

Blue Ridge

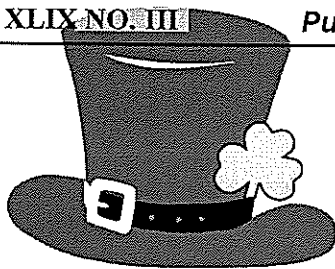
Gazette



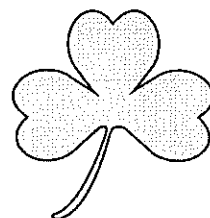
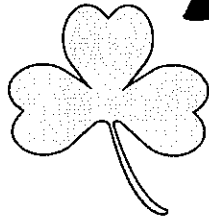
VOL XLIX NO. III

Published by and for the Residents of Blue Ridge

MARCH 2023



Happy
St. Patrick's
Day



NATIONAL GRID UPDATE! SEE PAGE 37

**Friday
Night
Social**
SEE PAGES 12 & 13


**HOA
Announcement!**
SEE PAGE 11


**Kids Easter
Egg Hunt**
SEE BACK COVER

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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.

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We Are Just A . . . Phone: 631.207.3683

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

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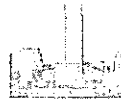
LETTERS TO THE EDITOR

A STATEMENT FROM THE EDITORIAL STAFF

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

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

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



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the purchase of a new system with presentation of this coupon. Offers cannot be combined. exp. 3-15-23

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



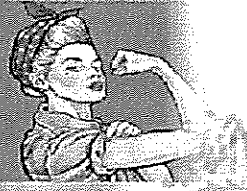
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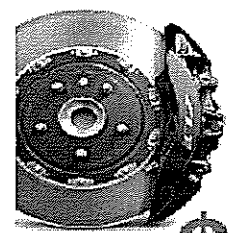
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4 TIRES SALE

A Traction
Rating

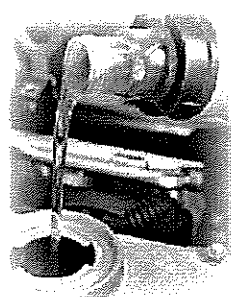
\$379.99 + Tax & disposal
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Tire price for P205/55R16 prices vary by size. Expires 4/30/23.

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\$179.99 plus tax

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

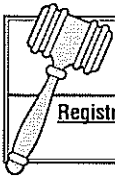
(Just 800 Feet North of Walgreens & Dairy Queen)

www.pinkysautoservicecenter.com (Blue Ridge Resident)



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

SP5127



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, Steven Wolmer	
Community Relations – ACC, Gov’t Relations, Special Events	Janet DuBois	Stephanie Milligan, Robert Vulpis	
Finance – Finance, Legal, Contracts, Insurance	Larry Browne	Mariangela Barbieri	Nick Gabriele, Anthony Spataro
Greens	Josephine Maiorano	Steve Wolmer, Larry Browne	Pat Frabrizio,
Gazette	Kenneth Kimmel	Janet DuBois, Stephanie Milligan	
Security	Steve Wolmer	Stephanie Milligan, Bob Vulpis	
Sewer Treatment Plant	Josephine Maiorano	Steven Wolmer	Pat Frabrizio
Maintenance	Josephine Maiorano	Steven Wolmer	

President:	Josephine Maiorano	Director:	Stephanie Milligan
Vice President:	Janet DuBois	Director:	Steve Wolmer
Treasurer:	Larry Browne	Director:	Kenneth Kimmel
Secretary:	Bob Vulpis	Director:	Gerald Gelfend
Asst. Treas.:	Mariangela Barbieri		
Consultants:	Pat Frabrizio, Nick Gabriele, Tony Spataro		

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

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Exp. 3/31/23



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Medford, NY 11763**

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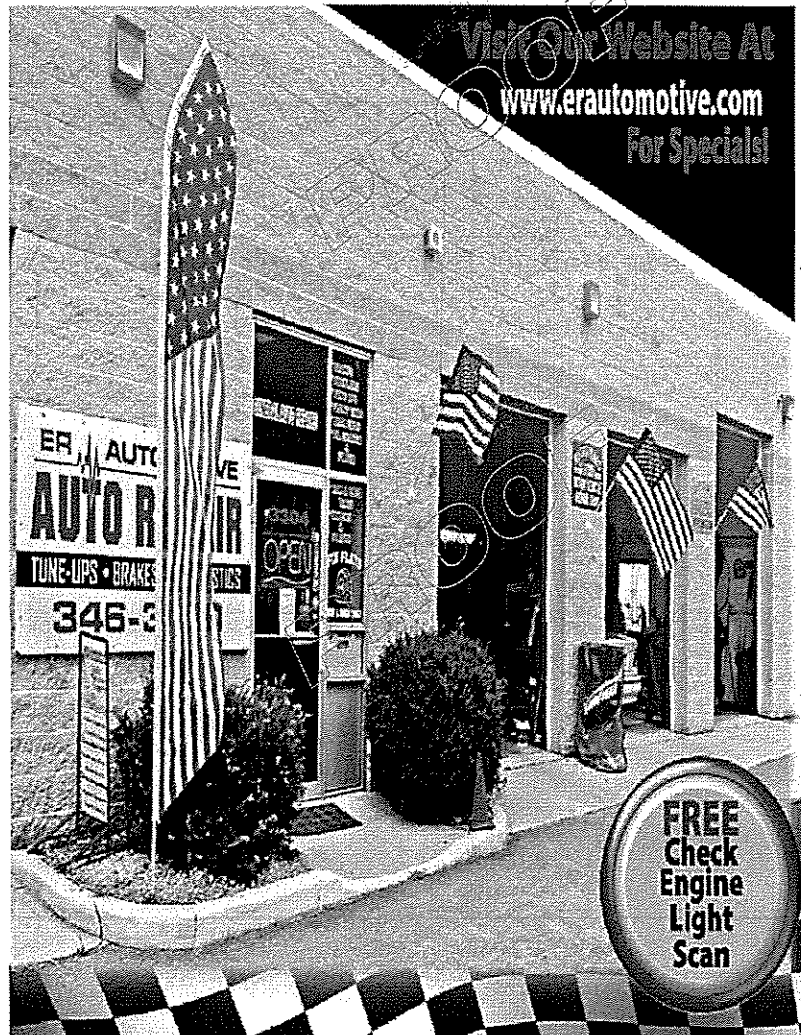


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\$5.00
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Exp. 3/31/23

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Guaranteed.

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www.erautomotive.com
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Available
Within 5 Miles**

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OUT OUR
REVIEWS
ONLINE!!**

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Check
Engine
Light
Scan**

**COOLANT
SERVICE**

Most Makes & Models
Up to 2 Gallons

\$59.95

With Coupon. Not To Be Combined. Exp. 3/31/23

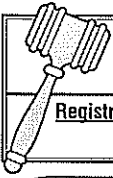
**FREE
BATTERY & CHARGING
SYSTEM TEST**

Batteries From

\$49.95

With Coupon. Not To Be Combined. Exp. 3/31/23

975071-1



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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

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

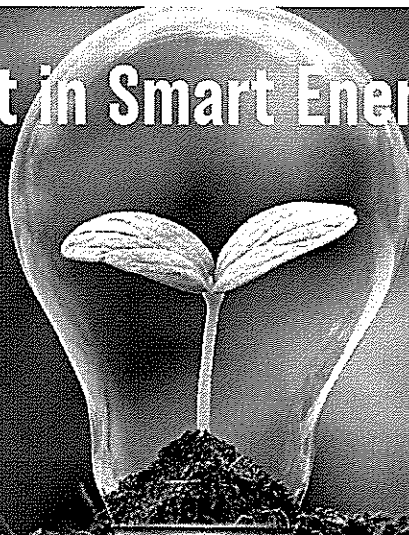
Type of Fee	Amount of Fee
Guest Pass – \$3.00 Minimum -	\$3.00 - \$30.00
Guest Pass – \$30.00 Maximum	
Lost I.D. Card Replacement	\$4.00
Renter Deposit (Refundable)	\$75.00 p/person
	\$25.00 under 18
5 Years or older	
Registration Fee & I.D. Card	\$3.00 p/person
Returned Check Fee	\$20.00
Faxes	\$1.00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

- SOLAR THERMAL
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The price of oil is never going to be what it once was.



2016



2021



2023

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ATTENTION ALL BLUE RIDGE HOMEOWNERS

ALL HOMEOWNERS RECREATIONAL ID CARDS WILL EXPIRE: FRIDAY, MARCH 31, 2023.

TO RECEIVE YOUR AND YOUR FAMILY'S RECREATIONAL ID CARDS THE NAMED HOMEOWNERS MUST COMPLETE AND SIGN THE BLUE RIDGE HOMEOWNERS AFFIDAVIT.

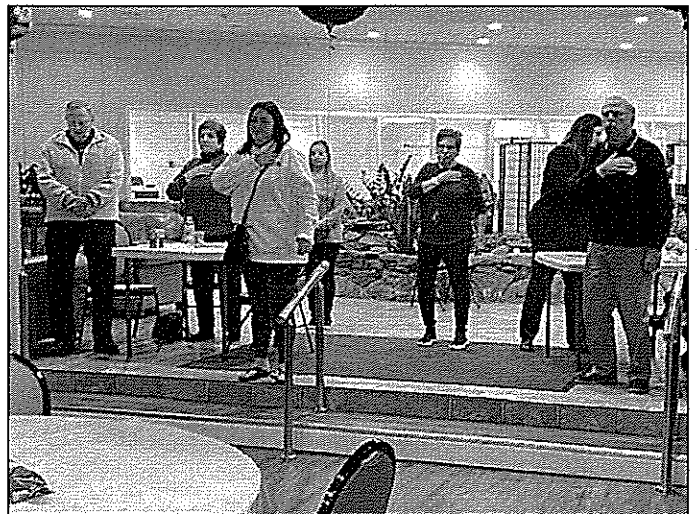
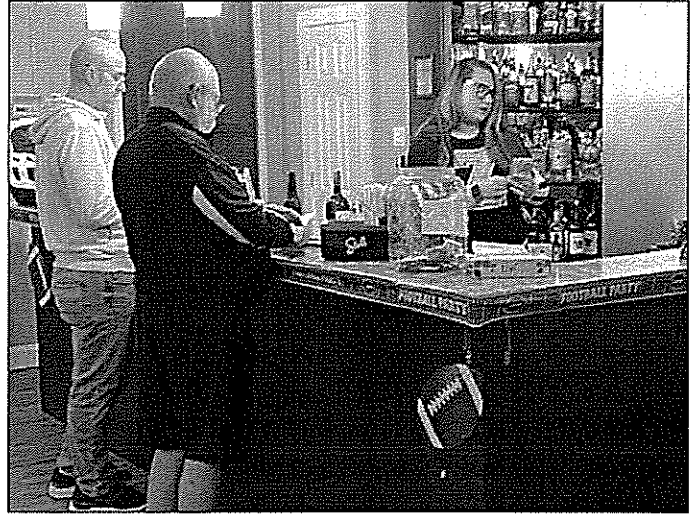
ANY INCOMPLETED AFFIDAVITS WILL NOT BE PROCESSED. THE AFFIDAVIT FORMS ARE IN THE GAZETTE, OR AT THE BLUE RIDGE CLUBHOUSE FRONT DESK.

PLEASE RETURN THE COMPLETED AND SIGNED AFFIDAVIT FORMS TO THE FRONT DESK DURING OFFICE HOURS. CHILDREN AND TEENS PHOTOS MUST BE UPDATED





Superbowl Party Photos





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HOA Announcement!



We would like to thank the members of the community that celebrated Super Bowl Sunday with us! A good time was had by all. I would like to extend my appreciation to the entire HOA Board and give a special thanks to Gerald, Ellen, Sydney and Anna for ensuring the guests were well fed!

Everyone's hard work and dedication to helping make this event a success did not go unnoticed!

Our themed Friday Night Socials have been equally successful, and we look forward to keeping up the momentum!

In regard to the untimely and unfortunate closing of "The Spot Cafe", rest assured that the Board will be actively interviewing candidates. This will be a process, and we ask for your patience and understanding during this time.

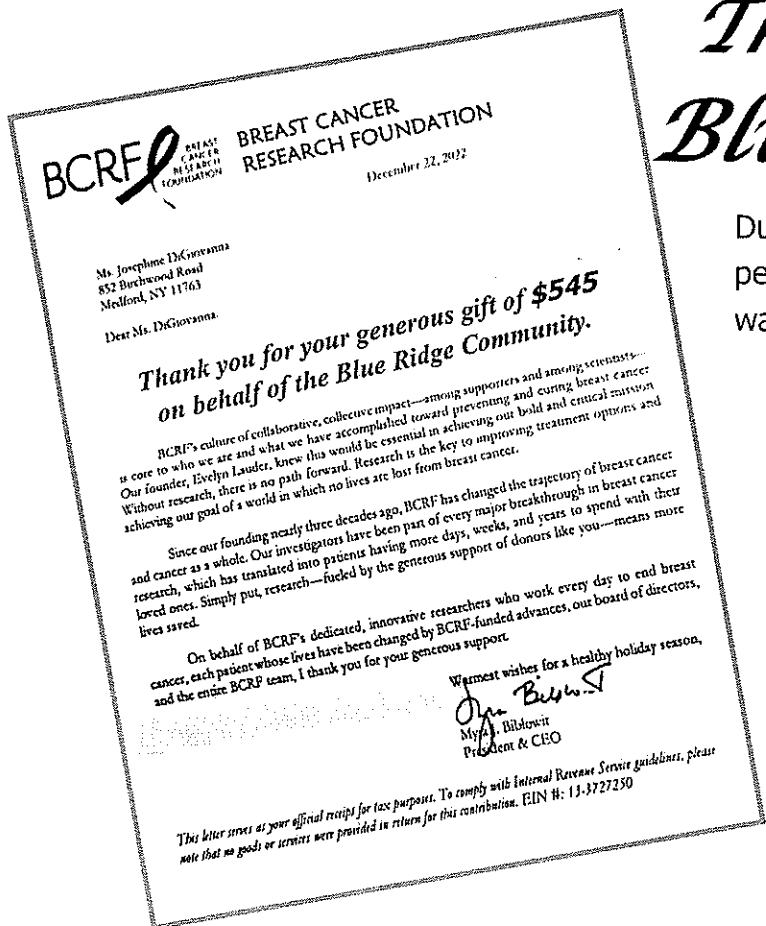
As always, our door is always open if you would like to come in and meet with us. Spring is coming... and we are eager for all the warm-weather related events coming to Blue Ridge. Stay well!

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 Blue Ridge!

Due to the generosity of the following persons and events, a check for \$545 was sent to the BCRF:

- ◆ Blue Ridge Golf Greens Committee
- ◆ Night Golf Event
- ◆ Revenue from the 50/50 held at the Summer Time Tea
- ◆ Revenue from the basket raffle at the Summer Time Tea
- ◆ Revenue from the Italian basket raffle
- ◆ Hot Dog and snack sales from the Childrens' Halloween party
- ◆ Gerard Maroney ◆ Mary Desjeunes
- ◆ Plus other personal checks that were submitted.

In addition, Thank you to the HOA and all of those who volunteered. Their hard work



Friday Night Social

MARCH 17, 2023

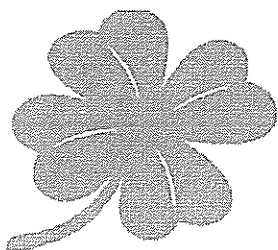
6:30pm - 10:30pm

A Pot Luck Evening!

Bring a dish to share with your
table.

Music by:
DJ Rich

Cash Bar



Friday Night Social

Peace, Love & Music
Come as a hippie!

03/31/23

6:30pm-10:30pm

Karaoke - Cash Bar

Hosted by:
HOA

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.





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: _____

SOLD



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Associate Real Estate Brokers

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RUDY CELL: 631.831.1162

*531 Hawkins Avenue
Lake Ronkonkoma*



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FOR YOUR CONTINUED SUPPORT.

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MARCH 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
- 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

MESSAGE FROM THE PRESIDENT

Condo 1 Residents,

I am writing this letter the day after the open meeting in the clubhouse. It was great to see so many residents interested in what the Board had to report. I believe having the Condo 1 lawyer, Bob Wirth attend to answer the many legal questions residents had, related to the problems in PP 14, was very helpful. It is difficult enough for the Board to always determine what they legally can and cannot do, being a resident can make it even more confusing! Hopefully your questions were all answered. If not, please call, email or make an appointment to ask any other legal questions you may have. In addition, the board was able to update you on the multiple projects it is working on: Paid Management, Finance Committee, Security Committee, National Grid and Optimum (to name a few). Hopefully this information was helpful and informative.

This week, a resident stopped by the Condo 1 office to question a decision the board had made. As the discussion progressed, I invited the resident to address the board with her concerns and for the board to hear her information and determine if the board needed to amend their decision. I wanted to bring this up, as I want to be sure the residents are aware that they can call, email or usually stop by the office to ask any questions. Talking to other residents or asking questions on the Friends of Blue Ridge Facebook page is not getting the facts directly from the board. The office is open Monday to Thursday 10am to 2pm. Valarie and/or I are there most days along with Lisa.

I look forward to keeping you up to date as our committees' progress and we have more information to provide.

Thank you all again for the large turnout to the open meeting.

Robin D'Alessandro

President, Condo 1 BOM



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

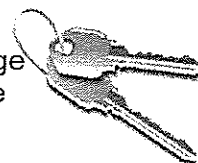


Missed Fire Alarm Inspection Fine ..\$200.00
Returned Check Fee\$35.00
Late Common Charge Fee..... \$35.00

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 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 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:

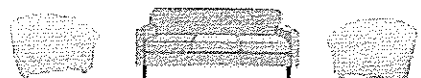
- ◆ Plumbing & Electrical issues
- ◆ Fire/Smoke & CO2 Alarms

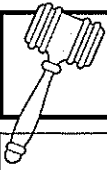


A Reminder from Condo I:

Large items do not belong inside the dumpsters.

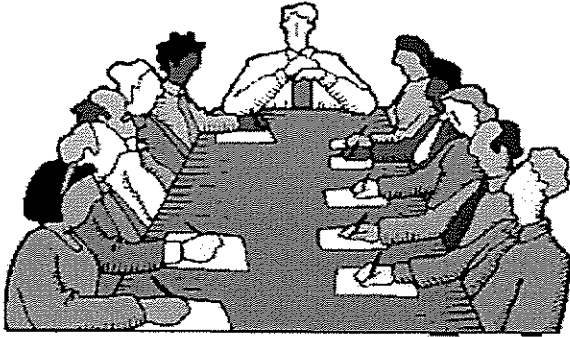
Please place items, such as furniture, outside the dumpsters so the Maintenance Dept. can pick them up separately.





CONDO I BOARD of MANAGERS

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

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.



Call today for a free estimate!

(631) 698-0580

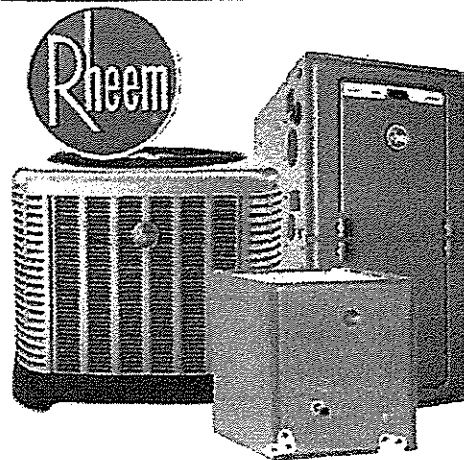
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**CREDIT CARDS
ACCEPTED**



CONDO I BOARD of MANAGERS

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

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.

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.

Condo I Meeting





CONDO I BOARD of MANAGERS

Blue Ridge Condo I January Budget 2023

EXPENSES	2022/2023 Budget	Expense as of 12/2022	Jan-23	Expense to Date	YTD Balance
ADMINISTRATIVE					
Accounting	\$9,850.00	\$3,350.00	\$650.00	\$4,000.00	\$5,850.00
Data Processing	\$5,600.00	\$2,104.07	\$973.76	\$3,077.83	\$2,522.17
Legal	\$12,000.00	\$1,967.50	\$0.00	\$1,967.50	\$10,032.50
Office	\$14,300.00	\$5,371.37	\$575.58	\$5,946.95	\$8,353.05
Payroll Taxes	\$17,000.00	\$3,280.52	\$2,928.36	\$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	\$12,491.47	\$2,021.65	\$14,513.12	\$29,486.88
State & Fed Taxes	\$2,500.00	\$150.00	\$0.00	\$150.00	\$2,350.00
INSURANCE					
Property & Liability	\$400,000.00	\$161,348.77	\$32,150.99	\$193,499.76	\$206,500.24
Insurance Deduction Reserves	\$25,000.00	\$754.96	\$0.00	\$754.96	\$24,245.04
MAINTENANCE DEPT.					
HOA Maintenance Contract	\$243,000.00	\$88,501.46	\$17,529.43	\$106,030.89	\$136,969.11
HOA Material Cost	\$30,000.00	\$5,001.29	\$5,333.61	\$10,334.90	\$19,665.10
OTHER MAINT. & OPERATION					
Alarm System	\$18,000.00	\$9,057.72	\$0.00	\$9,057.72	\$8,942.28
Concrete	\$15,000.00	\$12,777.24	\$0.00	\$12,777.24	\$2,222.76
Electrical Panels	\$5,000.00	\$0.00	\$0.00	\$0.00	\$5,000.00
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	\$55,029.28	\$450.00	\$55,479.28	\$66,520.72
Outside Contractors (Misc.)	\$3,000.00	\$467.54	\$1,040.00	\$1,507.54	\$1,492.46
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	\$4,238.88	\$380.18	\$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	\$14,604.80	\$5,900.00	\$20,504.80	\$24,495.20
Railings	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00
Refuse	\$85,000.00	\$35,710.49	\$7,223.55	\$42,934.04	\$42,065.96
Street Maintenance	\$3,000.00	\$0.00	\$0.00	\$0.00	\$3,000.00
Roofing Maintenance	\$30,000.00	\$0.00	\$3,394.53	\$3,394.53	\$26,605.47
Snow Removal	\$84,500.00	\$32,129.28	\$14,235.55	\$46,364.83	\$38,135.17
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
UTILITIES					
Electrical	\$23,000.00	\$11,800.37	\$2,274.33	\$14,074.70	\$8,925.30
Telephone/Internet	\$3,300.00	\$954.30	\$347.18	\$1,301.48	\$1,998.52
Water	\$72,600.00	\$25,402.42	\$3,102.20	\$28,504.62	\$44,095.38
BAD DEBT					
Reserve for Bad Debt	\$25,000.00	\$0.00	\$0.00	\$0.00	\$25,000.00
LOANS					
Paving Loan	\$98,300.00	\$40,924.30	\$8,184.86	\$49,109.16	\$49,190.84
CAPITAL BUDGET					
Capital Replacement Expense/New Roofs	\$0.00	\$0.00	\$36,000.00	\$36,000.00	
Capital Replacement Reserves	\$200,000.00	\$83,333.34	\$16,666.67	\$100,000.01	\$99,999.99
TOTAL CONDO I BUDGET	\$1,763,750.00	\$658,115.55	\$161,362.43	\$819,477.98	\$980,272.02
INCOME					
	2022/2023 Budget	Rev. as of 12/2022	Jan-23	Revenue to Date	
Condo I Common Charges	\$1,763,750.00	\$847,739.53	\$171,702.89	\$1,019,442.42	
Other Income	\$0.00	\$40,053.61	\$2,669.50	\$42,723.11	
TOTAL INCOME	\$1,763,750.00	\$887,793.14	\$174,372.39	\$1,062,165.53	
Year to Date Totals				YTD Revenue	YTD Expenses
				\$1,062,165.53	\$819,477.98
				Net	\$242,687.55
HOA COMMON CHARGES					
	2022/2023 Budget	As of 12/2022	Jan-23	YTD Paid HOA	
HOA Common Charges Collected	\$1,279,413.12	\$513,033.70	\$101,663.22	\$614,696.92	
HOA Common Charges Paid to HOA	\$1,279,413.12	\$533,083.50	\$106,616.70	\$639,700.20	



CONDO I BOARD of MANAGERS


Blue Ridge Condo 1 Board of Managers

Annual Conflict of Interest Statement


December 2022

To All Blue Ridge Condo 1 Unit Owners:


Pursuant to both Section 727 of the New York State Business Law and Section 519-a of the New York State Not-for-Profit Corporation Law regarding conflict of interest disclosures, we, the undersigned Blue Ridge Condo 1 Board Managers from January 2022 through December of 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 Manager.



Robin D'Alessandro, President



Valerie Cafarella, Secretary


Brian Lamberson, Manager


Tim Gilson, Manager


Al Lombardi, former Manager

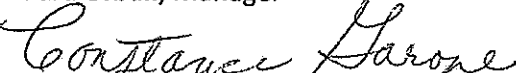

Gerald Gelfand, former Manager

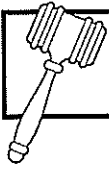

Brian Peterson, Vice-President


John David Bell, Treasurer

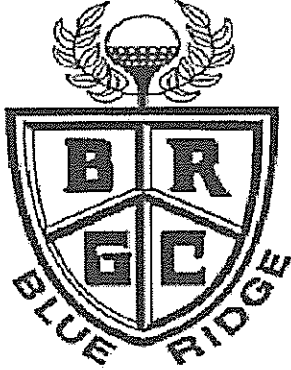

Joseph Nischo, Manager


Laura Urban, Manager


Constance Garone, former Manager



CONDO I BOARD of MANAGERS



Request for Demands, Lender Questionnaires, and Association Documents

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

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

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

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

Blue Ridge Condo I

877 Golf Lane
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
Help Desk: 866-925-5004
e-mail: contactsupport@homewisedocs.com

Dryer Vent & Duct **CLEANING**



 **Prevent Potential Fires**



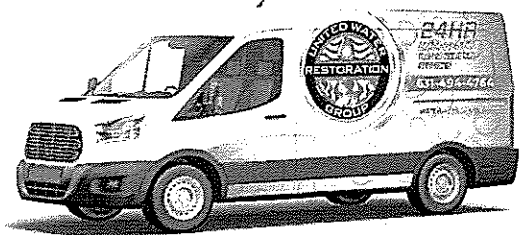
Special Offer for the Blue Ridge Condo Association

\$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 !!!

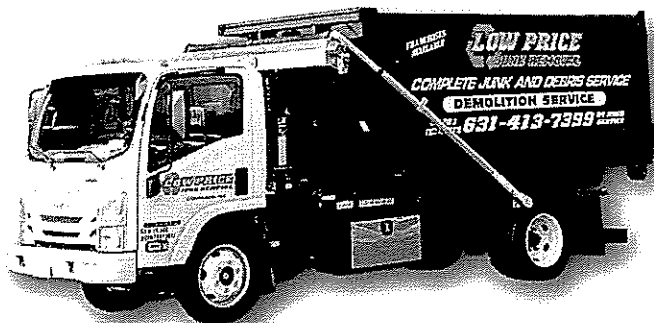


United Water Restoration Group of Long Island

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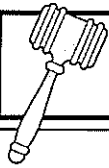
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USDOT #3918774

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 Nicaastro	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

President's Letter

Greetings Condo II Residents:

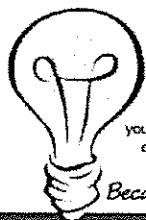
With spring arriving only three weeks away, Father Snow has been kind to us this year with record-low snowfall accumulation and much milder temperatures than usual. With that in mind, the board has already begun to plan for this year's warm-weather projects. Some of the projects will include upgrades to the irrigation systems, power washing, painting, concrete work, tree removal, and landscaping improvements. I also want to thank the residents for their cooperation and patience during the major roadwork construction performed by the National Grid and Altice utility companies.

Altice has completed all their installation work on the Condo II side of our complex, including all streets and residential units' connections. The next step is for Altice to turn on the main feed line to the complex to energize the new network. Once this is completed, Altice will notify residents to see if they would like to switch to their new high-speed fiber network. We will keep you updated as we get any further information from Altice.

National Grid has suspended its meter connection to the inside of the residential units until April. The outside service line excavating to the meter will continue on schedule, so you can still expect some temporary parking plaza closures.

Security Gate permits are in the final approval stage with the Town of Brookhaven Building Dept. We should receive the approved stamped permits any day now.

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. Indicate 'Gazette' in the subject line. The BOM will respond to the emails in a timely manner.



Share

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

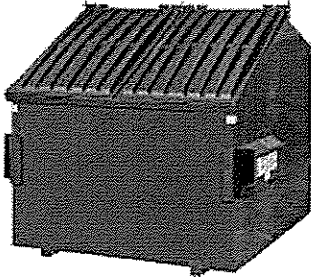
Because helping you matters to us!



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.



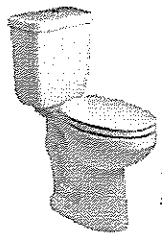
Please remember that when discarding boxes and your household trash, **all packages must be broken down** and placed inside the dumpster and not left out on the side of the dumpster. Sliding side doors are to be closed to prevent animals from entering and debris from falling out during collection. The 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 hazards.

Please go to another dumpster if your container is full of throwing out your trash.

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.



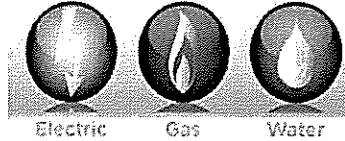
A REMINDER OF ITEMS THAT SHOULD NEVER BE FLUSHED DOWN THE TOILET

By 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. Less harsh on pipes. Also use RIDX |
| 7. PAPER TOWELS & FACIAL TISSUES | 17. DRAIN0–Harsh chemicals prevent Blue Ridge Maintenance to attempt to fix the clog |
| 8. MEDICATIONS | |
| 9. CIGARETTES AND CIGARETTE BUTTS | |
| 10. CIGAR AND CIGAR BUTTS | |



CONDO II BOARD of MANAGERS



MANY HOMEOWNERS ARE RECEIVING LETTERS FROM PSEG ENCOURAGING YOU TO INVEST IN A SERVICE CONTRACT FOR YOUR OUTSIDE ELECTRICAL LINES. PLEASE READ BELOW TO BETTER UNDERSTAND YOUR RESPONSIBILITIES.

Gas and electric lines are metered utilities which makes them independent lines to each individual unit, and it is the homeowner's responsibility.

National Grid - recommends that all units inspect their lines regularly. *The homeowners responsibility is to maintain the gas lines that begin at the outlet of the gas meter and extend either above or below the ground into your unit.* Buried gas lines needs special attention because they can be corroded or leak if not properly maintained. National Grid recommends that you periodically hire a professional plumbing and heating contractor or leak survey and corrosion expert every five years. If unsafe conditions are found, you should have the gas line repaired immediately. It may be in your best interest to research and get a protection policy to help defray most of the cost.

WATER LINES – *The pipes from the inside wall to your sinks, toilets, tubs, washer any other place water is used are the responsibility of the homeowner. Please use licensed and insured reputable plumbers for all your plumbing needs.* Any floods caused by the unit that affects the adjoining units will be responsible for any damage caused. Using Rid-X monthly may help deter back-ups causing floods in your unit and your neighbor's unit.

Electrical lines – *The homeowner is responsible for the maintenance of the electrical lines within the unit. Your electrical panel box should be updated every twenty years. Please use a licensed and insured reputable electricians for all your electrical needs.*

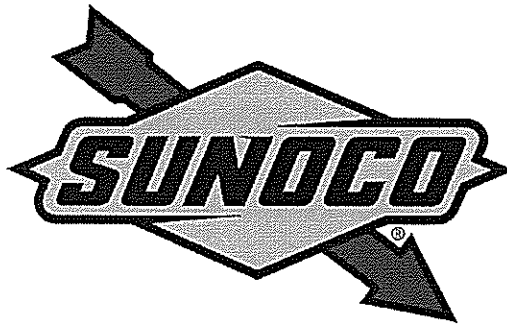
If you are thinking about making a few electrical upgrades in your home, it might be a good idea to start by knowing the electrical outlet types you have installed and what alternatives are there. Most types are safety devices, designed to protect your house from different dangers, such as electrical fires, electrocutions, or child tampering.



Lights Out- Work Orders

To better serve our residents when reporting a light out please be very specific. When the light is a walkway/pathway light be sure to note the nearest unit number. When it is a parking plaza or streetlight (roadway -silver poles) please give the pole number which is located about 10ft above ground level. This will expedite the process to repair it in a timely manner.





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RESIDENTS ONLY****

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<p>CHECK ENGINE LIGHT ON?</p>	<p>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 \$29⁹⁵ <small>Limited Time Offer w/ Coupon Most American Cars</small></p>	<p>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 \$39⁹⁵ <small>Limited Time Offer w/ Coupon Most American Cars</small></p>
<p>FREE Initial Computer Diagnostic with Repair</p>	<p>TRANSMISSION SERVICE Maintain Your Transmissions and Prevent Costly Repair with New Transmission Fluid (Filter & Pan Casket Add'l) Most Front Wheel and Rear Wheel Drive Vehicles \$89⁹⁵ <small>Limited Time Offer w/ Coupon Most American Cars</small></p>	<p>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 \$69⁹⁵ <small>Limited Time Offer w/ Coupon Most American Cars</small></p>

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

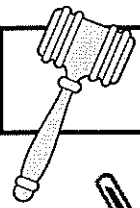


CONDO II BOARD of MANAGERS

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

	<i>a</i>	<i>b</i>	<i>c = a - b</i>
	Approved Budget 2022-23	Actual Collected & Spent to Date	Remaining Balance
REVENUE			
CONDO II COMMON CHARGES	\$ 1,455,400	\$ 712,694	\$ 742,706
HOA COMMON CHARGES	1,171,852	585,920	585,932
LESS: NON-PAYING UNITS (5)	(29,000)	-	(29,000)
SECURITY GATE ASSESSMENT INCOME *	-	1,535	(1,535)
OTHER INCOME	29,000	18,204	10,796
TOTAL REVENUE	\$ 2,627,252	\$ 1,318,353	\$ 1,308,899
EXPENSES			
HOA COMMON CHARGES	1,171,852	585,920	585,932
LESS: NON-PAYING UNITS (5)	(15,000)	-	(15,000)
HOA MAINTENANCE	195,000	95,670	99,330
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	3,366	11,634
ELECTRIC GENERAL REPAIRS	5,000	-	5,000
EXTERMINATING	8,000	4,699	3,301
FENCES (INCENTIVES)	10,000	12,234	(2,234)
FIRE ALARMS	15,000	9,361	5,639
FIRE HYDRANT TESTING	5,000	-	5,000
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	22,624	(2,624)
ROAD REPAIR/SPEED TABLES	10,000	-	10,000
ROOFING	130,000	44,054	85,946
SNOW REMOVAL	115,000	41,736	73,264
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	975	7,025
ELECTRICITY	30,000	13,894	16,106
INCOME TAXES	1,000	-	1,000
INSURANCE	360,000	178,102	181,898
LEGAL SERVICES	15,000	5,969	9,031
OFFICE SUPPLIES AND EXPENSES	9,000	3,930	5,070
EQUIPMENT LEASES	4,000	1,919	2,081
PAYROLL AND PAYROLL TAXES	55,000	26,665	28,335
PHONE & INTERNET	5,000	1,608	3,392
SUBSCRIPTIONS	7,000	3,366	3,634
WATER	54,400	40,011	14,389
CAPITAL RESERVE ALLOCATION	10,000	-	10,000
TOTAL EXPENSES	\$ 2,627,252	\$ 1,285,457	\$ 1,366,875
REVENUES (LESS THAN) EXPENSES	\$ -	\$ 32,896	

* 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



*****TIME IS RUNNING OUT*****

DO NOT BE LAST AND PROLONG IN GETTING YOUR TAGS

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 over 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
- 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 Homeowner's expense.



BLUE RIDGE CONDO 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 REGRISTRATION

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# _____ * PERMIT PASS _____ *

Plate # _____ State _____ MAKE/MODEL/YR _____ TAG# _____ * PERMIT PASS _____ *

Plate # _____ State _____ MAKE/MODEL/YR _____ TAG# _____ * PERMIT PASS _____ *

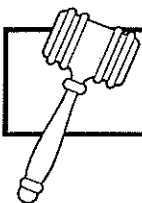
Plate # _____ State _____ MAKE/MODEL/YR _____ TAG# _____ * PERMIT PASS _____ *

*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

Condo II – Wendi Peycke: 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



Concerned about your Cyber Risk: [Click Here](#) to complete our **Cyber Liability Insurance Application and receive your Cyber Liability Proposal within 24 hours.**



JOINT CONDO I & CONDO II BOARD of MANAGERS

Blue Ridge Homeowners' Association Inc., Blue Ridge Condominium I, and Blue Ridge Condominium II
899 Golf Lane, Medford NY 11763
(631) 736-0166

WORK PROPOSAL / WORK ORDER

Date:

Contractor / Subcontractor:

This agreement and contract between _____, hereinafter referred to as the "Owner" and _____ hereinafter referred to as the "Contractor / Subcontractor" outline terms and conditions as follows:

1. **Insurance:** Owner will not allow on the job site and not pay any money to any subcontractor unless the subcontractor has previously filed with the Owner, a current Certificate of Insurance which includes:
 - A. **Commercial General Liability** coverage with minimum limits of \$1 million per occurrence and \$2 million aggregate, with \$2 million products / completed operations aggregate. Limits shall apply on a per project or per location basis as the case may apply and Contractual Liability must be included with the same limits as above with no exclusions, endorsements and/or riders containing fellow employee or third party over coverage exclusions. Coverage will be written on a primary, non-contributory basis and include a waiver of subrogation. The Certificate of Insurance and Policy must include the Owner and Blue Ridge Homeowners' Association, Blue Ridge Condominium I and Blue Ridge Condominium II as additional insured for all the above. Copies of the policies may be requested for review.
 - B. **Automobile Liability** coverage with minimum limits of \$1,000,000 CSL.
 - C. **Worker's Compensation** A certificate of insurance must indicate the existence of statutory coverage as well as Employers' Liability coverage with Accident limits no less than \$100,000 per accident, Disease limits no less than \$100,000 per employee and \$500,000 per policy and must include a waiver of subrogation.
 - D. **Excess/Umbrella Liability** coverage is required with no less than a \$1,000,000 limit per occurrence. Coverage shall be primary and non-contributory, include a waiver of subrogation, and include the Owner and Blue Ridge Homeowners' Association, Blue Ridge Condominium I and Blue Ridge Condominium II as additional insured.

2. **Indemnity:** To the fullest extent permissible by law the Contractor / Subcontractor hereby agrees to indemnify and to hold harmless the Owner and Blue Ridge Homeowners' Association, Blue Ridge Condominium I and Blue Ridge Condominium II, including the owner's agents and/or employees, the homeowner and/or any future homeowners harmless from any and all losses, claims, penalties or expenses including reasonable attorney's fees arising from bodily injury or death to any person, including but not limited to bodily injury or death or any of the contractor / subcontractor's employees or sub-sub contractor's employees and/or property damage including but not limited to loss of use arising out or in any way relating to the work performed made by any owner or any person, or successor owner, or any mortgagee in possession, against the Owner, from all damages which were caused by the work that was performed or should have been performed or any omission caused by the contractor / subcontractor, their subcontractors and employees, agents or employees of the subcontractors hired by him under the terms and conditions of this contract. The contractor / subcontractor agrees to make good on all work and warranties regardless of who owns this property.

3. **Contractors / Subcontractors Using Non-Employees:** The contractor / subcontractor agrees that all work to be performed is to be completed by him or people employed and insured directly by the contractor / subcontractor. Should you, the contractor / subcontractor hire a sub-subcontractor, the sub-contractor must obtain a Certificate of Insurance from the sub-subcontractor naming the Owner and the contractor / subcontractor as additional insured. The sub-subcontractor's Certificate of Insurance must include all the coverages and limits stated in items #1 and #2 above. *The presence of workers not directly employed and insured by the contractor / subcontractor, or sub-subcontractors hired by the subcontractor at the construction site, shall constitute a breach of this contract by the contractor / subcontractor. When this occurs, all work completed is subject to non-payment at the discretion of the Owner.*

4. **Safety:** The Contractor / Subcontractor shall conform to all OSHA, Federal, State and local occupational safety requirements. Any injuries occurring on the work site must be reported to the Owner within 24 hours of occurrence and contractor / employee / injured party must complete an incident report form for the Owner. The completed form must be submitted to the Owner within five (5) days of the occurrence. **Ladder** safety is of the utmost importance, as such you are required to follow Ladder Alternative Job-Site Safety. Limit the use of A Frame ladders utilizing lifts, scaffolds and/or podium ladders whenever and wherever possible. For all our benefit we are enclosing a safety bulletin regarding the use of ladders which we strongly encourage you to use.

5. **New York Law:** This agreement shall be interpreted under the laws of New York State.

6. **Duration of Contract:** This agreement will remain in effect for any and all work performed by the contractor / subcontractor for the Owner until terminated in writing and signed by both parties.

By: _____
Owner Date

By: _____
Subcontractor Date



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



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JOINT CONDO I & CONDO II BOARD of MANAGERS

nationalgrid

National Grid has been upgrading new gas mains and service lines within our community.

Dear Owners and Residents

As you know National Grid has been upgrading new gas mains and service lines within our community. This will be a 2-year project. The current Phase (Phase 1) is located in the area south of Golf Lane. The area north of Golf Lane is scheduled for next year. (Phase 2). As a public utility company, National Grid has legal authority to dictate to us the conditions of this project. The project has 3 components.

- 1) Installation of new gas mains in our main roadways and parking plaza's
- 2) Installation of new service lines from the main line to the residents' individual gas meters.
- 3) Energizing the new service line from the meters into each residential unit.

The third component of the installation will be the most difficult one, and will need total community cooperation. Utility crews will be shutting down gas service to 4 units at a time (building quad) to make the connection. Once the connection is complete, National Grid will have to enter each individual unit to relight the pilot lights on your gas supplied appliances. (FURNACE, WATER HEATER AND STOVE}

IMPORTANT... Residents must be home at their scheduled time and date for meter tie in

Please be aware that the Condo Boards are not involved with the scheduling of this project. National Grid will have sole responsibility for residents' tie in schedules. They will notify the residents one week prior to their installation date. As a resident you are legally liable to make yourself available on your scheduled date. If the utility is unable to gain access to your unit on your scheduled date, the utility has the right to turn off the gas to your unit.

We appreciate your cooperation in this matter and look forward to the successful completion of this project upgrade.

Condo I and Condo II Board of Managers.

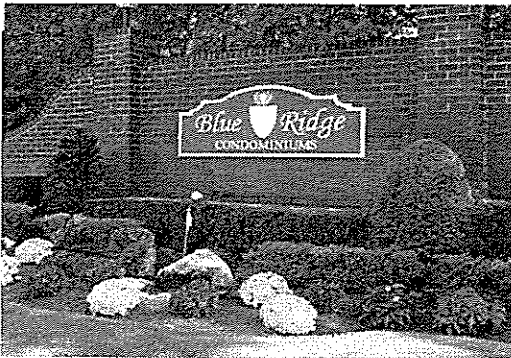
TRI BOARD

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

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At Home Arrangements

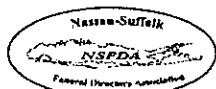
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Mark Shah, R. PH.

Phone: 732-7373

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\$5.00

Good Towards Any

New Prescription

CLIP 'N SAVE!

NOT GOOD TOWARDS

THIRD PARTY INSURANCE CO PAYMENT

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.

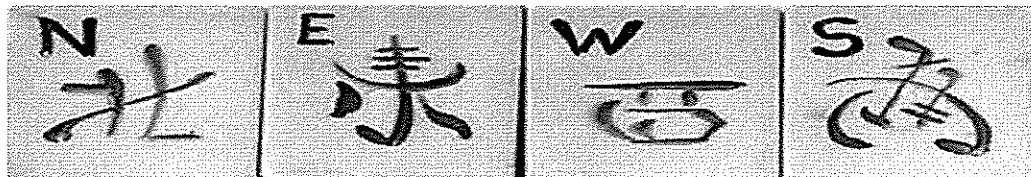
Any questions contact:

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 18th.

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!

GREENS COMMITTEE

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.

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ivseasons@live.com

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Holiday Season*

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GAZETTE DELIVERERS for MARCH 2023



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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
Magie 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!

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-TTIPS. 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

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

WATER SHUT-OFFS ARE TO BE SCHEDULED MONDAY

THROUGH FRIDAY ONLY!

NOTICE FOR WATER SHUT-OFF MUST BE GIVEN 24 HOURS IN ADVANCE.

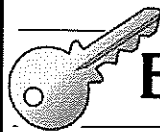
NO WATER SHUT-OFF'S ON SATURDAY, SUNDAY OR OBSERVED HOLIDAYS.

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.



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

MARCH

2023

Prepared by the H.O.A.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 Aquacize 10:00 A.M Closed Condo 2 Meeting 7:00 pm	2 Mah- Jongg/Canasta Club Card Room 12:30 PM	3 Aquacize 10:00 A.M. Friday Night Social 6:30 -10:30 PM	4
5	6 Aquacize 10:00 A.M	7 Knitting Club 6:30 pm Closed Condo 1 Meeting	8 Aquacize 10:00 A.M Closed HOA Executive Board Meeting 10 AM Closed HOA Full Board Meeting 7 PM AWAITING TO CONFIRM	9 Mah- Jongg/Canasta Club Card Room 12:30 PM	10 Aquacize 10:00 A.M. <u>Friday Night Social</u> <u>6:30 -10:30 PM</u> Welcome Committee Meeting 6:30 PM	11 Private Party 
12 Private Party 	13 Aquacize 10:00 A.M GAZETTE DEADLINE	14 Knitting Club 6:30 pm	15 Aquacize 10:00 A.M Closed Condo 2 Meeting 7:00 pm	16 Mah- Jongg/Canasta Club Card Room 12:30 PM	17 Aquacize 10:00 A.M. Friday Night Social 6:30 -10:30 PM St.Pats Pot :Luck 4 Table	18 Private Party 
19	20 Aquacize 10:00 A.M	21 Knitting Club 6:30 pm Rm Closed Condo 1 Meeting	22 Aquacize 10:00 A.M Closed HOA Executive Board Meeting 10 AM Closed HOA Full Board Meeting 7 PM AWAITING TO CONFIRM	23 Mah- Jongg/Canasta Club Card Room 12:30 PM	24 Aquacize 10:00 A.M. Friday Night Social 6:30 -10:30 PM	25
26	27 Aquacize 10:00 A.M	28 Knitting Club 6:30 pm	29 Aquacize 10:00 A.M Closed Condo 2 Meeting 7:00 pm	30 Mah- Jongg/Canasta Club Card Room 12:30 PM	31 Aquacize 10:00 A.M. Friday Night Social 6:30 -10:30 PM Karaoke	

Kids Easter Egg Hunt

Come See
The
Easter Bunny!

He'll Be Waiting!

Saturday, April 1, 2023
11:00-12:30am * First come-first served.

To be held in front of the clubhouse.
In the event of rain, a limited affair will
be held in lower lounge.