



# Blue Ridge Gazette

*Hello*  
**APRIL**

Stone: Diamond  
Flower: Daisy and Sweet Pea  
Dates: April 1<sup>st</sup> is April Fools' Day  
April 5<sup>th</sup> is Arbor Day  
April 22<sup>nd</sup> is Earth Day  
Birthsigns: Aries (March 21 - April 19) &  
Taurus (April 20 - May 20)

VOL XLIX NO. IV

Published by and for the Residents of Blue Ridge

APRIL 2023



## SPECIAL ELECTION NOTICE

SEE PAGE 33



## REGISTRATION FORMS



SEE PAGES 9, 10, and 11

## BOCCE SIGN UPS!



## GAZETTE STAFF

Editor.....Amanda Smith  
Business Manager.....Barbara Monello  
MonelloBarbara@gmail.com

## ADVERTISING MANAGER

Email: gazetteblueridge@gmail.com

## CIRCULATION MANAGER

Ray Miehl

## 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, 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 \$40.00

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](mailto: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
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- POOLS / HOT TUBS
- PHONE / CABLE
- CEILING / ATTIC FAN
- SECURITY LIGHTING
- A/C WIRING
- APPLIANCE WIRING

### SERVING ALL OF LONG ISLAND

NO JOB TOO BIG OR SMALL!

SENIORS DISCOUNT

PROMPT • RELIABLE • SERVICE

OWNER OPERATED

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516-779-2624



**LET U.S. AIR CONDITIONING KEEP YOU  
"COOL AS A CUCUMBER"  
ALL SEASON LONG!**

**\$25 OFF  
SERVICE CALL**

OR EXTEND THE LIFE OF YOUR  
OLD SYSTEM WITH ONE OF OUR  
MAINTENANCE CONTRACTS  
FOR AS LOW AS \$16.95/mo.  
OFFERS CANNOT BE COMBINED.

EXP 5/15/23



www.USAirnheat.com  
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Call For Details

**631-473-0090**

- Same Day Service
- Zero Percent Financing
- Air Conditioning & Replacements



Licensed • Insured  
Master Electrician  
Master Plumber







# 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 2/6/23			
Committee	Chair	Other Board Committee Members	Consultants
Amenities – Clubhouse, Café, Tennis, Bocci, Bars, Policies & Procedures	Josephine Maiorano	Janet DuBois, Stephanie Milligan, Steven Wolmer	Nick Gabrielle
Communications	Robert Vulpis	Stephanie Milligan	
Website, Social Media etc.	Stephanie Milligan	Mariangela Barbieri,	
Community Relations – ACC, Gov’t Relations, Special Events	Janet DuBois	Stephanie Milligan, Robert Vulpis	
Finance – Finance, Legal, Contracts, Insurance	Larry Browne	Mariangela Barbieri	Nick Gabrielle Anthony Spataro
Greens	Josephine Maiorano	Steve Wolmer, Larry Browne	Pat Frabizio,
Gazette	Kenneth Kimmel	Janet DuBois, Stephanie Milligan	
Security	Gerald Gelfand	Steven Wolmer, Bob Vulpis	
Sewer Treatment Plant	Josephine Maiorano	Steven Wolmer	Pat Frabizio
Maintenance	Josephine Maiorano	Steven Wolmer	

President: Josephine Maiorano

Vice President: Janet DuBois

Treasurer: Larry Browne

Secretary: Bob Vulpis

Asst. Treas.: Mariangela Barbieri

Consultants: Pat Frabizio, Nick Gabrielle, Tony Spataro

Director: Stephanie Milligan

Director: Steve Wolmer

Director: Kenneth Kimmel

Director: Gerald Gelfand



## **Wear Red Social Honoring National Heart Month**





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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

\*\*\*\*\*

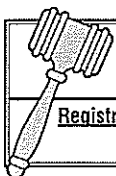
## H.O.A. OFFICE HOURS

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.



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## 8 BALL ANYONE? April 28th

Sign Up at front desk. Include skill level  
 Beginner, Intermediate, Skilled  
 6:30 start time: Beginners first  
 in the Billiard Room  
 Elimination process. If you do  
 not have a partner, we will pair  
 you with skill level.



*Thank You Miss Terry*  
 for giving us

### Pre-School Story Time

Thursdays 10:30am—11:30am  
 in the clubhouse library.

Check the dates on the posting  
 each month at the front desk

An adult should accompany the children they bring.

**THERE IS NO FEE TO PARTICIPATE  
 NO REGISTRATION REQUIRED**

## Joanne & Julie Fontanella

YOUR MOTHER/DAUGHTER  
 REAL ESTATE SPECIALISTS



## Thinking of buying or selling this year?

LET JOANNE & JULIE MAKE YOUR MOVE

Joanne and Julie are a real estate mother/daughter duo who are partnering up in 2023 to assist you with any and all of your real estate needs! When it comes time to list your property or look for a new home, working with the right real estate agents who aren't only experienced but have your best interest in mind is very important. We always make sure our clients get the utmost personalized and professional service!

### Joanne Fontanella

LICENSED ASSOCIATE  
 REAL ESTATE BROKER

Cell: 516.818.2248

joanne@joanneproperties.com



### Julie Fontanella

LICENSED REAL ESTATE  
 SALESPERSON

Cell: 917.880.9899

jfontanella@signaturepremier.com

**SIGNATURE**  
 PREMIER PROPERTIES

275 ROUTE 25A, MILLER PLACE, NY 11764

\*If your property is currently listed with another broker, please disregard. It is not our intention to solicit the listings of other brokers.





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## HOA AND CONDO BOARD REGISTRATION PROCEDURES

1. New Residents and renewal applicants must complete paperwork indicating owner or tenant. They must identify unit number, all residents within the household, child or adult and child's age.
2. The resident must identify the make and model of cars identified to that household.
3. The resident must list all phone numbers associated with the household including e mails and emergency numbers.
4. The resident must provide a copy of their current Homeowners Insurance.
5. Residents must provide 2 acceptable forms of residency.
6. A renter must provide a copy of the Brookhaven town rental permit.
7. The resident must provide pet information. (Number and type)

Acceptable forms of proof of residency:

1. License for all driving age adults.
  2. Registration for all vehicles.
  3. Deed
  4. Lease
  5. Utility Bill
  6. Tax Bill
  7. School ID or registration form for children under 17.
- Children under 14 must be accompanied by an adult when on clubhouse grounds.
  - NY State Law requires anyone relocating within NY State to have 30 days to update their license and registration to their current address. Out of state changes have 90 days to update their license and registration.
  - HOA Office Personnel must scan or copy documents and attach them to the application.
  - HOA Office Personnel must send copies of registration to the appropriate Condo Board.

*-continued on next page*



BLUE RIDGE HOMEOWNERS ASSOCIATION, INC.  
899 GOLF LANE  
MEDFORD, NY 11763

HOMEOWNERS REGISTRATION FORM

(PLEASE PRINT)

Homeowner's Name

\_\_\_\_\_

Address

\_\_\_\_\_

\_\_\_\_\_

Telephone #

Home \_\_\_\_\_ Cell \_\_\_\_\_

Office \_\_\_\_\_ Out of State \_\_\_\_\_  
(if applicable-include dates) \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

EMERGENCY CONTACT \_\_\_\_\_ Telephone \_\_\_\_\_

Homeowner's Ins. Company Name:

\_\_\_\_\_

Address:

\_\_\_\_\_

Telephone:

\_\_\_\_\_

Policy # \_\_\_\_\_ Expire Date: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



BLUE RIDGE HOMEOWNERS ASSOCIATION, INC.  
899 GOLF LANE  
MEDFORD, NY 11763

RESIDENT AFFIDAVIT  
RECREATION FACILITIES  
(PLEASE PRINT)

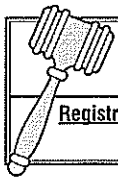
I, the indicated homeowner or renter, do hereby apply for membership in the Blue Ridge Homeowners Association Recreational Facilities, in accordance with the Rules & Regulations of the Association. **I HEREBY AFFIRM THAT THE BELOW LISTED INDIVIDUALS RESIDE IN THE UNIT # \_\_\_\_\_ . IT IS HEREBY AGREED THAT THE BLUE RIDGE CONDOMINIUMS AND BLUE RIDGE HOMEOWNERS ASSOCIATION MAY REVOKE THE USE OF THE FACILITIES IN THE EVENT THAT STATEMENTS DECLARED IN THIS AFFIDAVIT ARE FOUND TO BE INCORRECT.** All passes are non-transferable, and become void as soon as any cardholder is no longer in **full time** residence at the above indicated unit or in the event of the sale of the Condominium. All cards must be surrendered to the H.O.A. Office before others are issued to the new owners or renters. Further, it is understood that the Board of Managers or Board of Directors may in their sole discretion revoke this pass, and all privileges implied by it, as a result of any infractions of any Rules and Regulations of the Condominium or Homeowners Association. If renters fail to return pass upon termination of lease, renters' deposit will be forfeited.

<u>NAME</u> (Please Print)	<u>RELATIONSHIP</u>	<u>DOB</u>	<u>SCHOOL</u>	<u>RESIDE FROM-TO</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

# Of Cars _____	Plate# _____	State _____
	Plate# _____	State _____
	Plate# _____	State _____
	Plate# _____	State _____

Number of Pets      Dog(s) \_\_\_\_\_      Cat(s) \_\_\_\_\_      Other(s) \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



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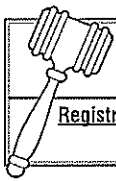
## BLUE RIDGE HOMEOWNERS ASSOCIATION, INC. BUDGET SUMMARY REPORT Year-To-Date DECEMBER 2022

	ANNUAL BUDGET		YEAR-TO-DATE			THIS MONTH		
	TOTAL	BALANCE AVAILABLE	BUDGET	ACTUAL	DIFFERENCE	BUDGET	ACTUAL	DIFFERENCE
MAINTENANCE (HOA ONLY)	24,123	13,846	10,380	10,277	103	2,727	2,380	347
ADMINISTRATION	276,683	193,243	118,097	83,440	34,657	30,467	19,306	11,161
COMMUNITY BUILDING	501,683	261,943	210,710	239,740	(29,030)	46,777	49,533	(2,756)
POOLS	161,041	103,511	70,301	57,530	12,771	10,449	7,162	3,287
TENNIS	750	741	315	9	306	63	0	63
BOCCI	2,250	2,250	940	0	940	188	0	188
SEWER TREATMENT PLANT	350,038	225,905	144,397	124,133	20,264	29,914	25,421	4,493
GOLF COURSE	415,597	243,943	174,872	171,654	3,218	31,875	30,434	1,441
GENERAL EXPENSES	661,805	420,363	252,595	241,442	11,153	56,059	52,314	3,745
SECURITY	82,200	51,869	31,300	30,331	969	6,250	6,584	(334)
COMMUNITY ACTIVITIES ***	19,317	9,783	8,014	9,534	(1,520)	3,765	829	2,936
CAPITAL EXPENSES	148,105	115,430	41,175	32,675	8,500	7,835	7,000	835
TOTAL EXPENSES	2,643,592	1,642,827	1,063,096	1,000,765	62,331	226,369	200,963	25,406
LESS INCOME OTHER THAN COMMON CHARGES	(190,800)	(116,474)	(74,125)	(74,326)	201	(13,066)	(13,196)	130
EXPENSES TO BE REIMBURSED BY COMMON CHARGES	\$2,452,792	\$ 1,526,353	\$ 988,971	\$ 926,439	\$ 62,532	\$ 213,303	\$ 187,767	\$ 25,536

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

	ANNUAL BUDGET		YEAR-TO-DATE			THIS MONTH		
	TOTAL	BALANCE AVAILABLE	BUDGET	ACTUAL	DIFFERENCE	BUDGET	ACTUAL	DIFFERENCE
Gazette Income	17,000	12,764	7,200	4,236	2,964	1,400	1,298	102
Gazette Expenses	40,928	24,490	17,400	16,438	962	4,250	2,465	1,785
Net Gazette Expense	23,928	11,726	10,200	12,202	(2,002)	2,850	1,167	1,683
Bar Revenues	39,000	19,029	20,600	19,971	629	1,900	1,824	76
Bar Expenses	30,891	16,092	16,035	14,799	1,236	1,425	1,388	37
Net Bar Expense (Revenue)	(8,109)	(2,937)	(4,565)	(5,172)	607	(475)	(436)	(39)
Community Events Expense, Net	8,298	3,444	4,379	4,854	(475)	1,790	698	1,092
Party Rental Income	4,800	2,450	2,000	2,350	(350)	400	600	(200)
TOTAL COMMUNITY ACTIVITIES	\$ 19,317	\$ 9,783	\$ 8,014	\$ 9,534	(\$ 1,520)	\$ 3,765	\$ 829	\$ 2,936

Unaudited - For Internal Use Only



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## BLUE RIDGE HOMEOWNERS ASSOCIATION, INC. BUDGET SUMMARY REPORT Year-To-Date JANUARY 31, 2023

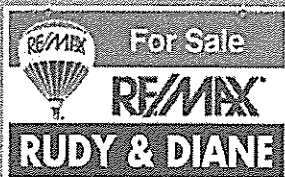
	ANNUAL BUDGET		YEAR-TO-DATE			THIS MONTH		
	TOTAL	BALANCE AVAILABLE	BUDGET	ACTUAL	DIFFERENCE	BUDGET	ACTUAL	DIFFERENCE
MAINTENANCE (HOA ONLY)	24,123	11,895	12,061	12,228	(167)	1,681	1,952	(271)
ADMINISTRATION	276,683	175,929	140,432	100,754	39,678	22,335	17,317	5,018
COMMUNITY BUILDING	501,683	218,606	249,177	283,077	(33,900)	38,467	43,339	(4,872)
POOLS	161,041	97,860	77,777	63,181	14,596	7,476	5,652	1,824
TENNIS	750	741	378	9	369	63	0	63
BOCCI	2,250	2,250	1,128	0	1,128	188	0	188
SEWER TREATMENT PLANT	350,038	195,670	174,074	154,368	19,706	29,677	30,236	(559)
GOLF COURSE	415,597	213,851	205,388	201,746	3,642	30,516	30,092	424
GENERAL EXPENSES	661,805	371,777	301,454	290,028	11,426	48,859	48,586	273
SECURITY	82,200	43,764	38,600	38,436	164	7,300	8,105	(805)
COMMUNITY ACTIVITIES ***	19,317	7,472	9,429	11,845	(2,416)	1,415	2,311	(896)
CAPITAL EXPENSES	148,105	113,680	47,260	34,425	12,835	6,085	1,750	4,335
TOTAL EXPENSES	2,643,592	1,453,495	1,257,158	1,190,097	67,061	194,062	189,340	4,722
LESS INCOME OTHER THAN COMMON CHARGES	(190,800)	(95,195)	(95,417)	(95,605)	188	(21,292)	(21,288)	(4)
EXPENSES TO BE REIMBURSED BY COMMON CHARGES	\$2,452,792	\$ 1,358,300	\$ 1,161,741	\$ 1,094,492	\$ 67,249	\$ 172,770	\$ 168,052	\$ 4,718

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

	ANNUAL BUDGET		YEAR-TO-DATE			THIS MONTH		
	TOTAL	BALANCE AVAILABLE	BUDGET	ACTUAL	DIFFERENCE	BUDGET	ACTUAL	DIFFERENCE
Gazette Income	17,000	11,362	8,700	5,638	3,062	1,500	1,402	98
Gazette Expenses	42,276	22,079	21,438	20,197	1,241	3,372	3,142	230
Net Gazette Expense	25,276	10,717	12,738	14,559	(1,821)	1,872	1,740	132
Bar Revenues	39,000	16,614	21,480	22,386	(906)	880	2,415	(1,535)
Bar Expenses	30,891	13,426	16,695	17,465	(770)	660	2,666	(2,006)
Net Bar Expense (Revenue)	(8,109)	(3,188)	(4,785)	(4,921)	136	(220)	251	(471)
Community Events Expense, Net	6,950	2,393	3,876	4,557	(681)	163	320	(157)
Party Rental Income	4,800	2,450	2,400	2,350	50	400	0	400
TOTAL COMMUNITY ACTIVITIES	\$ 19,317	\$ 7,472	\$ 9,429	\$ 11,845	(\$ 2,416)	\$ 1,415	\$ 2,311	(\$ 896)

Unaudited - For Internal Use Only

**SOLD**



**FOR SALE TO SOLD**

*That's the sign of a RE/MAX agent™*

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

Very professional team. They guided me through the selling process with ease and were extremely knowledgeable. They understood my needs and had my best interests at heart. They were a pleasure to work with and I highly recommend them.

Bill-Ronkonkoma



**RUDY & DIANE AVERSANO**

*Associate Real Estate Brokers*

**OFFICE: 631.585.2222**

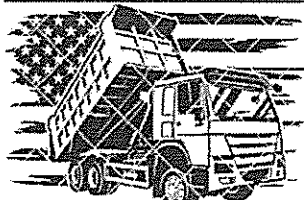
**RUDY CELL: 631.831.1162**

*531 Hawkins Avenue  
Lake Ronkonkoma*



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

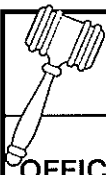
Each Office is Independently Owned & Operated.



## *Clean out and Junk removal services available*

*Call: 631.478.9101 for a free quote*

**APRIL 2023 BLUE RIDGE GAZETTE**



# 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  
Valerie 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

Dear Residents,

Spring is here and we fortunately had a mild winter. I am pleased to say the Optimum project of installing the fiber optic cable in the attics has been completed! The Optimum team is still working in the common areas, but all unit access has been completed. Thank you for allowing them to install the new cable lines in your units!

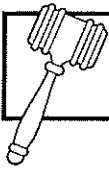
As a reminder, the Condo 1 Board has created a Facebook page to advise Condo 1 residents of information and updates. Residents can apply for access by searching for: "Blue Ridge Condo 1 Board of Managers" on Facebook. There will be three questions you will be asked to answer. Once it is confirmed that you are a Condo 1 resident and have answered the three questions, your access will be granted. This is another way the Board is trying to keep you informed in addition to the website and phone blasts.

Any repairs to the common areas, parking plazas and roads will begin once all the digging has been completed. The landscaper begins in May for the season. Please be sure to put in an incident report or work orders for any damage around your unit from National Grid or Optimum.

Thank you,

Robin D'Alessandro

President, 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

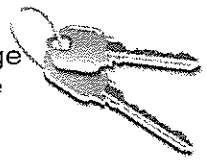
First a Written Warning, then \$100 after 5 days.

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.

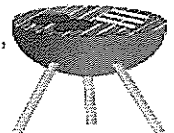
**PLEASE PICK UP  
AFTER YOUR DOG.  
We're all in this  
community together.  
Be a respectful  
neighbor!**



### ♦ 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 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 1 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 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 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. Please make an effort to smoke on your patio.

### ♦ APPLIANCE DISPOSAL

Condo 1 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 1 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 1:** **Large items do not belong inside the dumpsters.**

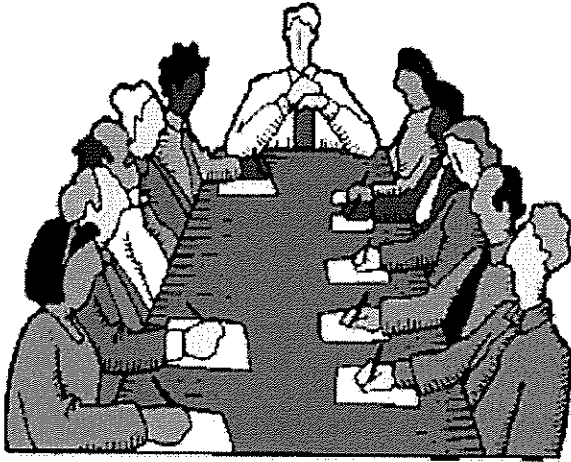
Please place items, such as furniture, outside the dumpsters so the Maintenance Dept. can pick them up separately.





# CONDO I BOARD of MANAGERS

## 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.*

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



Call today for a free estimate!

**(631) 698-0580**

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

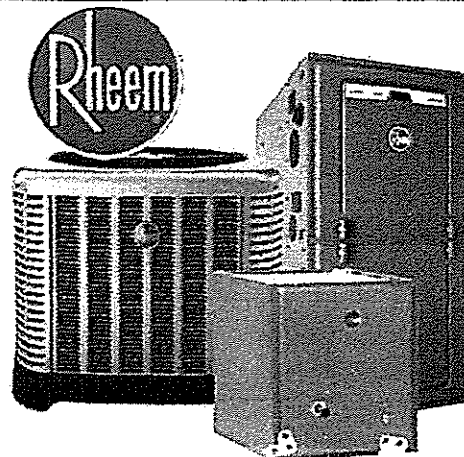
# SAVE BIG

## ON A NEW HVAC SYSTEM

**Annual Tune Up \$97.95**

- Energy Efficient
- Innovative comfort features
- Great maintenance contracts
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**CREDIT CARDS  
ACCEPTED**



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



# CONDO 1 BOARD of MANAGERS

To get the most accurate information and updates regarding Condo 1, please access the newly created Condo 1 Board of Managers Facebook page where a board member is telling you what you need to know accurately and timely. Search Blue Ridge Condo 1 Board of Managers on Facebook and answer three questions. Once your residency of Condo 1 confirmed, you will be provided access.

## Common Charge Due Dates 2023

Common Charges are Due on the First Day of the Month.  
Common Charges received after the First Day of the Month are considered LATE.

DUE DATE		Late Fee after 1 PM on	
Sunday	1/1/2023	Tuesday	1/17/2023
Wednesday	2/1/2023	Wednesday	2/15/2023
Wednesday	3/1/2023	Wednesday	3/15/2023
Saturday	4/1/2023	Monday	4/17/2023
Monday	5/1/2023	Monday	5/15/2023
Thursday	6/1/2023	Thursday	6/15/2023
Saturday	7/1/2023	Monday	7/17/2023
Tuesday	8/1/2023	Tuesday	8/15/2023
Friday	9/1/2023	Friday	9/15/2023
Sunday	10/1/2023	Monday	10/16/2023
Wednesday	11/1/2023	Wednesday	11/15/2023
Friday	12/1/2023	Friday	12/15/2023

**Condo 1 Residents:** Please be advised that any Homeowner who requests maintenance by phone or work order for something that is determined to be a homeowner issue will be billed for the service at the going rate billed to the condo. Also please be advised that if the call is after business hours, (7:00 am. -3:30 pm.) the charge will increase for overtime pay as well as a service charge for the "on call" hours.

**Water shut-offs may be scheduled Monday through Saturday.** Appropriate paperwork (Hold Harmless, Certificate of Insurance and copy of the contractor's license) must be filed with the Condo Board 48 hours prior to the shut-off. Neighbors must be notified 24 hours in advance of the shut-off. No water shut-offs on Sunday or observed holidays. Thank you



**CONOR MARONEY**

# BAYBERRY EXTERIORS

LONG ISLAND

**LICENSED & INSURED • FREE ESTIMATES**

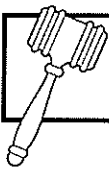
**INTERIOR AND EXTERIOR IMPROVEMNTS**

- KITCHEN REMODELING
- BATHROOM REMODELING
- WINDOWS

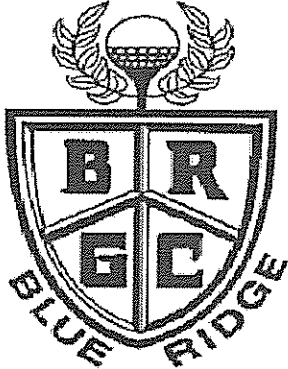
- POWER WASHING
- DEMO
- PAINTING

**(631) 681-1236**

FOR MORE INFORMATION:  
BAYBERRYEXTERIORSLI.COM  
@BAYBERRYEXTERIORS



# 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](mailto: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)



# CONDO I BOARD of MANAGERS

## Blue Ridge Condo I February Budget 2023

EXPENSES	2022/2023 Budget	Expense as of 1/2023	Feb-23	Expense to Date	YTD Balance
<b>ADMINISTRATIVE</b>					
Accounting	\$9,850.00	\$4,000.00	\$725.00	\$4,725.00	\$5,125.00
Data Processing	\$5,600.00	\$3,077.83	\$393.66	\$3,471.49	\$2,128.51
Legal	\$12,000.00	\$1,967.50	\$1,237.50	\$3,205.00	\$8,795.00
Office	\$14,300.00	\$5,946.95	\$320.00	\$6,266.95	\$8,033.05
Payroll Taxes	\$17,000.00	\$6,208.88	\$0.00	\$6,208.88	\$10,791.12
Reserve Study	\$9,000.00	\$0.00	\$0.00	\$0.00	\$9,000.00
Salary/Wages	\$44,000.00	\$14,513.12	\$2,113.36	\$16,626.48	\$27,373.52
State & Fed Taxes	\$2,500.00	\$150.00	\$0.00	\$150.00	\$2,350.00
<b>INSURANCE</b>					
Property & Liability	\$400,000.00	\$193,499.76	\$32,150.99	\$225,650.75	\$174,349.25
Insurance Deduction Reserves	\$25,000.00	\$754.96	\$2,767.45	\$3,522.41	\$21,477.59
<b>MAINTENANCE DEPT.</b>					
HOA Maintenance Contract	\$243,000.00	\$106,030.89	\$17,537.93	\$123,568.82	\$119,431.18
HOA Material Cost	\$30,000.00	\$10,334.90	\$8,045.70	\$18,380.60	\$11,619.40
<b>OTHER MAINT. &amp; OPERATION</b>					
Alarm System	\$18,000.00	\$9,057.72	\$1,096.09	\$10,153.81	\$7,846.19
Concrete	\$15,000.00	\$12,777.24	\$0.00	\$12,777.24	\$2,222.76
Electrical Panels	\$5,000.00	\$0.00	\$650.00	\$650.00	\$4,350.00
Fence Incentives	\$8,800.00	\$2,400.00	\$0.00	\$2,400.00	\$6,400.00
Gutter Cleaning	\$12,500.00	\$7,685.22	\$0.00	\$7,685.22	\$4,814.78
Hydrants	\$5,000.00	\$2,844.35	\$0.00	\$2,844.35	\$2,155.65
Landscaping	\$122,000.00	\$55,479.28	\$0.00	\$55,479.28	\$66,520.72
Outside Contractors (Misc.)	\$3,000.00	\$1,507.54	\$119.49	\$1,627.03	\$1,372.97
Painting	\$15,000.00	\$12,070.00	\$0.00	\$12,070.00	\$2,930.00
Parking Lot Repairs	\$5,000.00	\$0.00	\$0.00	\$0.00	\$5,000.00
Pest Control	\$8,000.00	\$4,619.06	\$0.00	\$4,619.06	\$3,380.94
Playgrounds	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00
Plumbing Back Up/Drainage Repairs	\$45,000.00	\$20,504.80	\$0.00	\$20,504.80	\$24,495.20
Railings	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00
Refuse	\$85,000.00	\$42,934.04	\$7,223.56	\$50,157.60	\$34,842.40
Street Maintenance	\$3,000.00	\$0.00	\$0.00	\$0.00	\$3,000.00
Roofing Maintenance	\$30,000.00	\$3,394.53	\$0.00	\$3,394.53	\$26,605.47
Snow Removal	\$84,500.00	\$46,364.83	\$13,750.00	\$60,114.83	\$24,385.17
Sprinklers Maintenance	\$40,000.00	\$12,381.72	\$0.00	\$12,381.72	\$27,618.28
Tree Removal	\$8,000.00	\$3,910.50	\$0.00	\$3,910.50	\$4,089.50
Walkway Lights Maintenance	\$14,000.00	\$6,072.39	\$0.00	\$6,072.39	\$7,927.61
<b>UTILITIES</b>					
Electrical	\$23,000.00	\$14,074.70	\$2,299.35	\$16,374.05	\$6,625.95
Telephone/Internet	\$3,300.00	\$1,301.48	\$231.78	\$1,533.26	\$1,766.74
Water	\$72,600.00	\$28,504.62	\$0.00	\$28,504.62	\$44,095.38
<b>BAD DEBT</b>					
Reserve for Bad Debt	\$25,000.00	\$0.00	\$0.00	\$0.00	\$25,000.00
<b>LOANS</b>					
Paving Loan	\$98,300.00	\$49,109.16	\$8,184.86	\$57,294.02	\$41,005.98
<b>TOTAL CONDO I OPERATING BUDGET</b>	<b>\$1,563,750.00</b>	<b>\$683,477.97</b>	<b>\$98,846.72</b>	<b>\$782,324.69</b>	<b>\$781,425.31</b>
<b>CAPITAL BUDGET</b>					
Capital Replacement Expense/New Roofs	\$200,000.00	\$36,000.00	\$0.00	\$36,000.00	\$164,000.00
<b>TOTAL CONDO I CAPITAL BUDGET</b>	<b>\$200,000.00</b>	<b>\$36,000.00</b>	<b>\$0.00</b>	<b>\$36,000.00</b>	<b>\$164,000.00</b>
<b>TOTAL CONDO I BUDGET</b>	<b>\$1,763,750.00</b>	<b>\$719,477.97</b>	<b>\$98,846.72</b>	<b>\$818,324.69</b>	<b>\$945,425.31</b>
<b>INCOME</b>					
	<b>2022/2023 Budget</b>	<b>Rev. as of 1/2023</b>	<b>Feb-23</b>	<b>Revenue to Date</b>	
Condo1 Common Charges	\$1,763,750.00	\$1,019,442.42	\$237,249.45	\$1,256,691.87	
Other Income	\$0.00	\$42,723.11	\$4,539.64	\$47,262.75	
<b>TOTAL INCOME</b>	<b>\$1,763,750.00</b>	<b>\$1,062,165.53</b>	<b>\$241,789.09</b>	<b>\$1,303,954.62</b>	
<b>Year to Date Totals</b>				<b>YTD Revenue</b> \$1,303,954.62 Net	<b>YTD Expenses</b> \$818,324.69 \$485,629.93
<b>HOA COMMON CHARGES</b>					
	<b>2022/2023 Budget</b>	<b>As of 1/31/2023</b>	<b>Feb-23</b>	<b>YTD Paid HOA</b>	
HOA Common Charges Collected	\$1,279,413.12	\$614,696.92	\$102,134.98	\$716,831.90	
HOA Common Charges Paid to HOA	\$1,279,413.12	\$639,700.20	\$106,616.70	\$746,316.90	

# Dryer Vent & Duct **CLEANING**



**Prevent Potential Fires**



Special Offer for the Blue Ridge Condo Association

**\$149 per Dryer Vent cleaning service**

*Add on HVAC Duct Cleaning for an additional \$299*

Save when Same-Day Scheduling with a neighbor:

- +1 neighbor: 10% discount !
- +2 neighbors: 15% discount !!
- +3 neighbors: 20% discount !!!

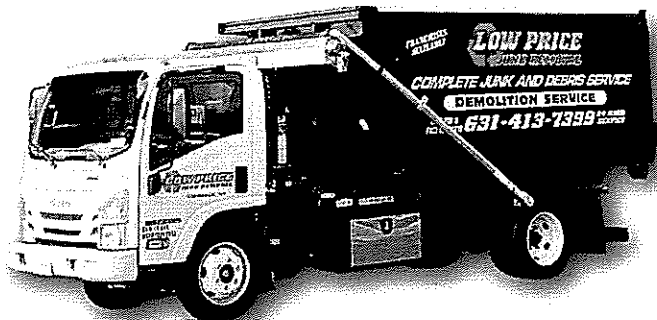


United Water Restoration Group of Long Island

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**LOW PRICE  
JUNK REMOVAL**

**TOP VALUE  
MOVERS, INC.**



Ask about our  
**LOW PRICE  
GUARANTEE**

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**Low Prices. Top Value.**

Larger TRUCKS = More BANG for your BUCK!

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USDOT #3918774

Household & Office Cleanouts - Debris Removal & Hauling - Donation Pickups - Moving & Storage - Demolition



# 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

RANK	NAME	DUTIES
President	John Mills	Contracts, Snow, Construction, Safety, Legal, Lighting
Vice President	William Roach	Work Orders, Safety, ACC, Fences
Treasurer	Kenneth Groshans	Accounting, CPA, Budge, Banking
Asst. Treasurer	Marguerite Bellucci	Appfolio, CPA, GRC, Playgrounds, Rentals, Gazette
Secretary	Deborah Nicastro	Insurance, Legal
Manager	Zackary Will	VMS, Refuse
Manager	Michael Cilmi	Administrative Duties, Appfolio
Manager	John Madonia	Social Media, Insurance legal
Manager	Joan Convery	Administrative Duties
Website Editor	Chrissie Roach	Posting Board approved information to Website, Gazette
Office Manager	Wendi	Accounts Receivables, Collections



Quality Heating & Air Conditioning Service & Installations

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

*Servicing all Long Island*

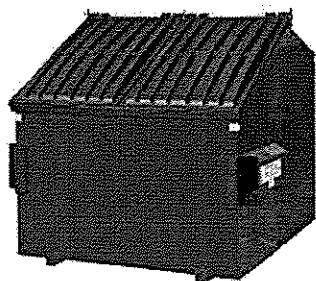
Greenport \* Sag Harbor \* Ronkonkoma



# CONDO II BOARD of MANAGERS

## DUMPSTERS

REFRAIN FROM STUFFING A DUMPSTER AND BEING UNABLE TO CLOSE THE SIDE PANELS OR TOP LIDS. IT IS UNSIGHTLY, DANGEROUS, UNSANITARY, AND ATTRACTS UNWANTED RODENTS.



Please remember that when discarding boxes and your household trash, **all packages must be broken down** and placed inside the dumpster and not left out on the side of the dumpster. Sliding side doors are to be closed to prevent animals from entering and debris from falling out during collection. The vendor **DOES NOT STOP TO PICK UP WHAT FALLS OUT.**

Garbage and refuse should be placed only in the provided containers and not be piled outside alongside any such container. Putting all trash inside the containers helps avoid unsightly conditions and prevents a health hazard.

Please go to another dumpster if your container is full.

For example, small non-bulk items, such as chairs, tables, area rugs, luggage, etc., can be placed in the container if there is room. The larger bulk items that cannot be in the container should be placed near the back of the containers and **not block access** to the sliding side doors. It causes an issue, and garbage left outside the container is hazardous, attracts animals and rodents, and is mostly unsanitary and unsightly.

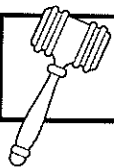
When placing large bulk items outside the containers, ensure the items are placed before 9 am for pick up Monday through Friday. Please call the front office at 631.698.8394 to notify maintenance.



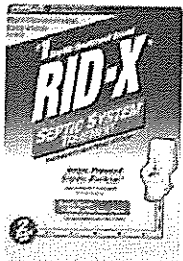
## ***A REMINDER OF ITEMS THAT SHOULD NEVER BE FLUSHED DOWN THE TOILET***

Ignoring the below, only causes you to deal with a very unpleasant outcome

- |   |  |
|---|--|
| 1. BABY WIPES/ADULT WIPES (biggest culprit) | 11. CAT LITTER                                   |
| 2. Q-TIPS, COTTON PADS, OR OTHER COTTON     | 12. HAIR   |
| 3. FEMININE PRODUCTS                        | 13. COOKING OIL                                  |
| 4. CONDOMS                                  | 14. FISH AND FISH TANK GRAVEL                    |
| 5. DIAPERS                                  | 15. FOOD   |
| 6. DENTAL FLOSS                             | 16. BLEACH – Use Vinegar and Baking Soda.        |
| 7. PAPER TOWELS & FACIAL TISSUES            | Less harsh on pipes. Also use RIDX               |
| 8. MEDICATIONS                              | 17. DRAIN-O – Harsh chemicals prevent Blue Ridge |
| 9. CIGARETTES AND CIGARETTE BUTTS           | Maintenance to attempt to fix the clog           |
| 10. CIGAR AND CIGAR BUTTS                   |  |



# CONDO II BOARD of MANAGERS



The Condo II Board of Managers has made various attempts to inform the residents of the seriousness of flushing wipes. It has caused many floods not only in your unit but also in adjoining units. Frankly, it is disgusting, unsanitary, and costly.

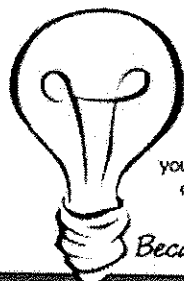
The board continually reviews how we can detect the culprit to hold them accountable for any damages caused to their neighboring units and possible maintenance fees for emergency cleanup.

In the meantime, to help minimize the situation, after doing some research, it seems that RID-X can be used. Yes, it is mostly used for septic; however, it is safe for pipes by pouring down the toilet and or kitchen drain. It is safe, and using it monthly will help break down paper, grease, and oil.

Purchasing and using RID-X monthly is less costly than paying for damages to your home or neighboring units.

## EMERGENCY SERVICES

The emergency services have repeatedly mentioned that seconds can save lives. For your safety and 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 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 that packages, and other deliveries do not get to the correct designation.

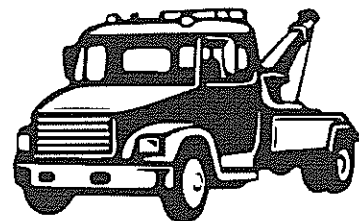
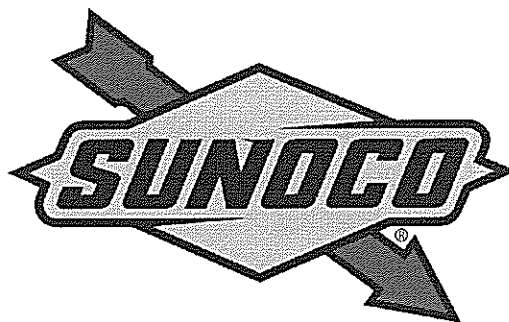


## Share

your bright idea, suggestion for improvement  
or pet peeve we might be able to help fix

*Because helping you matters to us!*

The Condo II Board of Managers (BOM) is reaching out to our residents in assisting us with informative articles for the Gazette. Also, if you have any ideas or suggestions that would benefit the community, please let us know. Please email to [officebrcond2@optonline.net](mailto:officebrcond2@optonline.net). Indicate 'Gazette' in the subject line. The BOM will respond to the emails in a timely manner.



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

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

**10% Off  
Air Conditioning**  
Repairs, Recharging  
All Make and Models

WE SPECIALIZE IN OLD  
FASHIONED TRUSTS, AND  
CUSTOMERS RELATIONS

**ASK ABOUT  
TIRE SPECIALS**  
All Brands and All Sizes  
Available

**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>**

Limited Time Offer w/ Coupon

**TRANSMISSION  
SERVICE**

Maintain Your Transmission and Prevent Costly Repair  
with New Transmission Fluid  
(Filter & Pan Casket Add'l)

Most Front Wheel and Rear  
Wheel Drive Vehicles

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

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>**

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>**

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**

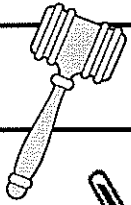


# CONDO II BOARD of MANAGERS

Blue Ridge Condo II Fiscal Year Budget 2022-2023  
Spent Through February 28th, 2023

	<i>a</i>	<i>b</i>	<i>c = a - b</i>
	Approved Budget 2022-23	Actual Collected & Spent to Date	Remaining Balance
<b>REVENUE</b>			
CONDO II COMMON CHARGES	\$ 1,455,400	\$ 826,825	\$ 628,575
HOA COMMON CHARGES	1,171,852	683,573	488,279
LESS: NON-PAYING UNITS (5)	(29,000)	-	(29,000)
SECURITY GATE ASSESSMENT INCOME *	-	1,535	(1,535)
OTHER INCOME	29,000	21,601	7,399
<b>TOTAL REVENUE</b>	<b>\$ 2,627,252</b>	<b>\$ 1,533,534</b>	<b>\$ 1,093,718</b>
<b>EXPENSES</b>			
HOA COMMON CHARGES	1,171,852	683,573	488,279
LESS: NON-PAYING UNITS (5)	(15,000)	-	(15,000)
HOA MAINTENANCE	195,000	111,170	83,830
SECURITY GATE *	-	25,080	-
CEMENT WORK - CURBS & SLABS	25,000	37,069	(12,069)
ELECTRICAL METER PANS	15,000	-	15,000
ELECTRICAL POLES & PARKING PLAZAS	15,000	4,415	10,585
ELECTRIC GENERAL REPAIRS	5,000	129	4,871
EXTERMINATING	8,000	4,824	3,176
FENCES (INCENTIVES)	10,000	12,234	(2,234)
FIRE ALARMS	15,000	9,361	5,639
FIRE HYDRANT TESTING	5,000	2,139	2,861
GUTTER CLEANING	6,000	7,685	(1,685)
LANDSCAPING	137,000	55,900	81,100
PAINTING	20,000	-	20,000
RAILINGS	8,000	-	8,000
REFUSE	77,000	40,889	36,111
REPAIRS & SUPPLIES MAINT.	20,000	23,134	(3,134)
ROAD REPAIR/SPEED TABLES	10,000	-	10,000
ROOFING	130,000	58,335	71,665
SNOW REMOVAL	115,000	55,647	59,353
IRRIGATION	40,000	14,941	25,059
TREE SERVICES	20,000	5,540	14,460
ACCOUNTING SERVICES	6,000	2,250	3,750
BAD DEBT	30,000	-	30,000
CONSULTING SERVICES	8,000	4,950	3,050
ELECTRICITY	30,000	13,894	16,106
INCOME TAXES	1,000	-	1,000
INSURANCE	360,000	208,117	151,883
LEGAL SERVICES	15,000	9,547	5,453
OFFICE SUPPLIES AND EXPENSES	9,000	4,610	4,390
EQUIPMENT LEASES	4,000	2,239	1,761
PAYROLL AND PAYROLL TAXES	55,000	31,281	23,719
PHONE & INTERNET	5,000	1,890	3,110
SUBSCRIPTIONS	7,000	3,819	3,181
WATER	54,400	44,519	9,881
CAPITAL RESERVE ALLOCATION	10,000	-	10,000
<b>TOTAL EXPENSES</b>	<b>\$ 2,627,252</b>	<b>\$ 1,479,181</b>	<b>\$ 1,173,151</b>
<b>REVENUES (LESS THAN) EXPENSES</b>	<b>\$ -</b>	<b>\$ 54,353</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



### 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 Condo II office.

## 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 II Board of Managers would also like to inform the residents that the information is in a locked file cabinet.

The Condo II Board 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 in turning in your application only delays you in receiving the tags.

**Note: The form has been updated for the residents to indicate the order in which the guest calls to request entrance into the community. For residents who already completed the forms, we will contact you requesting this information. Only three numbers can be added for each unit.**



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

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 Homeowner's expense.



BLUE RIDGE CONDO I & II BOARD OF MANAGERS

877 & 888 GOLF LN

MEDFORD, NY 11763

**SECURITY GATE AND PERMIT PASS REGISTRATION FORM**  
**ONLY INDICATE INDIVIDUALS (OVER 18) WITH VALID DRIVER'S LICENSE AND REGISTRATION**

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

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

Check One: ☐ Owner ☐ Renter

WHEN FILLING OUT THE FORM, PLEASE INDICATE WHO IS THE PRIMARY NAME AND PHONE NUMBER; SECONDARY NAME AND PHONE NUMBER; TERTIARY NAME AND PHONE NUMBER TO CALL WHEN REQUESTING ENTRANCE.

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

\_\_\_\_\_  
PRIMARY PHONE NUMBER

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

\_\_\_\_\_  
SECONDARY PHONE NUMBER

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

\_\_\_\_\_  
TERTIARY PHONE NUMBER

\_\_\_\_\_  
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# \_\_\_\_\_ \*

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

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

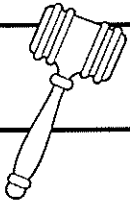
Plate # \_\_\_\_\_ State \_\_\_\_\_ MAKE/MODEL/YR \_\_\_\_\_ TAG# \_\_\_\_\_ \*

\*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

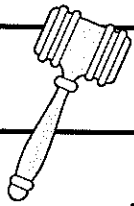
Senior Account Advisor - Ext 655

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

# IV Seasons Painting & Decorating LLC.

## **Handyman Service All Phases of Construction and Repairs Coram 11727**

**- Always Free Estimates -**

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

*Have a  
Happy and Safe  
Holiday Season*

### *The Cleaning Fairies* Residential & Commercial Cleaning Service *A Carol & Grand*

*Andrea Lamanna*  
Owner

Office. 631.256.5214  
Cell. 631.434.0847  
Cleaningfairies143@gmail.com

FREE ESTIMATES  
LIC./INSURED

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

**B & R** **PLUMBING**  
OF L.I. INC. **& HEATING**

**24 Hour Emergency Service**

BILL DE PAOLO

315 Smithtown Blvd.  
Nesconset, New York 11767



### **GAZETTE DELIVERERS for MARCH 2023**

Carol Amato  
Sue Beck  
Bill Bernstein  
Rich Burch  
Adriana Burtoff  
Debbie Cianciulli  
Jen Daub

Mary Desjeunes  
Louis Driscoll  
Michael Gisler  
Kathy Hansen  
Kenny Kimmel  
Gerry Maroney  
Raymond Miehl

Margie Mills  
Leonard Mirabile  
Vincent Monello  
Chuck Murphy  
Tina Myer  
Carolyn Nook  
Lee Ann Orlando  
Jeanann Pappaeliou

Bud Rego  
Mindy Rigert  
Tom Rivoli  
Bill Roach  
Chrissie Roach  
Ira Sachs  
George Scholl  
Debbie Ungaro

### **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!



## JOINT CONDO I & CONDO II BOARD of MANAGERS

# SPECIAL NOTICE

*regarding*  
**CONDO I and CONDO II  
BOARD ELECTIONS**

In six months, Condo I and Condo II will be having their Board Elections. It has come to our attention that if voter turnout is less than a quorum, the election will be deemed null and void. The Board of Managers would then remain unchanged until the next election. Any seats left vacant would be open to appointment at the Board's discretion, as per the by-laws.

In recent years, we have not been meeting the Election quorum, so we are concerned for this coming election.

We are advising the community of this starting now, and will continue this notice until the September Election.

It is imperative that all residents take their responsibility of voting seriously.

***It is your one opportunity to have a say  
in how the Boards operate.***

Each household is entitled to one vote.  
Condo I has a quorum of 232 voters and  
Condo II has a quorum of 211 voters.

**The Election is held  
on the second Saturday in September  
from 9:00 am to 1:00 pm.**

We urge you to take note and plan accordingly.

***Thank you,***  
Condo I and Condo II Board of Managers

# TRI BOARD

## *Welcome to Blue Ridge*

*The welcome committee would like to invite all new residents to join us at 6:30pm on the 2nd Friday of every other month at the club house. This informational meet will help you to 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*

## **FREE 911 APP- The Suffolk County Smart911 Registry**

### **THE SUFFOLK COUNTY EMERGENCY PREPAREDNESS REGISTRY powered by SMART911**

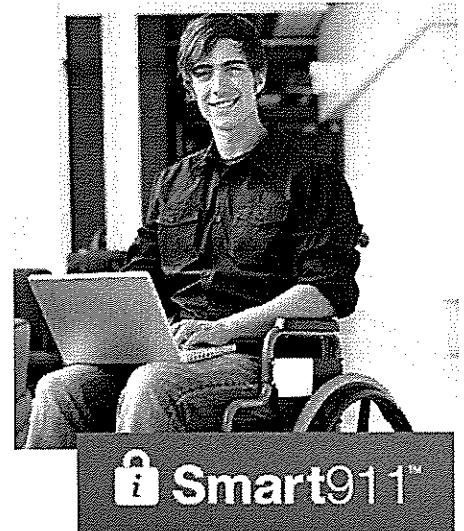
This Registry gathers information from Suffolk County's Vulnerable Population for use during emergencies, evacuations and sheltering operations.

The Suffolk County Emergency Preparedness Registry is designed to provide:

- Valuable lifesaving information to Emergency Responders during their response to a registered address.
- Identification of specific needs of residents requiring assistance during evacuations.
- Prioritize resources required to accommodate individuals during or after emergency operations.

The first line of defense against the effects of an emergency or disaster is personal preparedness. It is important for all residents to make their own Emergency Plans and provide for their own care and safety in an emergency. The Emergency Preparedness Registry powered by Smart911 provides residents with the ability to enhance the response of Emergency Responders, while assisting Suffolk County to better prepare for the community's needs during an evacuation or disaster situation.

The information that you provide in your safety profile will also be used to identify the resources necessary to accommodate vulnerable individuals and their caregivers.



## **Who Should Register?**

Simply put...Everyone should have a safety profile. You should definitely register if you foresee any difficulty in getting to safety with family or friends, or to a Public Shelter during an Emergency Evacuation. If you are unable to register yourself, someone may register you on your behalf.

## **How Can I Register?**

If you are reading this on our Webpage, click on the green Smart911 icon or go to the County Website address: [www.suffolkcountyny.gov](http://www.suffolkcountyny.gov), scroll to the bottom of the page and click on the Smart911 icon.

If you are unable to register through the Website or don't have someone that can help you with the process, you may register by calling the Office of Emergency Management at 631-852-4900 during regular business hours: 8 AM - 4 PM, Monday through Friday.

## **Frequently asked questions:**

Did you know answering 9-1-1 calls and preparing for disasters are very different activities, and they are often handled by different organizations?

# TRI BOARD

9-1-1 responds to specific citizen reported incidents. Emergency Managers need to prepare for and respond to incidents that affect large segments of the community. Because of this, Emergency Managers can benefit greatly from being able to view information about their community outside of a 9-1-1 call. This information is not only valuable during a disaster, but can improve the continuous planning and preparation that Emergency Managers conduct ahead of disasters.

How can I tell if I am able to share my profile with Emergency Managers through this service?

Simply create an account. If one of the addresses on your account falls within a jurisdiction that uses this service for disaster planning and response, the Other Services section of your Preferences page will provide you with the option to share your profile to support Emergency Preparedness.

How is my information accessed by Emergency Management?

Through this service, Emergency Managers can ask questions about the information on-file for citizens that live in a given area. If you elect to participate in this feature, and your profile contains information Emergency Managers are interested in (for example, you live in an area they select, and you state that you do not have access to transportation in the event of an evacuation order), then your name, address, and contact information will be displayed to the Emergency Manager making the inquiry.

Can I change my mind about who I share my information with after my initial registration?

Yes, by simply logging into your account. You can modify the services you participate in from within the Other Services section of the Preferences page. Please be aware that not all services are available in all areas.

Why should I share my information with Emergency Management?

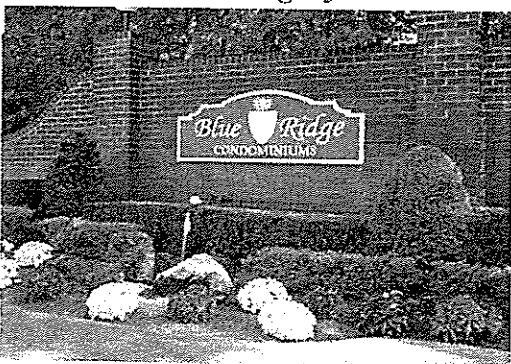
Sharing your information with emergency management will allow local emergency officials to better plan for and respond to disasters. These officials regularly exercise scenarios and make plans to better prepare for disasters (i.e. hurricanes, tornadoes, flooding, power outages). Having knowledge of specific needs within the community, such as disabilities and special medical conditions, gives them the opportunity to identify individuals who will be most in need of assistance during an incident.

Even if no member of your household has a significant medical condition, there are still numerous pieces of information that are of interest to Emergency Managers. For example, did you know that pets (other than service animals) are typically not allowed in emergency shelters? By knowing the number of pets in the community that require emergency sheltering, Emergency Managers can develop strategies to better accommodate pets.

We encourage you to share your information with all services available through your account in order to take full advantage of the safety services your community offers you.

**\*For further information contact Steve Wolner - [SteveW@blueridgehoa.com](mailto:SteveW@blueridgehoa.com)**

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Julia Rosa Bejarano  
*Licensed Real Estate Salesperson*

# 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.



## BLUE RIDGE MEN'S GOLF CLUB

Come join us May 15th at 10 AM in the clubhouse for coffee and bagels. This is for current members as well as an opportunity for new members to join. There is a \$75.00 sign up fee. The club is for all ages and levels. You can play daytime or evenings. The club plays on Thursday mornings from 8am to 11am.

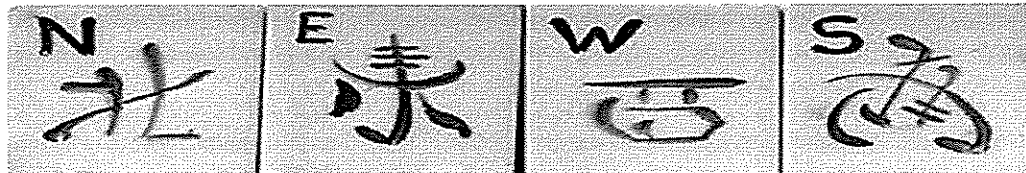
Any questions contact:

Vinnie Monello ..... 631-698-0062

Barry Boeckel..... 631-451-7079

Buddy Rego..... 631-874-4316

## MAH JONGG / CANASTA CLUB



## *Save the Date!*

We are currently planning our first

## ***Mah Jongg Tournament***

of the year!

We would love for you to join us on

**Thursday, May 18<sup>th</sup>.**

The Tournament will last from 10:30am to 4:00pm.

Sign-up is now going on in the cardroom on Thursdays  
between 12:30 and 4:00pm, at the front reception desk,  
or contact Mary at 631-245-3056.

**The entry fee is: \$5 (Club members)  
\$8 (Non-Club members)**

Luncheon will be served  
provided by the Mah Jongg/Canasta Club.

More information to follow.

## *Join the fun!*

# BLUE RIDGE CLUB NEWS



## BOCCE NEWS

We are excited to start the 2023 Blue Ridge Bocce Season! Once again, Brian Matonti and James Peterson will be in charge of Thursday night bocce and Jeff Ward and Mike Gisler will be in charge of Wednesday night bocce.

### Registration and important dates:

Registration (upper deck) ..... Thurs., May 18 7:00pm – 8:30pm

Fri., May 19 7:00pm – 8:30pm

Start of Season ..... Wed., May 31 – 6:30pm

Thurs., June 1 – 6:30pm

End of Season ..... Wed., Aug. 16 & Thurs. Aug. 17

Bocce Playoffs ..... Wed., Aug. 23, rain date Aug. 24

Bocce Dinner ..... Friday, Sept. 22, 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

<b>Team Name:</b>			
<u>Player Name</u>	<u>Phone Number</u>	<u>Email</u>	<u>Resident or Non-resident</u>
1.			
2.			
3.			
4.			

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

# BLUE RIDGE CLUB NEWS



## BLUE RIDGE LADIES GOLF CLUB

*Submitted by Nicole M. Tumilowicz*

Come join the fun with Blue Ridge Ladies Golf. Our beautiful golf course is ready for Spring.

We are always excited to welcome new members. Whether you are new to the game or experienced player you're sure to enjoy meeting friends and the challenge of our beautifully manicured course.

Current members and new members will start this season by teeing off at 8:45 am either on Sunday May 14th or on Tuesday, May 16th.

During the season, weekly scores are tailed whether club members play together on a Sunday or a Tuesday.

The season membership fee of only \$30 is due at the clubhouse by May 9th. Please write a check out to Blue Ridge Ladies Golf Club and drop it off at front desk to put in the envelope for Joyce Sachs.

Golf joke: How many golfers does it take to change a lightbulb? Fore.

# DOG WASTE

## LEASH AND CLEAN UP AFTER YOUR DOG



## IT'S REQUIRED BY LAW!



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

*McManus-Lorey*  
**Funeral Home**

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

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

*A Caring, Family Business*

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*Pre-Arrangement Consultation*

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

*At Home Arrangements*

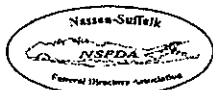
*After Care Program and Bereavement Literature*

*Ample Parking • Handicap Entrance*

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



LONG ISLAND FUNERAL ENDOWMENT  
Nassau-Suffolk Funeral Directors Association



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9:00AM to 5:00PM Saturday



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**\$5.00**

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**CLIP 'N SAVE!**

**NOT GOOD TOWARDS**

**THIRD PARTY INSURANCE CO PAYMENT**

# GREENS COMMITTEE

The Blue Ridge Greens Committee Announces

A Tri-Condo Invitational Golf Tournament



BLUE RIDGE, BRETTON WOODS, & SPRING LAKE



Date: Saturday, May 20, 2023

PLACE: Blue Ridge

Arrive time 8:30 am

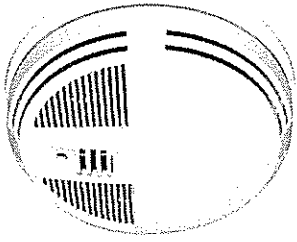
Tee time 9:00 am shotgun start

Please sign up at the golf shack starting,  
Higher handicaps are encouraged to sign up.  
There will be no tournament fee.

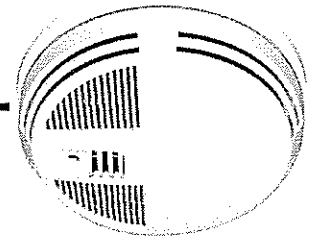


Blue Golf Shirts contact Vinny at 631-698-0062

We will be selling men and ladies golf shirts for \$21.00. Color is blue and the Blue Ridge logo will be on shirts. Shirts are available for purchase by all residents. If playing this year at the tri-condo tournament, would be nice if we all wore one of these shirts. Contact Vinnie Monello for information at 631-698-0062.



# ATTENTION



**All Residents  
are required to have a  
Carbon Monoxide Detector  
in their home.**

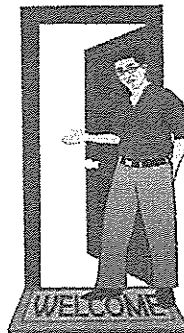
***It is now a law!***

For more information, contact the Condo Offices.

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Patio Doors – Interior Doors

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Pro. Door installation

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**631-697-2020**

**Ray@prodoorinstallation.com**

# 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, Purgings, Companion Care, Experienced Pet Care, 24 Hours. Call Doreen (631) 721-6096

No One Covers the  
Blue Ridge Community  
Like The



**Blue Ridge**  
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Advertise in the  
Blue Ridge Gazette  
Email Today at  
[gazetteblueridge@gmail.com](mailto:gazetteblueridge@gmail.com)

Reach the Entire  
Blue Ridge Community  
and More!

**We Are 100%  
Hand Delivered!**

## VEHICLE REQUIREMENTS WARNING

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

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

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

## PARKING RULES AND REGULATIONS

- 1) Under no circumstances will the following vehicles be allowed to park overnight in any parking plaza or upon our streets. This includes:
  - A) Buses, trucks (any type), snow plows, trailers
  - B) Motor homes, recreational vehicles, boats & boat trailers
  - C) Any vehicle with commercial plates, livery plates, or printed advertising
  - D) Any unregistered or unlicensed vehicle
- 2) Under no circumstances will any vehicle park at anytime in the following areas:
  - A) In any area where there is yellow pavement or curb markings
  - B) In two parking spots
  - C) In front of any garbage dumpster or fire hydrant
  - D) In any area designated to be a fire zone
  - E) In front of any walkway
  - F) On the grass or common property
  - G) In an area where NO PARKING signs are posted
  - H) In front of the clubhouse
  - I) At designated areas during snow season
  - J) At entrance to sewer treatment plant
  - K) On patios (motorcycles)

**Washing vehicles is prohibited.**

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

# BLUE RIDGE EMERGENCY INFO

## KEEP POSTED IN YOUR HOME

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

### IMPORTANT TELEPHONE NUMBERS

Maintenance Emergency  
Please Call (631) 698-3004

#### ALL OTHER EMERGENCIES CALL 911

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

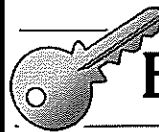
and then advise maintenance immediately, no matter what day or time this occurs.

### 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



## 2023

Prepared by the H.O.A.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3 Aquacize 10:00 A.M	4 Men's Card Club Library 6 PM  Closed Condo 1 Meeting	5 Aquacize 10:00 A.M  Closed HOA Executive Board Meeting 10 AM Closed HOA Full Board Meeting 7 PM	6 Mah- Jongg/Canasta Club Card Room 12:30 PM  Story Time 10:30-11:30 AM In The Library	7 Aquacize 10:00 A.M.  <u>Friday Night Social</u> <u>6:30 -10:30 PM</u>  Welcome Committee Meeting 6:30 PM	8
9    Clubhouse Closed	10  Aquacize 10:00 A.M	11  Men's Card Club Library 6 PM	12  Aquacize 10:00 A.M  Closed Condo 2 Meeting 7:00 pm	13  Mah- Jongg/Canasta Club Card Room 12:30 PM  PAC Luncheon  Story Time 10:30-11:30 AM In The Library  Gazette Deadline	14  Aquacize 10:00 A.M.  <u>Friday Night Social</u> <u>6:30 -10:30 PM</u>	15  Private Party  
16	17  Aquacize 10:00 A.M	18  Men's Card Club Library 6 PM  Closed Condo 1 Meeting	19  Aquacize 10:00 A.M  Closed HOA Executive Board Meeting 10 AM Closed HOA Full Board Meeting 7 PM	20  Mah- Jongg/Canasta Club Card Room 12:30 PM  Story Time 10:30-11:30 AM In The Library	21  Aquacize 10:00 A.M.  Friday Night Social 6:30 -10:30 PM	22  Private Party  
23	24  Aquacize 10:00 A.M	25  Men's Card Club Library 6 PM	26  Aquacize 10:00 A.M  Closed Condo 2 Meeting 7:00 pm	27  Mah- Jongg/Canasta Club Card Room 12:30 PM  Story Time 10:30-11:30 AM In The Library	28  Aquacize 10:00 A.M.  Friday Night Social 6:30 -10:30 PM	29
30						

HAPPY *Mother's*  
DAY



# *Mother's Day Tea Party*

Sunday, May 7, 2023  
1:00 pm to 3:00 pm  
Clubhouse lower lounge

Menu will include:

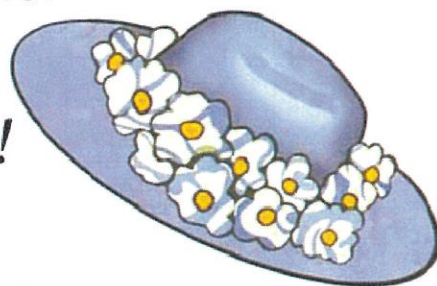
Tea, Lemonade, Finger foods, and Desserts

Children Aged 2 through 8: **\$5.00**

Aged 9 to Adult: **\$8.00**

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

*Wear your best Spring bonnet!*



Sign up:

Wednesday, April 26th & Thursday, April 27th—1:00 to 3:00 pm

Friday, April 28th—5:00 to 7:00 pm

Saturday, April 29th—10:00 am to 12:00 noon

See Josephine in the clubhouse foyer or ask at the front desk.

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

