

# Blue Ridge *Gazette*



## **ATTENTION**

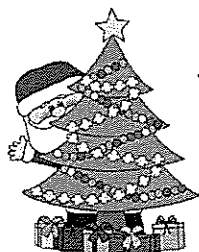
*Club House  
Holiday  
Closings*

**See Page 12  
For Details**

VOL XLVIII NO. XII

*Published by and for the Residents of Blue Ridge*

DECEMBER 2022

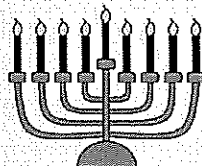


**Christmas  
Tree Lighting**  
SUNDAY  
DECEMBER 4TH  
SEE BACK COVER

## **Christmas Lights CONTEST**

SEE PAGE 6 FOR DETAILS

Lighting of the  
Menorah



SUNDAY, DECEMBER 18TH

SEE PAGE 11



**NEW  
YEAR'S  
EVE  
PARTY!**

SEE PAGE 13

## **› SECURITY < GATE INFORMATION**

SEE PAGE 28

## **CONDO I & CONDO II GUTTER CLEANING STARTS**

**MONDAY, DECEMBER 5th**

## GAZETTE STAFF

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

## ADVERTISING MANAGER

Email: gazetteblueridge@gmail.com

## CIRCULATION MANAGER

Ray Miehl ..... 790-1107

## PROOF READER

Amanda Smith

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

### 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.



# SECURITY PHONE NUMBER

# 1-631-334-9996

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

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

**DOVE** PRINTING  
GRAPHICS &

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

**Text: 631.394.0888 • Fax: 631.207.4325**

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

**DoveGraphics.com**  
**FULL COLOR PRINTING**



## LETTERS TO THE EDITOR

### A STATEMENT FROM THE EDITORIAL STAFF

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

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

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



## EMPIRE ELECTRICAL CONTRACTING INC

RESIDENTIAL • COMMERCIAL

### COMPLETE ELECTRICAL SERVICE

ALTERATIONS • NEW WORK • REPAIRS  
• SERVICES • TROUBLESHOOTING

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

### SERVING ALL OF LONG ISLAND

NO JOB TOO BIG OR SMALL!

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PROMPT • RELIABLE • SERVICE

OWNER OPERATED

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Old  
System  
Costing  
You?

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Financing Available  
Licensed & Insured



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

**\$500 OFF**

the purchase of a new system  
with presentation of this coupon.

Offers cannot be combined.

exp 1-15-23

Call Now for a FREE Energy Survey! PLUS... Ask About Our "Peace of Mind" Service Agreement Starting at \$16.95/month. exp 12-15-22



www.USAirheat.com

**631.473.0090**

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

Sales • Service • Installations

Timing Belts • Transmission Services • Starting & Charging Systems • Steering & Suspension •



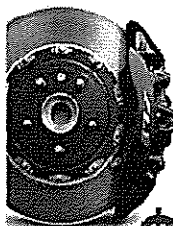
# Pinkie's



**FEMALE FRIENDLY**  
Come Experience  
the Pinkie Difference!

## AUTO SERVICE CENTER COMPLETE AUTOMOTIVE REPAIR

6 Bay  
Facility



### BRAKE SPECIAL

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plus tax

Pads & Labor Most Cars.  
Disc Brakes Only

Rotor resurface or replace additional.  
Trucks & exotic vehicles additional. Expires 12/31/22.



A Traction  
Rating

### 4 TIRES SALE

**\$379.99** + Tax & disposal

INSTALLATION INCLUDED

**50,000 Mile Warranty**

Special Price Based On Stock Availability & Size

Tire price for P205/55R16 prices vary by size. Expires 12/31/22.

## NYS Inspections FREE Engine Light Scan

## FREE Tire Pressure System Diagnostics



### OIL CHANGE SPECIAL

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plus tax

Up to 5 Quarts

Premium Synthetic Blend includes  
24 point vehicle maintenance.

Includes Standard Oil Filter.

**FULL SYNTHETIC ADDITIONAL**

Most cars, trucks & SUVs. Expires 12/31/22.

### WINTER CAR CARE

- Antifreeze Flush
- Install New Wiper Blades
- Rotate Tires
- Top Off All Fluids
- Check Drive Belts
- Standard Oil Change
- Check Brakes, Clean & Adjust Rear Brakes

**WINTER  
SPECIAL**

**\$179<sup>99</sup>**  
plus tax

Expires 12/31/22.

OWNER BLUE RIDGE RESIDENT

**2902 Route 112, Medford, NY • 631-732-8040**

(Just 800 Feet North of Walgreens & Dairy Queen)

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

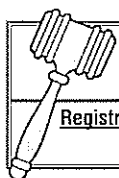
HOURS: MONDAY-FRIDAY 8-6 • SATURDAY 9-2



Like us on  
Facebook

665877-1

Timing Belts • Transmission Services • Starting & Charging Systems • Steering & Suspension •



# 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 9/7/22			
Committee	Chair	Other Board Committee Members	Consultants
Amenities – Clubhouse, Café, Tennis, Bocci, Bars, Policies & Procedures	Josephine Maiorano	Janet DuBois, Stephanie Milligan	Nick Gabrielle
Communications – Gazette, Website, Social Media etc.	Robert Vulpis	Mariangela Barbieri, 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	Nick Gabriele
Greens	Edward Preuss	Steve Wolmer	Pat Frabrizio,
Security	Steve Wolmer	Stephanie Milligan, Bob Vulpis	
Sewer Treatment Plant	Josephine Maiorano	Steven Wolmer	David Bell, Pat Frabrizio

President: Josephine Maiorano  
 Vice President: Janet DuBois  
 Treasurer: Larry Browne  
 Secretary: Bob Vulpis  
 Asst. Treas.: Mariangela Barbieri  
 Consultants: Pat Frabrizio, Nick Gabriele

Director: Stephanie Milligan  
 Director: Steve Wolmer  
 Director: 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.



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

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

Participation is free and open to all Blue Ridge residents. Decorations must be completed by December 11th. The judging will take place from December 12th thru December 16th.

The contest is for exterior decorations only, including decorations in windows that are visible from the exterior.

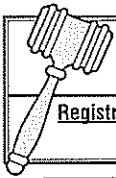
**Please email two (2) photos of your decorations to  
geraldg55@aol.com or text to 516-313-5698  
no later then December 11th.**

Judging will be done from outside the residence only. Judging will be based on appeal as viewed from the walkways. Decorations must be within the perimeter of your personal unit with no encroachment into the common area. Decorations must not be nailed or permanently attached to your home. No wires or extension cords may be exposed to walkway areas.

There will be prizes for First, Second and Third place winners. Criteria for judging will include unique design and creative use of lights and decorations as well as overall presentation.

Judging will start at sundown. Judging will be completed by December 16th and the results will be displayed at the clubhouse front desk and in January's Gazette. Participants should have their displays on and in place by sundown.

Good Luck to All.



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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.

# Kid's



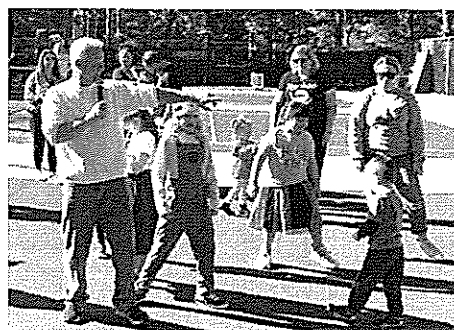
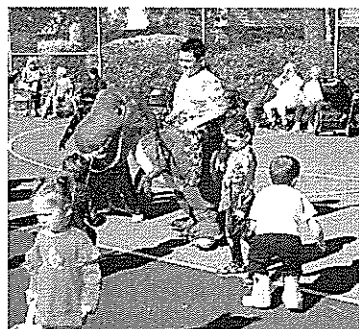
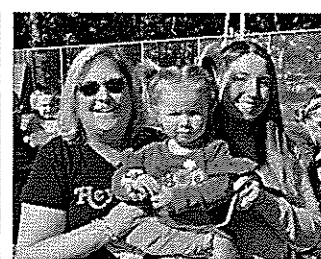
# HALLOWEEN Party

## Saturday, October 22, 2022

Sincere thanks to all of those who came out on this beautiful fall day to celebrate Halloween! We had a ball!

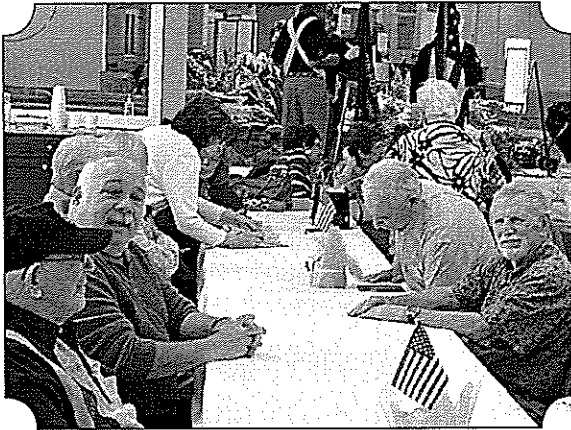
Special thanks to our DJ Charlie—who kept us hopping;  
to Finks Farms in Wading River, who donated the pumpkins again this year;  
to Mary B., Elsie D., Jean L., Caroline T., GinaMarie M., Susan M. & Mary D.;  
and to Jo Majorano and the Blue Ridge HOA for sponsoring our event.

I could not have done it without all of you! – *Josephine DiGiovanna*

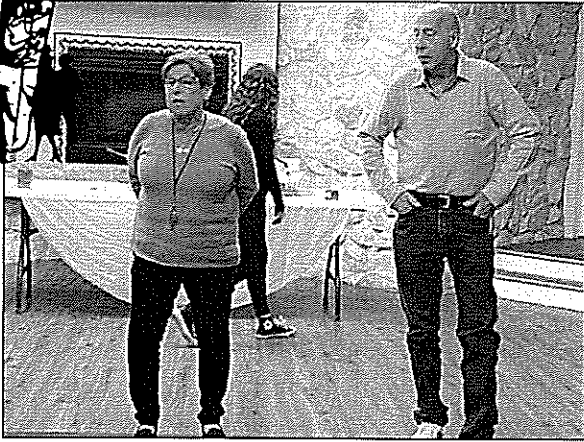


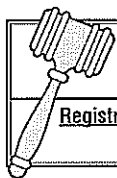
# VETERANS LUNCHEON

HONORING OUR VETERANS



# GAZETTE DELIVERERS DINNER





# H.O.A. BOARD of DIRECTORS

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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](mailto:hoablueridge1@optimum.net)

Attention

All

Blue Ridge Residents

The lighting of the



Menorah

Sunday, December 18, 2022

2:30 PM

Blue Ridge Clubhouse

Donuts, Latkas & Hot

Beverages

will be served.



**CONGRATULATIONS!**

*Ronda Maj*

for winning the  
**BREAST CANCER BASKET RAFFLE**

All proceeds from the basket raffle and the tree  
will go to the **Breast Cancer Research Fund**

Attention  
all  
Blue Ridge Residents

The Blue Ridge Clubhouse  
will be closed at 5:00 PM  
Saturday, December 31, 2022

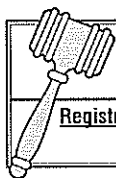
The Blue Ridge Clubhouse  
will be closed  
Sunday, January 1, 2023  
New Year's Day

Happy New Year to all!

# FRIENDGIVING

Sponsored by The Spot Cafe





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## Blue Ridge New Year's Eve Party

**Saturday, December 31, 2022**



**Hosted by the H.O.A.**

**Cocktail hour 8:00 PM**

**with Assorted Hor's D Oeuvres'**

**D.J. music and dancing 9:00-1:00 PM**

**Cash Bar**



**Catering by The Spot Cafe**

### Entrees

**Tossed Salad**

**Seafood Pasta Marinara, Eggplant Rollatini with Spinach, Mahi Mahi Grilled**

**Pork Tenderloin, Roasted Potato, Mixed Vegetables, Vegetable Rice**

### Dessert

**Fruit Salad, Assorted cakes, and pastries**

**Coffee/Tea**

**\$115.00 Per Person- includes champagne toast and party favors.**

**Sign up at the Front Desk, make check payment to the Blue Ridge H.O.A.**

**Ticket sales beginning Saturday, December 3, 2022**

**Ticket sales ending Saturday, December 17, 2022**

**No reservation without payment, limited seating.**

**NO CANCELLATIONS**

*The Cleaning Fairies*  
Residential & Commercial Cleaning Service  
Licensed & Insured

*Andrea Lamanna*  
Owner

Office. 631.256.5214

Cell. 631.434.0847

Cleaningfairies143@gmail.com

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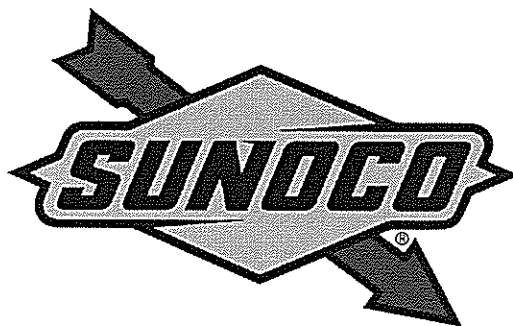
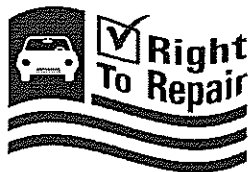
PHONE: (631) 580-7500  
FAX: (631) 580-7542

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**24 Hour Emergency Service**

BILL DE PAOLO

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LABOR REPAIRS  
\*\*BLUE RIDGE  
RESIDENTS ONLY\*\***

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

**10% Off  
Air Conditioning**

Repairs, Recharging  
All Make and Models

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FASHIONED TRUSTS, AND  
CUSTOMERS RELATIONS

**ASK ABOUT  
TIRE SPECIALS**

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**AUTOMOTIVE SERVICE  
CENTER  
WINDSHEILD/AUTOBODY  
REPAIRS**

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

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

**CHECK ENGINE  
LIGHT ON?**

**FREE**

Initial Computer

Diagnostic

with Repair

**PREMIUM OIL CHANGE  
FILTER & LUBE**

Up to 5 Quarts of Premium 10W30 Motor Oil Only  
\*10 Point Vehicle Inspection  
\*Chassis Lubrication  
\*Other Oil Types Additional  
\*Same Oil Filter Additional  
\*Oil Filter Disposal Extra

**\$29<sup>95</sup>**

Most American Cars

Limited Time Offer w/ Coupon

**TRANSMISSION  
SERVICE**

Maintain Your Transmission and Prevent Costly Repair  
with New Transmission Fluid  
(Filter & Pan Gasket Add'l)  
Most Front Wheel and Rear  
Wheel Drive Vehicles

**\$89<sup>95</sup>**

Most American Cars

Limited Time Offer w/ Coupon

**OIL CHANGE W/ TIRE ROTATION  
& BRAKE INSPECTION**

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

**\$39<sup>95</sup>**

Most American Cars

Limited Time Offer w/ Coupon

**COOLING SYSTEM  
MAINTENANCE**

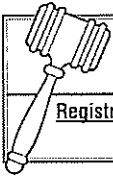
\*Drain & Filler Radiator w/ Up to 1 Gal. Antifreeze  
\*Check and Tighten Belts  
\*Check Thermostat  
\*Dexcool Additional  
\*Additional for Manufacturer's Special Antifreeze

**\$69<sup>95</sup>**

Most American Cars

Limited Time Offer w/ Coupon

**SEE KEVIN - FOR ALL YOUR AUTOMOTIVE NEEDS  
OFFICIAL NEW YORK STATE INSPECTION STATION  
12 MONTH / 12,000 MILE LIMITED WARRANTY**



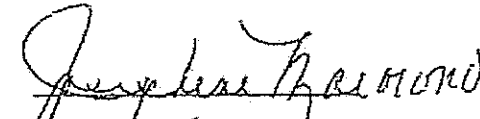
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BLUE RIDGE HOMEOWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS ANNUAL CONFLICT OF INTEREST STATEMENT  
October 2022

To All Blue Ridge Condominium Unit Owners:

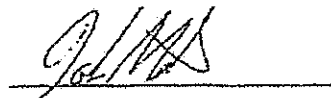
Pursuant to both Section 727 of the New York State Business Law, and Section 519-a of the New York State Not-for-Profit Corporation Law regarding conflict-of-interest disclosures, we, the undersigned HOA Board of Directors, having served as Directors from November 2021 through October 2022, or any portion thereof, do hereby declare that there have not been any contracts voted on, or entered into, during that time period which involved any interested Board member.

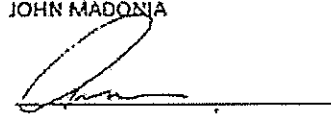
  
JOSEPHINE MACORANO

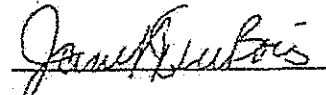
  
EDWARD PREUSS

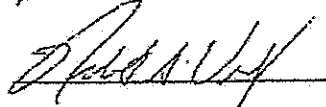
  
ANTHONY SPATARO

  
STEPHANIE MILLIGAN

  
JOHN MADONIA

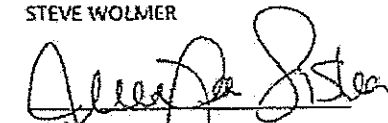
  
LARRY BROWNE

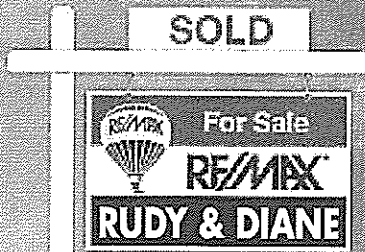
  
JANET DUBOIS

  
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MARIANGELA BARBIERI

  
STEVE WOLMER

  
JENNIFER GISLER



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**RE/MAX® BEST**

*Would Like To Wish You A  
Happy Holiday and a Wonderful New Year!*

**RUDY & DIANE AVERSANO**

*Associate Real Estate Brokers*

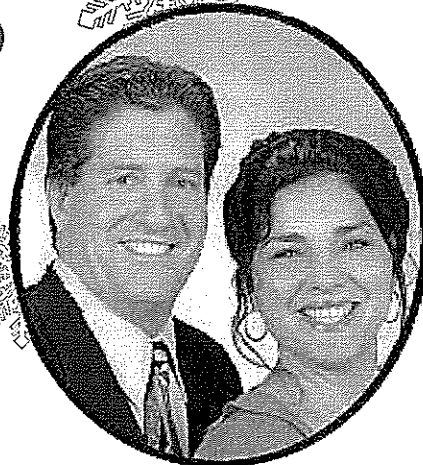
**OFFICE: 631.585.2222**

**RUDY CELL: 631.831.1162**

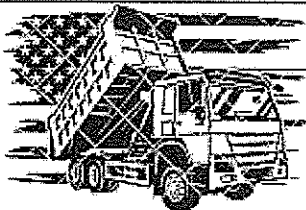
**531 Hawkins Avenue  
Lake Ronkonkoma**



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



Each Office is Independently Owned & Operated.



**Clean out and Junk  
removal services available**  
**Call: 631.478.9101 for a free quote**



# CONDO 1 BOARD of MANAGERS

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

OFFICE HOURS: MONDAY, TUESDAY, WEDNESDAY, THURSDAY 11:00 AM -2:00 PM. CLOSED FRIDAY  
E-MAIL: BRCONDO1@OPTONLINE.NET

Robin D'Alessandro ..... President ..... Contracts, Legal, Finance  
Brian Peterson ..... Vice President . Finance, Chair, Property Management Committee  
David Bell ..... Treasurer ..... Legal, Contracts, Chair, Finance Committee  
Valarie Cafarelli ..... Secretary ..... Work Orders, ACCI, ACC, Finance, Property Management Committee  
Brian Lamberson..... Manager ..... Landscaping, Trees, Sprinklers, Snow  
Joseph Nischo ..... Manager ..... Paving, Asphalt, Concrete, National Grid  
Tim Gilson ..... Manager ..... Security, Fire Alarms, Exterminating  
Laura Urban ..... Manager ..... Administration, Special Projects  
Fred Webber ..... Consultant ..... Trees  
Mary Desjeunes ..... Volunteer ..... Analytical Reporting  
Jennifer Daub ..... Volunteer ..... Gazette  
Kathleen Hansen..... Volunteer ..... Birchwood Sign  
Janette Velardi, Fran Cacace, Tracy Bell.....Volunteers.....Property Management Committee

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

## MESSAGE FROM THE PRESIDENT

Condo 1 Residents,

We would like to welcome J. David Bell to the Condo 1 Board as Treasurer. David has been the head of the Condo 1 Finance Committee for over the past six months and is very familiar with the Condo 1 budget. He has been instrumental in the redesign of the budget you see in the Gazette and brings a wealth of knowledge from his career and experiences. Many of you already know David from our open meetings as he has reported on finances as the Head of the Finance Committee. As we continue to move forward with infrastructure repairs and replacements, Dave can help us plan a financial budget to meet these needs.

The Condo 1 Paid Management Committee continues to move forward with their research. They are currently creating a RFP (Request for Proposal) to send to multiple companies. This insures all vendors are asked the same questions, giving them an opportunity to respond in kind. We look forward to having more information soon for the residents.

I would like to thank Ken Groshans and John Mills from Condo 2 for assisting Condo 1 on Wednesday, November 9, 2022, when National Grid broke a water main on Birchwood Road. Their expertise regarding water mains was invaluable to both Condo 1 and National Grid to help get the water shut down in order to do the repairs. It is a great example of cooperation amongst the Boards.

Please read the section of the Gazette regarding updates on Optimum and National Grid.

The Condo 1 Board wishes all of our residents a very Happy Holiday season and a wonderful New Year.

*Robin D'Alessandro and  
The Condo 1 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

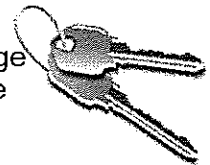


Missed Fire Alarm Inspection Fine ..\$200.00  
Returned Check Fee .....\$35.00  
Late Common Charge Fee..... \$35.00

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!*



### ♦ 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.





# CONDO I BOARD of MANAGERS

## ~ Important Information ~

### ♦ 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 filled with the Condo 1 office.)

### ♦ STOP SIGN VIOLATIONS

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

### ♦ 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 I BOARD of MANAGERS

## ATTENTION RESIDENTS UPDATE – Condo 1 Residents

### Optimum Fiber Optic Installation

Altice began Phase II of their fiber optic upgrade on November 1. This entails the routing of the new lines from the outside service box through the attic and down into the units. You must be home in order to provide access to your unit. You will be notified the week before your quad is scheduled for installation. Any and all rescheduling at your request will result in a service charge for installation by Altice.

### National Grid New Gas Lines

National Grid began their work on November 8, 2022. Their plan is to do half of the community this year and the balance next year. This work will be more disruptive since the roads will be opened at least 4 foot wide. This year they plan to do:

Condo 1	Parking Plazas	10 – 18
Condo 2	Parking Plazas	19 - 33

National Grid will also run gas lines to each unit. Again, this will entail digging up some parking lots, walkways, shrubs and grass.

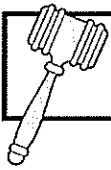
National Grid has agreed to restore the streets, curb to curb, using the contractor of our choice. They have also agreed to replace any parking plazas, walkways and landscaping that has been disturbed.

We recognize that these two projects will disturb our quiet/peaceful community, but the chance to have updated Fiber Optic and new gas lines makes the discomfort worth it. Please be patient.

Both Boards would like to ask for volunteers to assist us with providing communication and tracking information to the vendors as complaints arise, as well as notices and signage for the residents that may be needed. If you can help, please contact your Board.

### Condo 1 - Dryer Vent Cleaning

Please be advised that effective January 1, 2023, maintenance will no longer clean dryer vents. Residents will need to hire a dryer vent cleaning company going forward.



# CONDO I BOARD of MANAGERS

## Blue Ridge Condo I October Budget 2022

EXPENSES	2022/2023 Budget	Oct-22	Expense to Date	YTD Balance
<b>ADMINISTRATIVE</b>				
Accounting	\$9,850.00	\$1,300.00	\$1,975.00	\$7,875.00
Data Processing	\$5,600.00	\$393.66	\$1,316.75	\$4,283.25
Legal	\$12,000.00	\$1,462.50	\$1,752.50	\$10,247.50
Office	\$14,300.00	\$1,041.15	\$2,797.55	\$11,502.45
Payroll Taxes	\$17,000.00	\$2,182.15	\$2,824.22	\$14,175.78
Reserve Study	\$9,000.00	\$0.00	\$0.00	\$9,000.00
Salary/Wages	\$44,000.00	\$3,325.00	\$8,225.53	\$35,774.47
State & Fed Taxes	\$2,500.00	\$150.00	\$150.00	\$2,350.00
<b>INSURANCE</b>				
Property & Liability	\$400,000.00	\$32,150.99	\$96,804.23	\$303,195.77
Insurance Deduction Reserves	\$25,000.00	\$600.00	\$600.00	\$24,400.00
<b>MAINTENANCE DEPT.</b>				
HOA Maintance Contract	\$243,000.00	\$18,299.91	\$53,321.37	\$189,678.63
HOA Material Cost	\$30,000.00	\$0.00	\$4,369.27	\$25,630.73
<b>OTHER MAINT. &amp; OPERATION</b>				
Alarm System	\$18,000.00	\$6,966.39	\$7,380.80	\$10,619.20
Concrete	\$15,000.00	\$0.00	\$12,777.24	\$2,222.76
Electrical Panels	\$5,000.00	\$0.00	\$0.00	\$5,000.00
Fence Incentives	\$8,800.00	\$0.00	\$1,600.00	\$7,200.00
Gutter Cleaning	\$12,500.00	\$0.00	\$0.00	\$12,500.00
Hydrants	\$5,000.00	\$0.00	\$0.00	\$5,000.00
Landscaping	\$122,000.00	\$14,113.57	\$43,600.71	\$78,399.29
Outside Contractors (Misc.)	\$3,000.00	\$366.07	\$467.54	\$2,532.46
Painting	\$15,000.00	\$5,820.00	\$5,820.00	\$9,180.00
Parking Lot Repairs	\$5,000.00	\$0.00	\$0.00	\$5,000.00
Pest Control	\$8,000.00	\$1,615.56	\$4,048.79	\$3,951.21
Playgrounds	\$500.00	\$0.00	\$0.00	\$500.00
Plumbing Back Up/Drainage Repairs	\$45,000.00	\$5,000.00	\$5,789.84	\$39,210.16
Railings	\$2,000.00	\$0.00	\$0.00	\$2,000.00
Refuse	\$85,000.00	\$14,039.79	\$27,672.23	\$57,327.77
Street Maintenance	\$3,000.00	\$0.00	\$0.00	\$3,000.00
Roofing Maintenance	\$30,000.00	\$0.00	\$0.00	\$30,000.00
Snow Removal	\$84,500.00	\$0.00	\$3,804.58	\$80,695.42
Sprinklers Maintenance	\$40,000.00	\$7,529.50	\$12,897.69	\$27,102.31
Tree Removal	\$8,000.00	\$3,910.50	\$3,910.50	\$4,089.50
Walkway Lights Maintenance	\$14,000.00	\$1,653.50	\$4,524.50	\$9,475.50
<b>UTILITIES</b>				
Electrical	\$23,000.00	\$2,474.90	\$7,006.96	\$15,993.04
Telephone/Internet	\$3,300.00	\$159.57	\$607.54	\$2,692.46
Water	\$72,600.00	\$9,619.98	\$20,141.68	\$52,458.32
<b>BAD DEBT</b>				
Reserve for Bad Debt	\$25,000.00	\$0.00	\$0.00	\$25,000.00
<b>LOANS</b>				
Paving Loan	\$98,300.00	\$8,184.86	\$24,554.58	\$73,745.42
<b>CAPITAL BUDGET</b>				
Capital Replacement Reserves	\$200,000.00	\$50,000.00	\$50,000.00	\$150,000.00
<b>TOTAL CONDO I BUDGET</b>	<b>\$1,763,750.00</b>	<b>\$192,359.55</b>	<b>\$410,741.60</b>	<b>\$1,353,008.40</b>
<b>INCOME</b>				
	<b>2022/2023 Budget</b>	<b>Oct-22</b>	<b>Revenue to Date</b>	
Condo I Common Charges	\$1,763,750.00	\$146,979.17	\$443,059.10	
Other Income	\$0.00	\$7,456.07	\$23,806.70	
<b>TOTAL INCOME</b>	<b>\$1,763,750.00</b>	<b>\$154,435.24</b>	<b>\$466,865.80</b>	
<b>Year to Date Totals</b>			<b>YTD Revenue</b>	<b>YTD Expenses</b>
			\$466,865.80	\$410,741.60
			Net	\$56,124.20
<b>HOA COMMON CHARGES</b>				
	<b>2022/2023 Budget</b>	<b>Oct-22</b>	<b>YTD</b>	
HOA Common Charges Collected	\$1,279,413.12	\$101,899.10	\$315,132.50	
HOA Common Charges Paid to HOA	\$1,279,413.12	\$106,616.70	\$319,850.10	

# ER AUTOMOTIVE

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Guaranteed.

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Exp. 12/31/22

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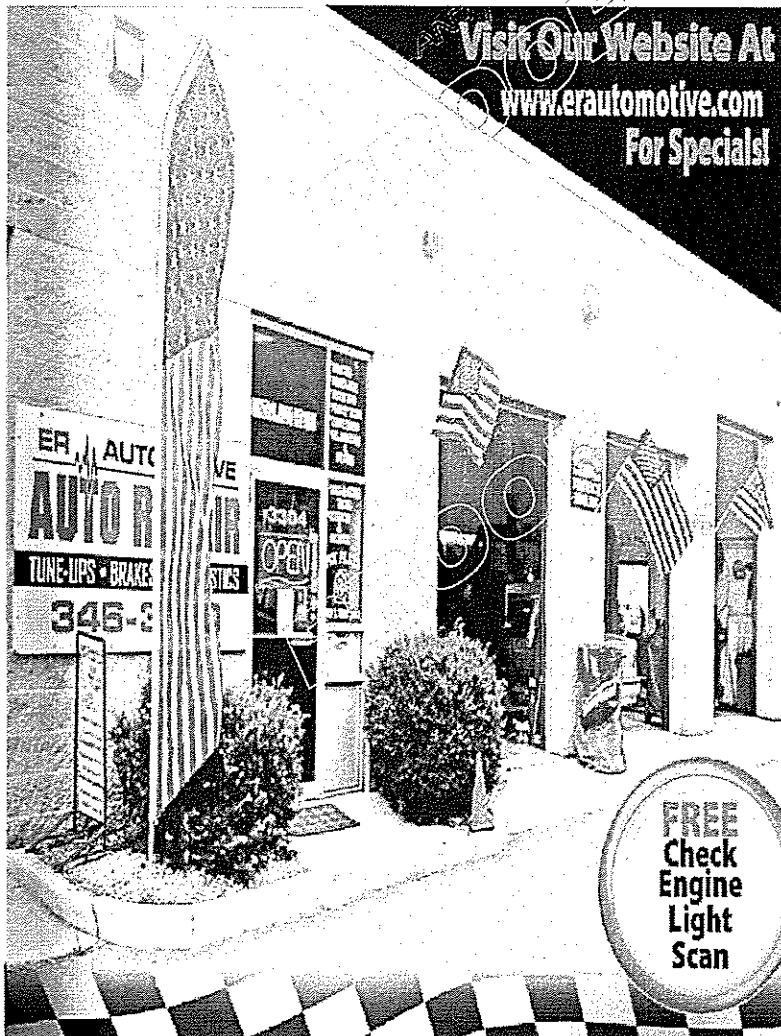
## FREE BATTERY & CHARGING SYSTEM TEST

Batteries From

## \$49.95

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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)

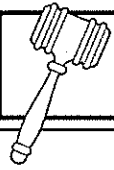
**DON'T LIST  
YOUR CONDO,  
I WILL BUY IT!**

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

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



**JAKE  
631-455-7878**



# CONDO 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

## of Managers Assignments

<b><i>Rank</i></b>	<b><i>Name</i></b>	<b><i>Duties</i></b>
<b><i>President</i></b>	<i>John Mills</i>	<i>Contracts, Snow, Construction, Safety, Legal, Lighting</i>
<b><i>Vice President</i></b>	<i>William Roach</i>	<i>Work Orders, Safety, ACC, Fences, Roadway Signage</i>
<b><i>Treasurer</i></b>	<i>Ken Groshans</i>	<i>Accounting, CPA, Budget, Banking</i>
<b><i>Assist. Treasurer</i></b>	<i>Marguerite Bellucci</i>	<i>Appfolio, CPA, PAC, Playgrounds, Rentals, Gazette</i>
<b><i>Secretary</i></b>	<i>Deborah Nicastro</i>	<i>Insurance, Legal</i>
<b><i>Manager</i></b>	<i>Zackary Will</i>	<i>VMS, Refuse</i>
<b><i>Manager</i></b>	<i>Mike Cilmi</i>	<i>TBD</i>
<b><i>Manager</i></b>	<i>John Madonia</i>	<i>Social Media, Insurance legal</i>
<b><i>Manager</i></b>	<i>TBD</i>	<i>Administrative Duties, Appfolio</i>
<b><i>Website Editor</i></b>	<i>Chrissie Roach</i>	<i>Posting Board approved information to website, Gazette</i>
<b><i>Office Manager</i></b>	<i>Wendi</i>	<i>Accounts Receivables, Collections</i>

## Presidents Letter



Dear Condo II residents,

With December now upon us and the new year just around the corner, it's time to reflect on last year's accomplishments and plan for the new year ahead.

With the Altice fiber optic and National Grid gas line upgrades well underway and most of the major roadway work now completed on our main roadway, street parking is back to normal. The second phase of these two utility upgrades is now underway. This phase includes relaying the underground service pipes and wiring to the buildings for the final tie-in connection.

The Board will keep you updated as work progresses. As a reminder, the utility companies are making these appointment dates, not the Condo II Board. Please make every effort to be available when the Board notifies you of your appointment date.

The Condo II Board is pleased to announce the activation of its own official social media page. The Facebook official page was created to provide our residents with accurate information on active projects, emergencies, and ongoing Condo II events. To join this official Facebook, please go to "Blue Ridge Condo II Board of Managers." It is a private group for Condo II residents only. Please make sure you answer all application questions before applying to become a member.

On behalf of the Condo II Board of Managers, I would like to wish all our Blue Ridge Residents our warmest wishes for a Happy Holiday season.

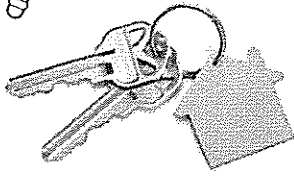
John Mills

President and

The Standing Condo II Board Members



# CONDO II BOARD of MANAGERS



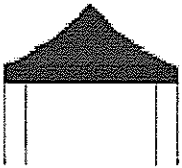
The Condo II Board of Managers wants to emphasize the Emergency Calls to the office. The **EMERGENCY** concerns

are fire, flooding and wellness checks. Also, please keep your emergency contact list up to date so if there is any emergency, we will give the key to the contact person on the list, only.

PLEASE ensure that your Condo Board has the most updated keys. The keys are kept in a locked metal box that only the Condo Board of Managers has access to. For your own safety, be sure you have a current door key in the Condo Office.

If the Condo Board does not have a key to your door and there is an emergency, you will be held responsible for any monetary damages to your door or window for emergency personnel to gain access. Also, if the damages are made to any adjoining unit, you will be held responsible for any monetary damages.

## CANOPY REMOVAL REMINDER



All residents with patio canopies must have them removed and stored properly by November 15th. Any resident whose patio is inaccessible due to canopies or personal items

that will inhibit the gutter cleaning may not have the services performed. The vendors and the Condo II BOM will not be held responsible for any personal items damaged or broken.



• POLICE •

• FIRE DEPT •

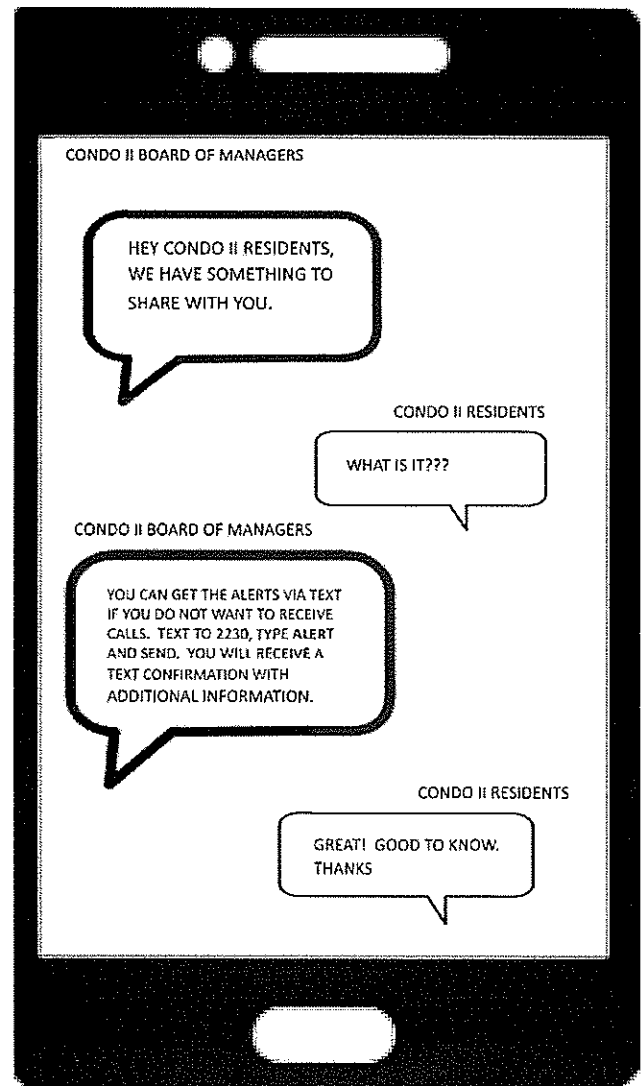
• \*AMBULANCE\* •

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.

## CALL ALERTS



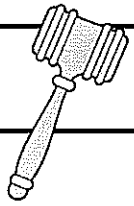


# CONDO II BOARD of MANAGERS

Blue Ridge Condo II Fiscal Year Budget 2022-2023  
Spent Through October 31st, 2022

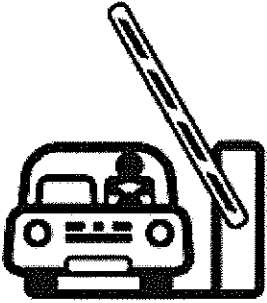
	a	b	c = a - b
	Approved Budget 2022-23	Actual Collected & Spent to Date	Remaining Balance
<b>REVENUE</b>			
CONDO II COMMON CHARGES	\$ 1,455,400	\$ 358,848	\$ 1,096,552
HOA COMMON CHARGES	1,171,852	292,960	878,892
LESS: NON-PAYING UNITS (5)	(29,000)	-	(29,000)
SECURITY GATE ASSESSMENT INCOME *	-	1,155	(1,155)
OTHER INCOME	29,000	9,838	19,162
<b>TOTAL REVENUE</b>	<b>\$ 2,627,252</b>	<b>\$ 662,801</b>	<b>\$ 1,964,451</b>
<b>EXPENSES</b>			
HOA COMMON CHARGES	1,171,852	292,960	878,892
LESS: NON-PAYING UNITS (5)	(15,000)	-	(15,000)
HOA MAINTENANCE	195,000	48,415	146,585
SECURITY GATE *	-	25,080	-
CEMENT WORK - CURBS & SLABS	25,000	13,055	11,945
ELECTRICAL METER PANS	15,000	-	15,000
ELECTRICAL POLES & PARKING PLAZAS	15,000	1,787	13,213
ELECTRIC GENERAL REPAIRS	5,000	-	5,000
EXTERMINATING	8,000	3,086	4,914
FENCES (INCENTIVES)	10,000	8,650	1,350
FIRE ALARMS	15,000	9,177	5,823
FIRE HYDRANT TESTING	5,000	-	5,000
GUTTER CLEANING	6,000	-	6,000
LANDSCAPING	137,000	41,850	95,150
PAINTING	20,000	-	20,000
RAILINGS	8,000	-	8,000
REFUSE	77,000	20,185	56,815
REPAIRS & SUPPLIES MAINT.	20,000	1,776	18,224
ROAD REPAIR/SPEED TABLES	10,000	-	10,000
ROOFING	130,000	29,766	100,234
SNOW REMOVAL	115,000	486	114,514
IRRIGATION	40,000	9,727	30,273
TREE SERVICES	20,000	5,540	14,460
ACCOUNTING SERVICES	6,000	1,350	4,650
BAD DEBT	30,000	-	30,000
CONSULTING SERVICES	8,000	975	7,025
ELECTRICITY	30,000	6,071	23,929
INCOME TAXES	1,000	-	1,000
INSURANCE	360,000	89,068	270,932
LEGAL SERVICES	15,000	93	14,907
OFFICE SUPPLIES AND EXPENSES	9,000	941	8,059
EQUIPMENT LEASES	4,000	960	3,040
PAYROLL AND PAYROLL TAXES	55,000	13,421	41,579
PHONE & INTERNET	5,000	745	4,255
SUBSCRIPTIONS	7,000	1,360	5,640
WATER	54,400	23,173	31,227
CAPITAL RESERVE ALLOCATION	10,000	-	10,000
<b>TOTAL EXPENSES</b>	<b>\$ 2,627,252</b>	<b>\$ 649,697</b>	<b>\$ 2,002,635</b>
<b>REVENUES (LESS THAN) EXPENSES</b>	<b>\$ -</b>	<b>\$ 13,104</b>	

\* Special Assessment for Security Gate approved in prior fiscal year



# JOINT CONDO I & CONDO II BOARD of MANAGERS

## ***Reminder – Fill Out & Return the Security Gate Access Form***

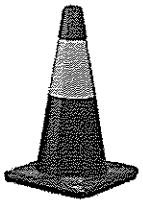


Please be sure to fill out and return the Security Gate Registration Form along with copies of driver's licenses and vehicle registrations. This form and documents are required to obtain your Security Gate Pass. Read the full instructions on the opposite page. All forms and copied documents should be returned to your respective Condo offices.

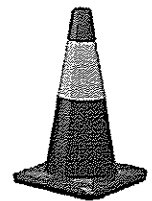
## **Documents**

Many residents have voiced concern about the information required to receive the tag to enter the complex. Residents are worried about identity theft, which is a great concern. To help minimize this concern, you can block out your ID number on your license and the VIN on your automobile registration. We only need to validate that you are a resident of Blue Ridge and that your automobile is registered here, too. The Condo Boards of Managers would also like to inform the residents that the information is in a locked file cabinet.

The Condo Boards of Managers cannot emphasize the importance of completing the Security Gate Application form and handing it to the Board. When we begin handing out the tags when the time comes, it will be easy for the residents to receive their tags for entrance into the community. Delaying turning in your application only delays you receiving the tags.



## **ACC Notice to Residents**



The ACC Committee is now operational and functioning. Any time a unit owner wishes to improve anything involving the exterior of the home or patio you must submit the appropriate forms to the ACC Committee along with all requested and required information and checks. You will need to wait for an acceptance letter and permit which must be hung prominently in your window before any work can commence. You will have 90 days to complete the work submitted. After 90 days the permit is voided.

**The following is a list of items which require ACC approval.**

- Concrete patio
- Fence Gate or section – wood
- Front Door
- Gutters/Leaders
- Patio Enclosure – wood
- Patio extension
- Paving stone Patio
- Replacement windows
- Satellite Dishes
- Sensor lights
- Solar Tube
- Wood/Composite deck
- Vinyl Fence

Paperwork is available at the front desk in the clubhouse lobby and may be returned to the appropriate Condo Board office. Failure to comply may result in a fine or removal of work performed at the Homeowners expense.



## SECURITY GATE AND PERMIT PASS REGISTRATION FORM

DATE: \_\_\_\_\_

UNIT NUMBER: \_\_\_\_\_

Check One: ☐ Owner ☐ Renter

\_\_\_\_\_  
FIRST NAME (PRINT ONLY)

\_\_\_\_\_  
LAST NAME (PRINT ONLY)

\_\_\_\_\_  
FIRST NAME (PRINT ONLY)

\_\_\_\_\_  
LAST NAME (PRINT ONLY)

\_\_\_\_\_  
FIRST NAME (PRINT ONLY)

\_\_\_\_\_  
LAST NAME (PRINT ONLY)

\_\_\_\_\_  
FIRST NAME (PRINT ONLY)

\_\_\_\_\_  
LAST NAME (PRINT ONLY)

TELEPHONE NUMBERS (CIRCLE TYPE) \_\_\_\_\_  
HOME CELL OTHER HOME CELL OTHER HOME CELL OTHER

\_\_\_\_\_  
EMAIL ADDRESS (IF NO EMAIL ADDRESS, INDICATE N/A)

### LICENSED DRIVERS ONLY

The following information is required below with copies of your Driver's license(s) and Registration to receive your Security Gate Pass. Resident vehicles registered out of state (Snowbirds) must provide alternate proof of residency. Acceptable proof such as a Property Deed, Rental Lease Agreement, Utility Bill, etc., will be accepted.

Number of Cars \_\_\_\_\_

Plate # \_\_\_\_\_ State \_\_\_\_\_ MAKE/MODEL/YR \_\_\_\_\_ TAG# \_\_\_\_\_ \* PERMIT PASS \_\_\_\_\_ \*

Plate # \_\_\_\_\_ State \_\_\_\_\_ MAKE/MODEL/YR \_\_\_\_\_ TAG# \_\_\_\_\_ \* PERMIT PASS \_\_\_\_\_ \*

Plate # \_\_\_\_\_ State \_\_\_\_\_ MAKE/MODEL/YR \_\_\_\_\_ TAG# \_\_\_\_\_ \* PERMIT PASS \_\_\_\_\_ \*

Plate # \_\_\_\_\_ State \_\_\_\_\_ MAKE/MODEL/YR \_\_\_\_\_ TAG# \_\_\_\_\_ \* PERMIT PASS \_\_\_\_\_ \*

*\*Assigned by BRC2BOM*

\_\_\_\_\_  
HOME OR RENTER SIGNATURE

\_\_\_\_\_  
CONDO BOARD SIGNATURE

\_\_\_\_\_  
DATE OF APPROVAL



# 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

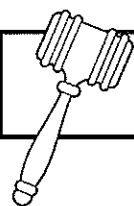
Senior Account Advisor - Ext 655

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

# TRI BOARD

## Welcome to Blue Ridge

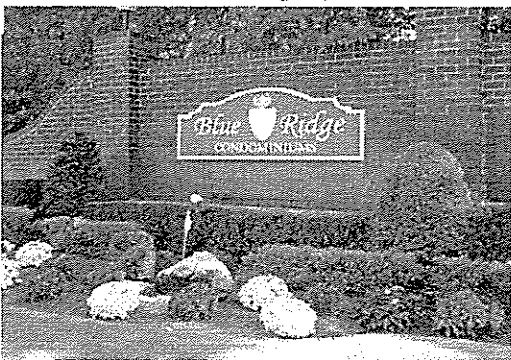
The Welcome Committee would like to invite all new residents to join us at 6:30 PM on the 2nd Friday of each month at the club house.

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

**RE/MAX** Integrity Leaders



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

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9:00AM to 5:00PM Saturday



Mark Shah, R. PH.

**Phone: 732-7373**

**VALUABLE COUPON!**

Quality Pharmacy

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**\$5.00**

Good Towards Any

New Prescription

**CLIP 'N SAVE!**

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

# TRI BOARD

## Blue Ridge Condos Tri-Board Security Committee Message

The Blue Ridge Condominiums Tri-Board Security Committee has recently been formed and is currently comprised of residents, Steve Wolmer, representing the HOA, Tim Gilson, representing Condo 1 and John Madonia, representing Condo 2. It will be the committee's task to analyze the current security measures taken here, at Blue Ridge, in order to provide a safe and secure environment for the community and to look for ways to improve the conditions that currently exist and increase security efforts. We will be working closely with the 3 boards and the residents, to achieve these goals.

As many of you are aware, there has been a rash of criminal mischief offences that have occurred involving damage to resident's autos and we want to advise the residents that measures are being taken to address the issue and hopefully resolve the problem and bring the damaging offences to an end, hopefully with an arrest of the person, or persons, responsible. We feel confident that the situation will be resolved with an arrest, in the near future, should the criminal mischiefs, or any other crimes, continue. Be advised the Suffolk County Police Department police officers and detectives are currently actively involved and are investigating the past incidents and are cooperating extensively, with us, to take measures, to prevent further instances from occurring. We have also been providing additional security guard patrols, provided by the security company we employ here at Blue Ridge, KPS Security Co. We have also installed security surveillance cameras in sensitive areas, in order to hopefully gather evidence for the police and catch the person responsible. We are also looking into and exploring the proposal for a more comprehensive security camera system, that would provide more extensive and complete surveillance coverage throughout the entire community, to provide more thorough security. The community's patience and understanding, in this matter, is appreciated. We also want to invite any residents who are interested in assisting us in our efforts to improve security to join us at our security committee meetings, which are to be held the 2<sup>nd</sup> Monday of each month, at 5pm, at the clubhouse. The next meeting is scheduled for Monday, Dec 12<sup>th</sup>. Hope to see you there.

## Safety Tips of the Month

- 1) Don't let yourself be a victim. Be aware of your surroundings and what's going on around you. Pay attention. Safety begins with personal security. Protect yourself by being aware.
- 2) When out after dark, walking the dog, or going out for the evening, travel in pairs, when possible. Carry a flashlight and bring your phone.
- 3) When walking to and from your car, have your keys ready and lock your car doors as soon as you get in your car.
- 4) Stick to well-lit areas, when possible.
- 5) If you encounter anyone or anything suspicious, do not confront them, but call 911 and call our security car, if it's between 9pm-5am (631-334-9996... put the contact # in your phone). Stay on the phone with 911, in order to provide an accurate location and ensure a rapid response.

Be safe and have a great holiday season.

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**Bob Pedretti (631) 275-5782**  
**ivseasons@live.com**

*Have a  
Happy and Safe  
Holiday Season*



**Call today for a free estimate!**

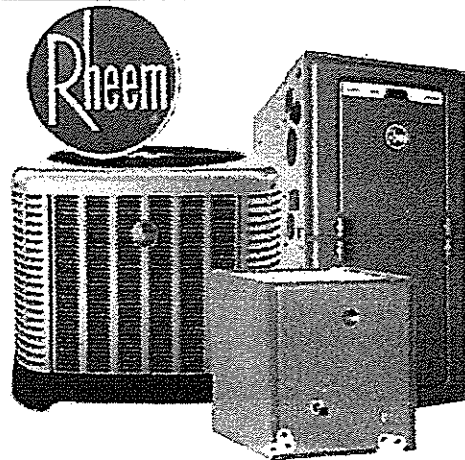
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# BLUE RIDGE CLUB NEWS

## 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.



## MAH JONGG/CANASTA CLUB

*Submitted by Janet DuBois*

Our Mahjongg/Canasta Club had its annual Canasta Tournament. The lunch was provided by The Spot. They provided an abundance of our tradition lunch. Jeanann Pappaeliou provided more traditional treats for all our members to enjoy!

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

First Prize: Ann Urevich and Ellen Daub

Second Prize: Lorraine Sparacino and Janet DuBois

Third Prize: James Petersen and George Scholl

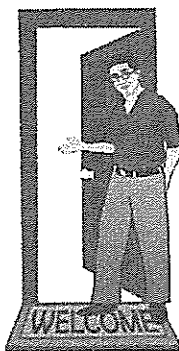
Congratulations to our winners and hope to see everyone back next fall for a great tournament.

As an fyi, we also run a Mahjongg tournament in the spring. If interested in the spring, leave your name at the front desk. We welcome anyone that would like to compete!

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Patio Doors – Interior Doors

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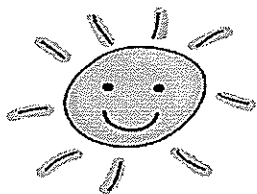
Call Ray from

Pro. Door installation

Doors are my Specialty

**631-697-2020**

**Ray@prodoorinstallation.com**



For a **Great** Deal  
Call Joanne Fontanella



**SIGNATURE**  
PREMIER PROPERTIES

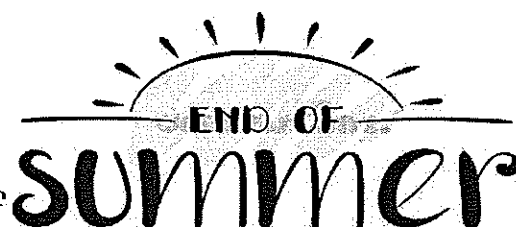
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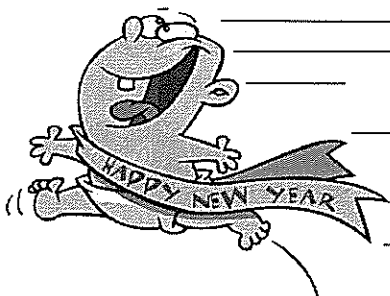
Greenport \* Sag Harbor \* Ronkonkoma

# 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



## GAZETTE DELIVERERS for DECEMBER 2022



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

### 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!

## 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

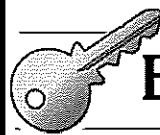
and then advise maintenance immediately,  
no matter what day or time this occurs.

### 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.











# CALENDAR OF EVENTS



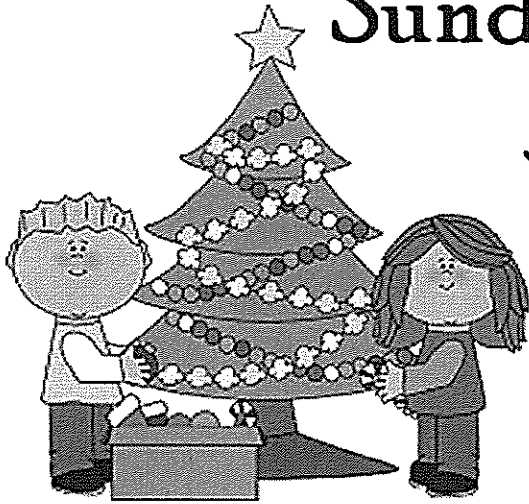
2022

Prepared by the H.O.A.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 Mah-Jongg/Canasta Club Card Room 12:30 PM	2 Aquacize 10:00 A.M. Friday Night Social 6:30 -10:30 PM	3 Private Party 
4 Children's Holiday Party 3-5 PM  Christmas Tree Lighting 5-6 PM	5 Aquacize 10:00 A.M.	6 Knitting Club 6:30 pm Closed Condo 1 Meeting Closed Condo 2 Meeting 7:00 pm	7 Aquacize 10:00 A.M. HOA Executive Board Meeting	8 Mah-Jongg/Canasta Club Card Room 12:30 PM	9 Aquacize 10:00 A.M. Welcome Committee Meeting 6:30 PM	10 Private Party 
11	12 Aquacize 10:00 A.M.	13 Knitting Club 6:30 pm GAZETTE DEADLINE	14 Aquacize 10:00 A.M. H.O.A Board Meeting 7:00 pm	15 Mah-Jongg/Canasta Club Card Room 12:30 PM	16 Aquacize 10:00 A.M. Friday Night Social 6:30 -10:30 PM	17 Private Party 
18 BEGINNING OF HANUKKAH 	19 Aquacize 10:00 A.M.	20 Knitting Club 6:30 pm Rm Closed Condo 1 Meeting Closed Condo 2 Meeting 7:00 pm	21 Aquacize 10:00 A.M. HOA Executive Board Meeting	22 Mah-Jongg/Canasta Club Card Room 12:30 PM	23 Aquacize 10:00 A.M. Friday Night Social 6:30 -10:30 PM	24 Christmas Eve Clubhouse Closed At 5:00 PM
25 Christmas Day Clubhouse Closed 	26 Aquacize 10:00 A.M. BEGINNING OF KWANZAA 	27 Knitting Club 6:30 pm	28 Aquacize 10:00 A.M. H.O.A Board Meeting 7:00 pm	29 Mah-Jongg/Canasta Club Card Room 12:30 PM	30 Aquacize 10:00 A.M.	31 New Year's Eve Clubhouse Close at 5:00 PM 

# Children's Christmas Party & Christmas Tree Lighting

Sunday, December 4th  
3pm to 6pm



Santa on the  
Fire Truck!



Bundle up and make your way to the front of the clubhouse from 5pm to 6pm for some caroling, the Christmas Tree lighting, and a visit from Santa who will arrive on a Fire Truck!

This event is sponsored by the HOA and hosted by Josephine Di Giovanna

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

SEE PAGE 6 FOR MORE INFORMATION