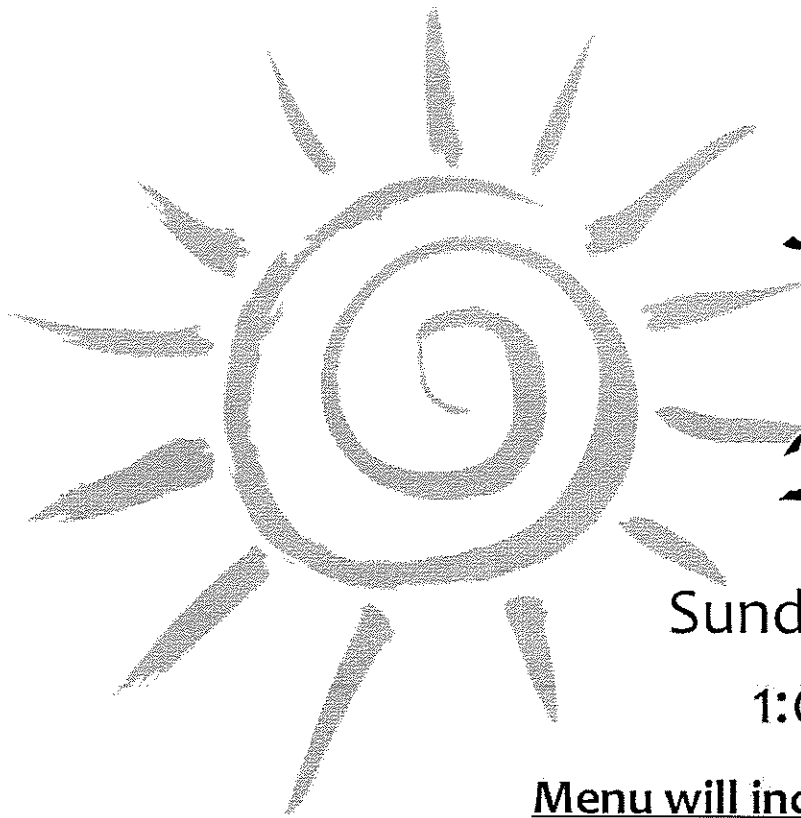
## EMERGENCY KEYS

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.



# *Summer Time Tea Party*

Sunday, June 26, 2022

1:00 pm to 3:00 pm

## **Menu will include:**

Tea, Finger foods, and Desserts

Children Aged 2 through 8: **\$4.00**

Aged 9 to Adult: **\$7.00**

Cash please,  
or make check payable to:  
**Blue Ridge HOA.**

◆ One **FREE** Basket Door Prize Chance! *(per adult)*

◆ 50/50 will be held to benefit  
***Breast Cancer Research Fund***

## **Sign up:**

Wednesday, June 15th & Thursday, June 16th—1:00 to 4:00 pm

Friday, June 17th—12:00 to 3:00 pm and 5:00 to 7:00 pm

See Josephine in the clubhouse foyer.

**Sponsored by the BLUE RIDGE HOA SOCIAL EVENT COMMITTEE**

