



# Blue Ridge *Gazette*

**ATTENTION  
RESIDENTS:**

Please  
make sure  
your car doors  
are locked  
in the  
parking lots!

VOL XLIX NO. V

Published by and for the Residents of Blue Ridge

MAY 2023

## MEMORIAL ★ DAY


RECOUNTING THE SACRIFICE OF SOLDIERS

WE WILL NEVER FORGET

MONDAY ★ MAY 29th

**OUTDOOR  
pool**  
Opening Season  
is here!  
**OPENS  
SATURDAY  
MAY 27th**

*Mother's Day  
tea*



SEE PAGE 10

Memorial Day  
**POOL**  
*party*  
**MONDAY  
MAY 29th**  
Come On  
Down!



**CLUB NEWS!** *See Whats Happening* SEE PAGES 35, 37 & 38

## GAZETTE STAFF

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Amanda Smith

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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 . . . 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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- SECURITY LIGHTING
- A/C WIRING
- APPLIANCE WIRING

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NO JOB TOO BIG OR SMALL!

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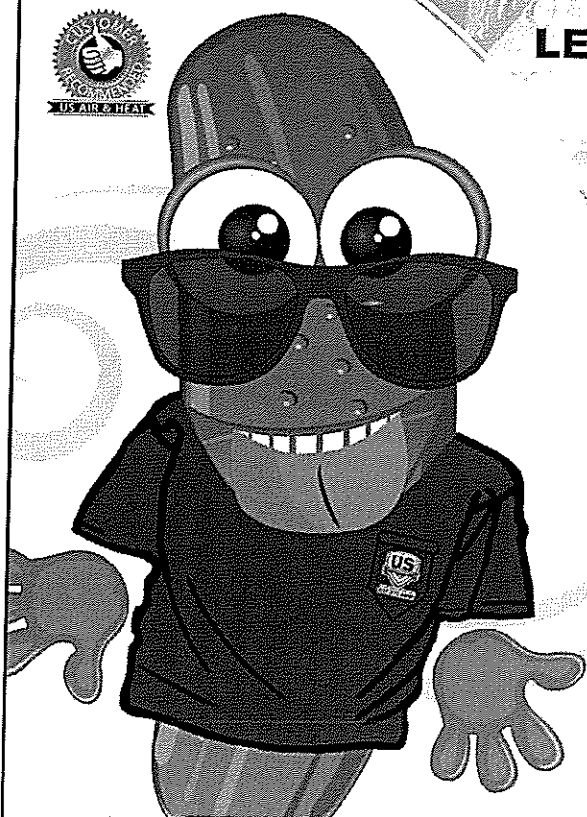
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EXP. 5/15/23



www.USAirHeat.com  
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Call For Details

**631-473-0090**

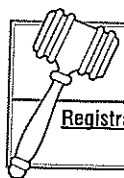
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# H.O.A. BOARD of DIRECTORS

**Registration Hours:** (At Clubhouse Front Desk) Monday & Tuesday 8:00 AM – 3:30PM, Thursday thru Saturday 8:00 AM – 3:30 PM, Closed Wednesday & Sunday  
**H.O.A. Office Hours:** Monday thru Friday 10:00 AM – 3:00 PM, Closed Saturday & Sunday • Email: hoablueridge1@optimum.net

## Blue Ridge Homeowners Association, Inc.

### 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

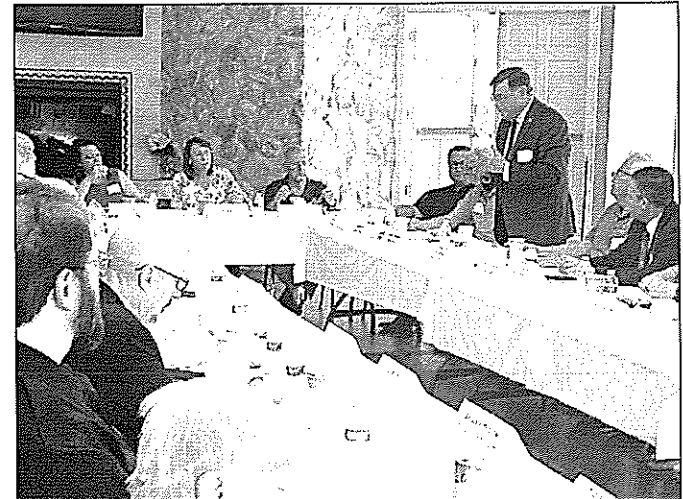
Director: Stephanie Milligan

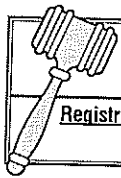
Director: Steve Wolmer

Director: Kenneth Kimmel

Director: Gerald Gelfand

# May's PAC Breakfast





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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**

### ATTENTION RESIDENTS:

Please make sure your car doors are locked in the parking lots.

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

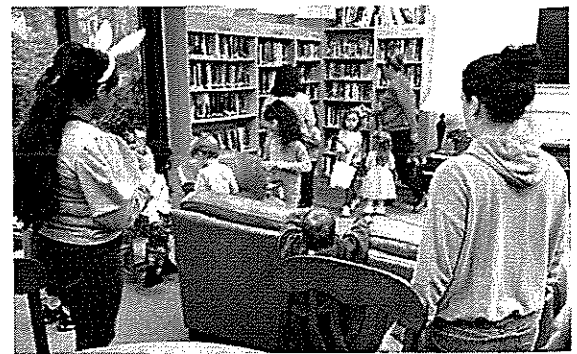
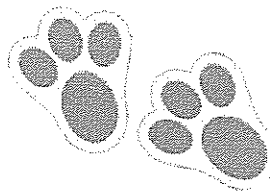
**GUEST PASSES** will be sold at the Clubhouse only at the following times: Mon. - Sun. 9 AM - 11 PM  
After 5PM - Correct change only, please.

Well, it may have rained cats and dogs outside on April 1st, but Easter Bunny and the kids were hopping inside the clubhouse, for sure! The HOA Social Event Committee held their Annual Easter Egg Hunt hosted by Josephine DiGiovanna. She sends sincere thanks to the Easter Bunny, and to his helpers—Elsie D., Susan L., Jean L., Carolyn T., Mary D., Bob V., our three volunteer dads, the Maintenance Dept., Sue and Jay for the cupcakes, and, of course, Tom R.!

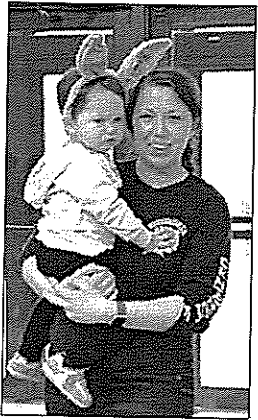
# Blue Ridge Easter



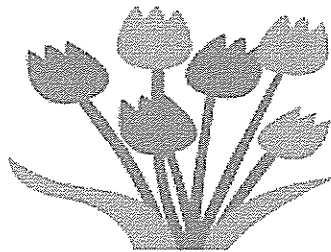
*Thank you all for coming out!*



# Egg Hunt 2023



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

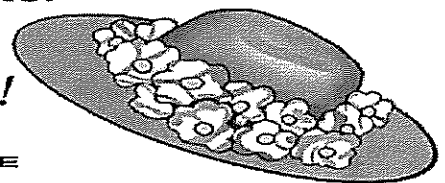
Children Aged 2 through 8: **\$5.00**

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

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

*Wear your best Spring bonnet!*

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



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

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All Phases of  
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Coram 11727**

**- Always Free Estimates -**

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

*Have a  
Happy and Safe  
Holiday Season*



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

	ANNUAL BUDGET		YEAR-TO-DATE			THIS MONTH		
	TOTAL	BALANCE AVAILABLE	BUDGET	ACTUAL	DIFFERENCE	BUDGET	ACTUAL	DIFFERENCE
MAINTENANCE (HOA ONLY)	24,123	10,165	13,727	13,958	(231)	1,666	1,731	(65)
ADMINISTRATION	276,683	154,983	161,617	121,700	39,917	21,185	21,010	175
COMMUNITY BUILDING	501,683	186,753	284,719	314,930	(30,211)	35,542	31,853	3,689
POOLS	161,041	90,914	85,253	70,127	15,126	7,476	5,762	1,714
TENNIS	750	741	441	9	432	63	0	63
BOCCI	2,250	2,250	1,316	0	1,316	188	0	188
SEWER TREATMENT PLANT	350,038	168,224	201,701	181,814	19,887	27,627	27,447	180
GOLF COURSE	415,597	208,808	235,305	206,789	28,516	29,917	5,044	24,873
GENERAL EXPENSES	661,805	323,506	351,689	338,299	13,390	50,235	48,272	1,963
SECURITY	82,200	37,433	45,850	44,767	1,083	7,250	6,331	919
COMMUNITY ACTIVITIES ***	19,317	4,120	10,881	15,197	(4,316)	1,452	3,351	(1,899)
CAPITAL EXPENSES	148,105	107,522	53,345	40,583	12,762	6,085	6,158	(73)
<b>TOTAL EXPENSES</b>	<b>2,643,592</b>	<b>1,295,419</b>	<b>1,445,844</b>	<b>1,348,173</b>	<b>97,671</b>	<b>188,686</b>	<b>156,959</b>	<b>31,727</b>
LESS INCOME OTHER THAN COMMON CHARGES	(190,800)	(82,086)	(108,682)	(108,714)	32	(13,265)	(13,225)	(40)
<b>EXPENSES TO BE REIMBURSED BY COMMON CHARGES</b>	<b>\$2,452,792</b>	<b>\$ 1,213,333</b>	<b>\$ 1,337,162</b>	<b>\$ 1,239,459</b>	<b>\$ 97,703</b>	<b>\$ 175,421</b>	<b>\$ 143,734</b>	<b>\$ 31,687</b>

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

	ANNUAL BUDGET		YEAR-TO-DATE			THIS MONTH		
	TOTAL	BALANCE AVAILABLE	BUDGET	ACTUAL	DIFFERENCE	BUDGET	ACTUAL	DIFFERENCE
Gazette Income	17,000	10,195	10,100	6,805	3,295	1,400	1,167	233
Gazette Expenses	42,276	18,996	24,810	23,280	1,530	3,372	3,083	289
Net Gazette Expense	25,276	8,801	14,710	16,475	(1,765)	1,972	1,916	56
Bar Revenues	39,000	14,844	22,360	24,156	(1,796)	880	1,771	(891)
Bar Expenses	30,891	11,958	17,355	18,933	(1,578)	660	1,468	(808)
Net Bar Expense (Revenue)	(8,109)	(2,886)	(5,005)	(5,223)	218	(220)	(303)	83
Community Events Expense, Net	6,950	355	3,976	6,595	(2,619)	100	2,038	(1,938)
Party Rental Income	4,800	2,150	2,800	2,650	150	400	300	100
<b>TOTAL COMMUNITY ACTIVITIES</b>	<b>\$ 19,317</b>	<b>\$ 4,120</b>	<b>\$ 10,881</b>	<b>\$ 15,197</b>	<b>(\$ 4,316)</b>	<b>\$ 1,452</b>	<b>\$ 3,351</b>	<b>(\$ 1,899)</b>

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!**

This was our first time selling a home and they guided us through the process with prompt & courteous service. They made what we thought would be a difficult process, a lot less stressful! Scott - Ronkonkoma



**RUDY & DIANE AVERSANO**

*Associate Real Estate Brokers*

**OFFICE: 631.585.2222**

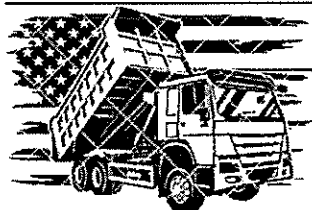
**RUDY CELL: 631.831.1162**

*531 Hawkins Avenue  
Lake Ronkonkoma*



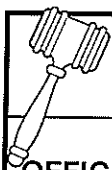
SERVING OUR COMMUNITY SINCE 2004  
WE WOULD LIKE TO THANK YOU ALL  
FOR YOUR CONTINUED SUPPORT.

Each Office is Independently Owned & Operated.



***Clean out and Junk removal  
services available***

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# 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

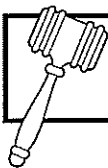
Happy May and Happy Mother's Day!

It has been a long winter with National Grid and Optimum doing work in our community. This work was necessary and a needed upgrade for Blue Ridge. I am happy to say that most of the digging on roads and closing of Parking Plazas is complete for now. The next step will be National Grid connecting the new gas lines to each unit. National Grid will work with the residents directly to set dates for this connection. The landscaper and sprinkler companies are working with our Board, National Grid and Optimum to do all repairs for the work that was done. These repairs will be done and paid for by National Grid and Optimum. Please continue to put in work orders for any damage you see around your unit or the community. We will keep you informed when the paving for the roads and parking plazas affected will begin.

Dryer Vents – The Board members have reviewed the By-laws and determined that we will continue to have the maintenance department service the dryer vents at the current time. Therefore, you can put in work orders to have your dryer vents serviced for Condo 1.

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.

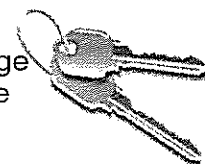
All other Violations of Rules & Regulations

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.

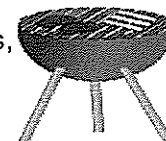
**PLEASE PICK UP  
AFTER YOUR DOG.**  
We're all in this  
community together.  
*Be a respectful  
neighbor!*



### ♦ 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 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

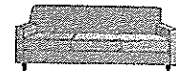
Make yourself familiar for what costs each homeowner is responsible such as:

- ♦ 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!*



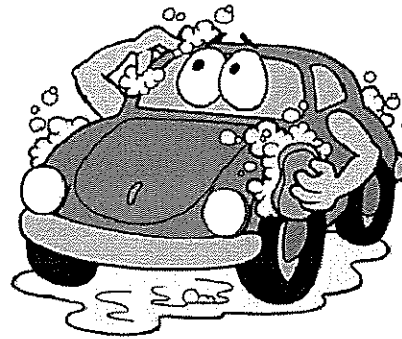
There are open seats on the Condo I Board. These positions entail many interesting facets of running Condo I. Any homeowner who would like to discuss a seat must have their name noted on the deed of ownership, and be in good standing (no outstanding common charges, and no open legal issues with the community.)

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

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

## **NO CAR WASHING** *please!*

***Washing your car in the  
parking plaza is prohibited.***



*Please do not bring hoses  
into the parking plaza  
in order to wash your car.*

***Thanks for your cooperation!***



**Call today for a free estimate!**

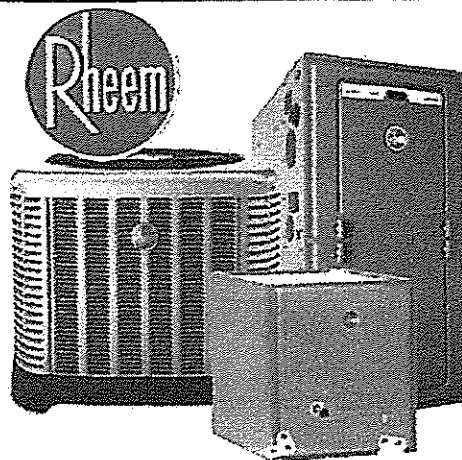
**(631) 698-0580**

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

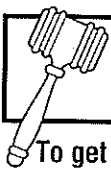
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# CONDO 1 BOARD of MANAGERS

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**

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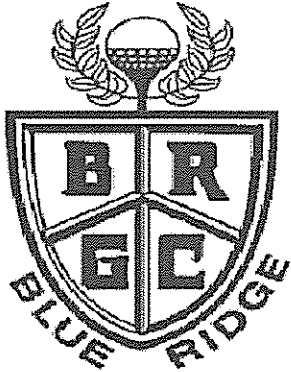
- POWER WASHING
- DEMO
- PAINTING

**(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 March Budget 2023

EXPENSES	2022/2023 Budget	Expense as of 2/2023	Mar-23	Expense to Date	YTD Balance
<b>ADMINISTRATIVE</b>					
Accounting	\$9,850.00	\$4,725.00	\$650.00	\$5,375.00	\$4,475.00
Data Processing	\$5,600.00	\$3,471.49	\$393.66	\$3,865.15	\$1,734.85
Legal	\$12,000.00	\$3,205.00	\$0.00	\$3,205.00	\$8,795.00
Office	\$14,300.00	\$6,266.95	\$584.87	\$6,851.82	\$7,448.18
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	\$16,626.48	\$2,270.38	\$18,896.86	\$25,103.14
State & Fed Taxes	\$2,500.00	\$150.00	\$0.00	\$150.00	\$2,350.00
<b>INSURANCE</b>					
Property & Liability	\$400,000.00	\$225,650.75	\$0.00	\$225,650.75	\$174,349.25
Insurance Deduction Reserves	\$25,000.00	\$3,522.41	\$3,253.86	\$6,776.27	\$18,223.73
<b>MAINTENANCE DEPT.</b>					
HOA Maintenance Contract	\$243,000.00	\$123,568.82	\$17,303.80	\$140,872.62	\$102,127.38
HOA Material Cost	\$30,000.00	\$18,380.60	\$3,254.01	\$21,634.61	\$8,365.39
<b>OTHER MAINT. &amp; OPERATION</b>					
Alarm System	\$18,000.00	\$10,153.81	\$206.39	\$10,360.20	\$7,639.80
Concrete	\$15,000.00	\$12,777.24	\$0.00	\$12,777.24	\$2,222.76
Electrical Panels	\$5,000.00	\$650.00	\$0.00	\$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	\$21,000.00	\$76,479.28	\$45,520.72
Outside Contractors (Misc.)	\$3,000.00	\$1,627.03	\$0.00	\$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	\$190.09	\$4,809.15	\$3,190.85
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	\$50,157.60	\$7,223.56	\$57,381.16	\$27,618.84
Street Maintenance	\$3,000.00	\$0.00	\$0.00	\$0.00	\$3,000.00
Roofing Maintenance	\$30,000.00	\$3,394.53	\$814.69	\$4,209.22	\$25,790.78
Snow Removal	\$84,500.00	\$60,114.83	\$13,750.00	\$73,864.83	\$10,635.17
Sprinklers Maintenance	\$40,000.00	\$12,381.72	\$0.00	\$12,381.72	\$27,618.28
Tree Removal	\$8,000.00	\$3,910.50	\$1,955.25	\$5,865.75	\$2,134.25
Walkway Lights Maintenance	\$14,000.00	\$6,072.39	\$0.00	\$6,072.39	\$7,927.61
<b>UTILITIES</b>					
Electrical	\$23,000.00	\$16,374.05	\$1,615.51	\$17,989.56	\$5,010.44
Telephone/Internet	\$3,300.00	\$1,533.26	\$214.47	\$1,747.73	\$1,552.27
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	\$57,294.02	\$8,184.86	\$65,478.88	\$32,821.12
<b>CAPITAL BUDGET</b>					
Capital Replacement Expense/New Roofs	\$0.00	\$36,000.00	\$0.00	\$36,000.00	-\$36,000.00
Capital Replacement Reserves	\$200,000.00	\$116,666.68	\$16,666.67	\$133,333.35	\$66,666.65
<b>TOTAL CONDO I BUDGET</b>	<b>\$1,763,750.00</b>	<b>\$934,991.37</b>	<b>\$99,532.07</b>	<b>\$1,034,523.44</b>	<b>\$729,226.56</b>
<b>INCOME</b>					
	<u>2022/2023 Budget</u>	<u>Rev. as of 2/2023</u>	<u>Mar-23</u>	<u>Revenue to Date</u>	
Condo I Common Charges	\$1,763,750.00	\$1,256,691.87	\$251,804.18	\$1,508,496.05	
Other Income	\$0.00	\$47,262.75	\$1,967.95	\$49,230.70	
Recovery & Misc. Income	\$0.00	\$0.00	\$29,387.72	\$29,387.72	
<b>TOTAL INCOME</b>	<b>\$1,763,750.00</b>	<b>\$1,303,954.62</b>	<b>\$283,159.85</b>	<b>\$1,587,114.47</b>	
<b>Year to Date Totals</b>				<b>YTD Revenue</b>	<b>YTD Expenses</b>
				\$1,587,114.47	\$1,034,523.44
				<b>Net</b>	<b>\$552,591.03</b>
<b>HOA COMMON CHARGES</b>					
	<u>2022/2023 Budget</u>	<u>As of 2/28/2023</u>	<u>Mar-23</u>	<u>YTD Paid HOA</u>	
HOA Common Charges Collected	\$1,279,413.12	\$716,831.90	\$102,606.74	\$819,438.64	
HOA Common Charges Paid to HOA	\$1,279,413.12	\$746,316.90	\$106,616.70	\$852,933.60	

# 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 !!!

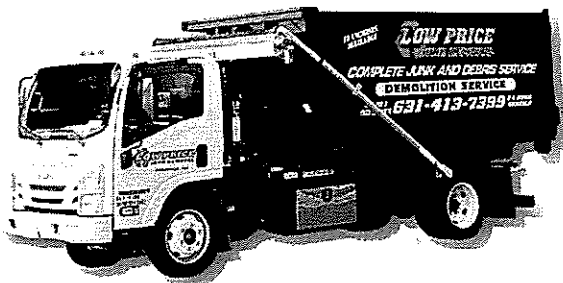


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# **CONDO II BOARD of MANAGERS**

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

## - Letter from the President -



Last month your Condo II board held a resident's open meeting in the clubhouse lower lounge. The Board was happy to see the great turnout. In general, the Board updated the residents on its current financial state, saying that the management skills of the current Board remain strong, and that there have been no interruptions to our planned projects and day-to-day operations. After the meeting, the consensus of the residents was very positive on how the Board is conducting itself with the management of Condo II. Now for an update on the following 2023 capital improvement projects in the complex.

**Altice fiber optics upgrade project** - Outside work is now complete. Altice will notify residents in the upcoming months when they can switch to the new system.

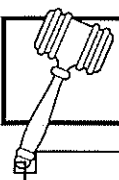
**National Grid Gas main upgrade** - The construction of all main roadways and parking plazas is complete, with the new service lines tied into the outside meters. The last step of this project is the final tie-in to each unit, which will involve minimal excavation work. We will keep you updated as this project progresses. Restoration work to the main roadway, parking plazas, and landscaping disturbed by the utilities will begin in the coming weeks. We will keep the community updated as we learn more.

The month of May to me it is my favorite month here at Blue Ridge. The snow shovels can be put away, and the outside pool opens. The Rangers return to the golf course, Bocci begins, landscapers are cutting and planting, and best of all, patio furniture is being uncovered for those warm and sunny days to spend with family and friends for a summer cookout and just getting together. Once again, thank you for your patience and cooperation during this much-needed utility work that has been going on for the last couple of months.

Sincerely,

John Mills, President

and the Standing Condo II Board of Managers



# CONDO II BOARD of MANAGERS

*To all the women who tirelessly love, nurture,  
and are there for us...*

*The ones who are present*

*The ones who have past*

*The ones who carry our future*



## Do you remember what Memorial Day is really about?



Memorial Day is how we honor the soldiers, sailors, airmen, airwomen, and marines who did not return home. The holiday dates to the months immediately following the Civil War when a few towns and cities began honoring their dead.

*What is the true meaning of Memorial Day?*

Memorial Day, which was originally known as Decoration Day, originated after the Civil War as a springtime tribute to fallen soldiers. The ceremony was marked by prayer and the decorating of fallen soldiers' graves with flowers.

*Is Memorial Day just for those who died in combat?*

Falling on the last Monday of May each year, Memorial Day honors the men and women who died while serving in all branches of the U.S. military—more than 1.1 million military personnel in all conflicts from the Revolutionary War to the war on terror.

*Is it OK to say Happy Memorial Day?*

The meaning of Memorial Day is deeply personal and not a day of celebration, and therefore it **isn't appropriate to wish someone a "Happy Memorial Day."**

If you are struggling with the proper thing to say as Monday approaches, here are a few alternatives:  
I wish you a meaningful Memorial Day.

I hope you enjoy your weekend and pause to remember its purpose.

Help remember those who have served on this Memorial Day.

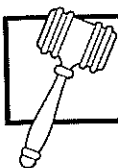
## Blue Ridge Condo I and Condo II Residents:

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

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

Let's all see if we can make our Blue Ridge Community look like the most Patriotic Community on Long Island! I'm here to help....

Regards, *Bill Roach, Vice President & Blue Ridge Condo II Board of Managers*

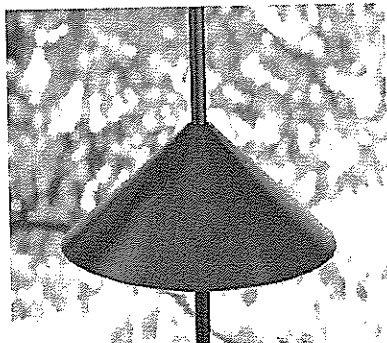


# CONDO II BOARD of MANAGERS

## FOOD FOR ANIMALS

We enjoy watching nature's animals and we like to leave food out for them. We toss breadcrumbs, scraps from vegetables, and add seeds to the bird feeders, etc. All of this will also attract rodents, such as rats, mice, and other vermin. We are not fond of these critters at all.

Please try to refrain from doing any of the above. Instead, plant a butterfly bush, or flowers that attract hummingbirds. But alas, some will not give up bird feeders. There is a device called squirrel baffle. They can be bought almost anywhere. This device stops the rodents from getting to the seed. It looks like this:

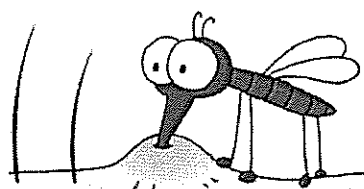


**Add spices to bird food because birds don't detect the strong scent and taste of the pepper and similar spices.** However, squirrels, rats, mice and like all mammals, have well-developed senses of smell and taste and react to the pepper as we would—with distaste.

### **There's One Thing You Definitely Do Not Want to Do**

You don't want to install a PVC pipe bird feeder pole, or any pole for that matter, and then spread petroleum jelly, grease, or oil on it. These substances will get on the animals' paws. They'll attempt to lick it off, and if they don't outright kill them, will make them extremely sick.

By cleaning up under bird feeders and not putting out bread, nuts, or any food for the wildlife we share space with it will deter rats, mice, and other vermin from visiting.



*Aah, Spring is coming, and Summer will be right behind. Soon will our pesty pests, too. The following information may assist in minimizing and placing some control on mosquitos and ticks around your home:*

## **What Smells Do Mosquitoes Hate?**

You may be able to find many of these plants at your local garden center.

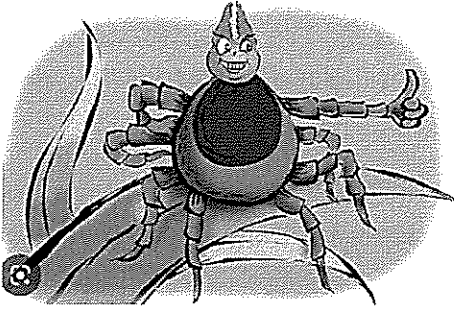
Plant some in your flower beds and planters on your patio.

Ageratum	Fennel	Marigold
Allium	Lantana Camara	Monarda
American	Beautyberry	Lavender Pennyroyal
Catnip	Lemon Balm	Peppermint
Basil	Lemon Geranium	Rosemary
Citronella	Lemon Thyme	Sage
Eucalyptus	Lemongrass	



# CONDO II BOARD of MANAGERS

## TICKS



Several tips can help keep ticks away, and the further these bugs are from you and your pets, the better the results. After all, there is no risk of tick bites if ticks are nowhere around. Effective ways to scare off ticks include:

- **Using Plants That Repel Ticks:** Different landscaping plants have tick-repellent properties, with fragrances, textures, and oils that these bugs cannot tolerate. Garlic, sage, mint, lavender, beautyberry, rosemary, and marigolds are some of the most familiar and effective tick-repelling plants.

- **Discourage Tick-Carrying Wildlife:** Deer and mice are the most common wildlife that carries ticks. Choose plants that deer won't eat, clean up trash so it does not attract mice, and clean underneath bird feeders so no food is available.

- **Destroy Tick Habitat:** While you may want to design landscaping that is friendly for birds, butterflies, or other welcome wildlife, you can also create that same landscaping to get rid of ticks. These insects thrive in moist, shaded areas, so remove brush piles, overgrown plants, and long grasses that are ideal for ticks. Using cedar chips for mulch can also discourage ticks because the oils in cedar are naturally tick-repellent.

- **Make Yourself Less Tick-Friendly:** There are changes you can make to your diet to discourage ticks. A diet high in garlic, onions, and sources of vitamin B1 (thiamin), such as tuna, tomatoes, sunflower seeds, asparagus, and leafy greens, for example, can alter your body chemistry in a way that ticks don't appreciate, so they aren't as likely to bite. Wearing loose clothing that covers all your skin can also help keep ticks from attaching, and light colors will make ticks easy to spot so you can quickly remove them.

- **Try a Tick Repellent:** Natural essential oils from rosemary, cedar, lemongrass, peppermint, citronella, and geranium are believed to be particularly toxic to ticks, and homemade repellent recipes frequently incorporate these oils into lotions or sprays to repel ticks. Depending on the recipe, the repellent may be applied to the skin, fabric, plants, doorways, or other areas, keeping ticks away.

While any of these methods can be effective at scaring off ticks, it is always best to use multiple techniques for the strongest protection against these unwanted insects. Using several tactics to discourage ticks, you can easily ensure these bugs are never bothersome again.

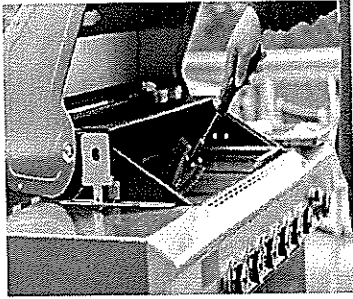
### Avoid Ticks

- Use Permethrin-based pesticides on clothing (not skin!)
- Tuck pant legs into socks
- Wear light clothing to spot ticks easily
- Check for ticks daily and remove promptly
- Put clothes in the dryer on hot for 15 minutes before washing



# CONDO II BOARD of MANAGERS

## Barbecuing/Grilling



**Grilling is a fun way to bring your family together.  
You can protect your family from fire, injury,  
with a few simple steps to stay safe.**

Outdoor grilling is an essential part of summer. Just walk around your neighborhood on any summer evening and you can smell your neighbors grilling outside. How can you enjoy grilling season without burning down your house or going to the emergency room? Let's find out:

### **Put your grill in a safe location**

Place your grill at least 10 feet from your house. Never place it under overhangs or near trees, tablecloths, lawn decorations, or anything else that could potentially catch fire. Setup your grill on a flat, level surface.

### **Clean your grill regularly**

Each time you use your grill, clean it before using. You'll want to clean away grease and other buildup that can cause flare-ups and add fuel to potential fires.

### **Check your grill for problems**

It's not uncommon for grills to develop propane leaks or similar problems. Check all gas lines and place a little bit of soap water on potential problem spots to check for leaks. If you have a gas leak, it's time to fix or replace your grill.

### **Wear the right gear**

What you wear when you grill matters. Long sleeves and grilling gloves can protect your arms and hands from the heat of the fire. However, you don't want to wear loose clothing while grilling. It can easily catch on fire. If you have long hair, wear it up and out of the way.

### **Be ready to put out a fire**

When big fires and flare-ups happen, you'll want to be ready. Baking soda is a good option for putting out a grease fire. You can also use a fire extinguisher. Make sure you know how to use it and that it's in working order. If you can't get your fire out, don't hesitate to call 911 for help.

### **Don't turn on the gas while the grill is closed**

You might not even think about it. You turn on the gas without opening up your grill lid. As you're fiddling with the lighter, that propane begins to fill your grill. By the time you light your grill, you've created a situation where your grill will turn into a fireball once you light it. Always open up the lid so the propane can dissipate on your grill before you light it.

### **Never leave a grill unattended**

Most of us, at one point or another, have left their grill unattended while cooking. Remember to keep kids and pets away from the grill.

### **Don't overload your grill**

Grills have a lot of space for a reason. Or so it's easy to assume. Sadly, piling a lot of greasy meats on your grill can mean a grease fire and massive flare ups.

### **Always turn off your grill**

It might seem like common sense to turn off your grill but it's easy to forget when you're in a rush to get dinner finished. It's even more complicated when you're grilling over charcoal because you can't just flip a switch to turn it off. Create a routine every time you grill that involves shutting everything down and putting out any fires. It just takes a few extra minutes, but it can protect your family.



# CONDO II BOARD of MANAGERS

Water shut-off may be scheduled Monday through Friday. The following paperwork is required and must be filed with the Condo II Office within 48 hours prior to the shut-off.



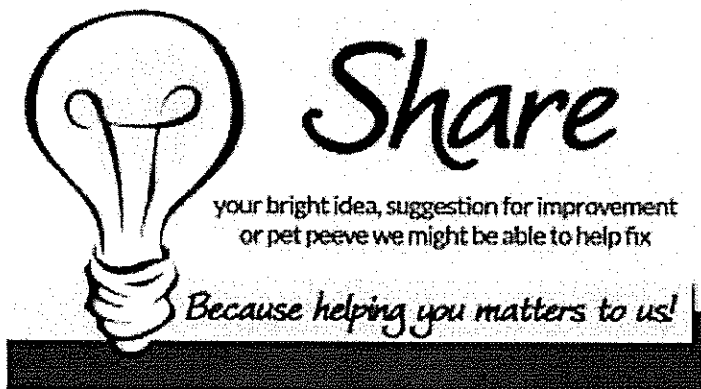
1. Work Order
2. Hold Harmless
3. Certificate of Insurance
4. Copy of the contractor's license

You also are required to notify your surrounding units of the shut off and when the water is turned back on again.

Please keep in mind that there are no shut-off requests on Saturday and Sunday, along with observed holidays.

## 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 for the emergency units. It is also 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.



The Condo II Board of Managers (BOM) is reaching out to our residents to assist 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.

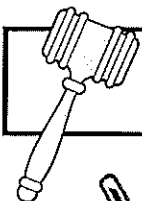


# CONDO II BOARD of MANAGERS

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

	a	b	c = a - b
	Approved Budget 2022-23	Actual Collected & Spent to Date	Remaining Balance
<b>REVENUE</b>			
CONDO II COMMON CHARGES	\$ 1,455,400	\$ 944,786	\$ 510,614
HOA COMMON CHARGES	1,171,852	781,227	390,625
LESS: NON-PAYING UNITS (5)	(29,000)	-	(29,000)
SECURITY GATE ASSESSMENT INCOME *	-	1,535	(1,535)
OTHER INCOME	29,000	24,727	4,273
<b>TOTAL REVENUE</b>	<b>\$ 2,627,252</b>	<b>\$ 1,752,275</b>	<b>\$ 874,977</b>
<b>EXPENSES</b>			
HOA COMMON CHARGES	1,171,852	781,227	390,625
LESS: NON-PAYING UNITS (5)	(15,000)	-	(15,000)
HOA MAINTENANCE	195,000	139,050	55,950
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	4,197	10,803
ELECTRIC GENERAL REPAIRS	5,000	279	4,721
EXTERMINATING	8,000	5,259	2,741
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	55,390	21,610
REPAIRS & SUPPLIES MAINT.	20,000	22,130	(2,130)
ROAD REPAIR/SPEED TABLES	10,000	-	10,000
ROOFING	130,000	83,160	46,840
SNOW REMOVAL	115,000	69,559	45,441
IRRIGATION	40,000	14,941	25,059
TREE SERVICES	20,000	14,773	5,227
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	17,061	12,939
INCOME TAXES	1,000	-	1,000
INSURANCE	360,000	208,117	151,883
LEGAL SERVICES	15,000	13,742	1,258
OFFICE SUPPLIES AND EXPENSES	9,000	6,390	2,610
EQUIPMENT LEASES	4,000	2,541	1,459
PAYROLL AND PAYROLL TAXES	55,000	36,980	18,020
PHONE & INTERNET	5,000	2,171	2,829
SUBSCRIPTIONS	7,000	5,167	1,833
WATER	54,400	48,092	6,308
CAPITAL RESERVE ALLOCATION	10,000	-	10,000
<b>TOTAL EXPENSES</b>	<b>\$ 2,627,252</b>	<b>\$ 1,686,894</b>	<b>\$ 965,438</b>
<b>REVENUES (LESS THAN) EXPENSES</b>	<b>\$ -</b>	<b>\$ 65,381</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

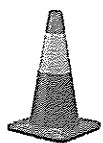
Please be sure to fill out and return the Security Gate Registration Form along with copies of driver's licenses and vehicle registrations. This form and documents are required to obtain your Security Gate Pass. Read the full instructions on the opposite page. All forms and copied documents should be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

## Documents

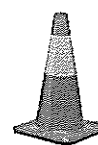
Many residents have voiced concern about the information required to receive the tag to enter the complex. **Residents are worried about identity theft, which is a great concern.** To help minimize this concern, you can block out your ID number on your license and the VIN on your automobile registration. 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# \_\_\_\_\_ \*

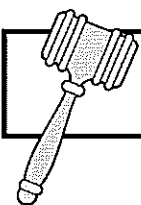
Plate # \_\_\_\_\_ State \_\_\_\_\_ MAKE/MODEL/YR \_\_\_\_\_ TAG# \_\_\_\_\_ \*

*\*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

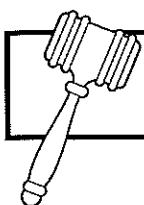
Senior Account Advisor - Ext 655

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: \_\_\_\_\_

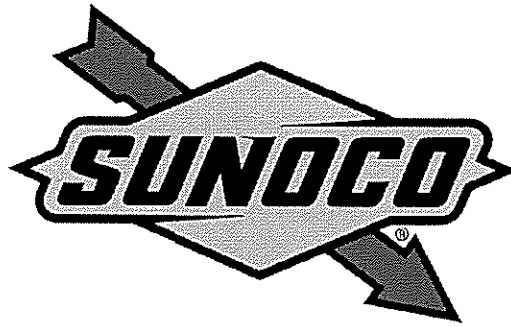
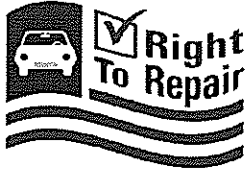
### Contractor / Subcontractor:

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



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RESIDENTS ONLY\*\***

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CORAM, NY 11727  
**631-732-0788**



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Up to 5 Quarts of Premium 10W30 Motor Oil Only  
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\*Check Thermostat  
\*Dexcool Additional  
\*Additional for Manufacturer's Special Antifreeze

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

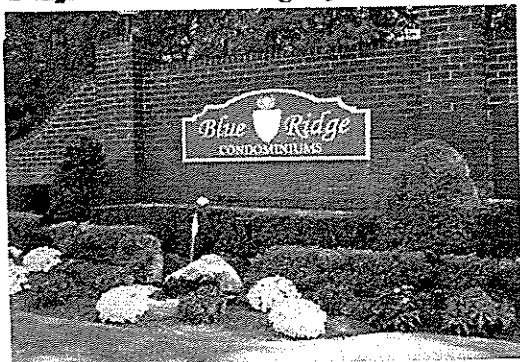
# TRI BOARD

## *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

**RE/MAX** Integrity Leaders



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Email: [RosaBejarano@Remax.net](mailto:RosaBejarano@Remax.net)  
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Julia Rosa Bejarano  
Licensed Real Estate Salesperson

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Exp. 5/31/23



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\$5.00  
OFF**

Exp. 5/31/23

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INSPECTIONS**

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Certified Technicians you  
can trust. Satisfaction  
Guaranteed.*

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SPECIALS!!**

**WE REMOVE  
WINDOW  
TINT**

**FREE Shuttle  
Service When  
Available  
Within 5 Miles**

**CHECK  
OUT OUR  
REVIEWS  
ONLINE!!**

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Evacuate and Recharge  
System w/ 1 lb. Refrigerant &  
Check for Leaks Most Cars

**\$149.95**

With Coupon. Not To Be Combined. Exp. 5/31/23

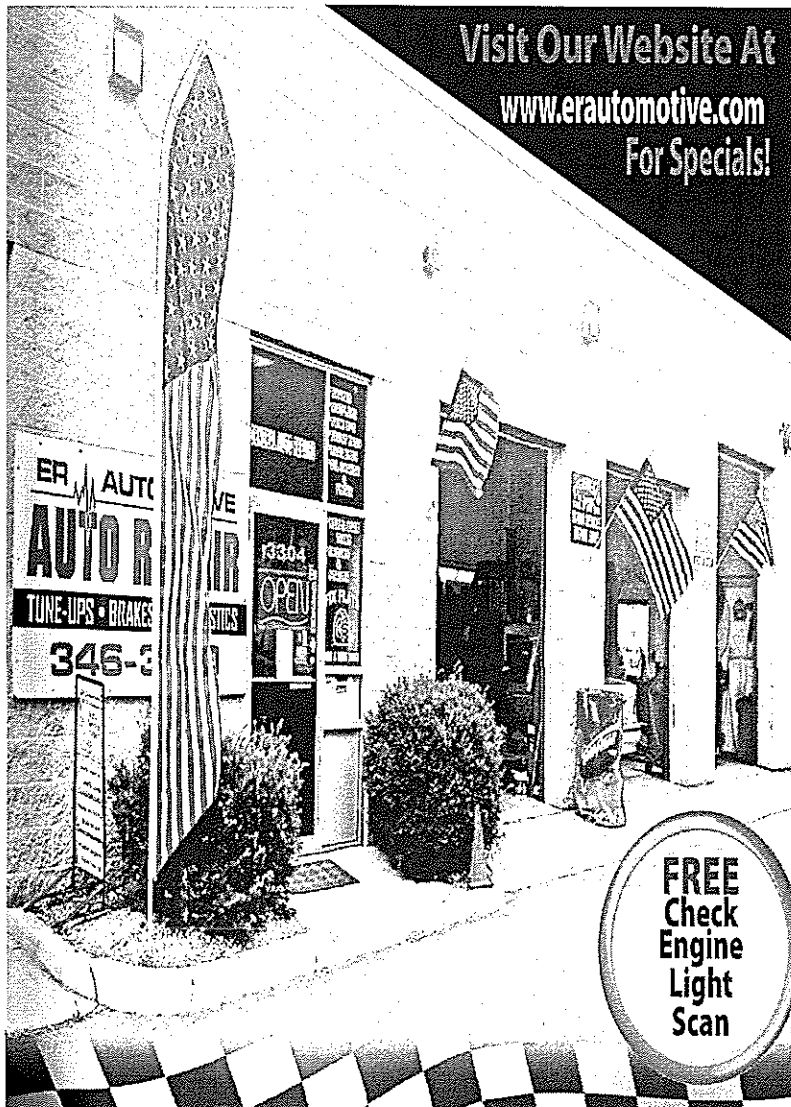
**FREE  
BATTERY & CHARGING  
SYSTEM TEST**  
Batteries From

**\$49.95**

With Coupon. Not To Be Combined. Exp. 5/31/23

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Engine  
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Scan**



# 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.

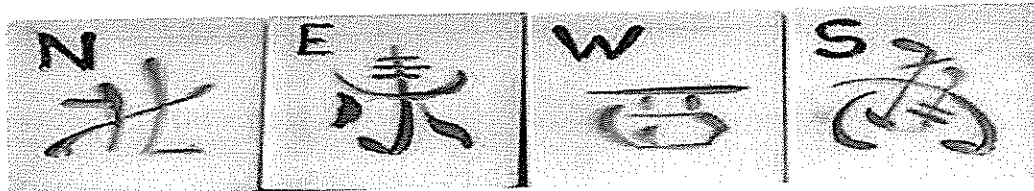
Any questions contact:

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!*

# 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 are not 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

276 ROUTE 26A, 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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## Need a Door Installed?

Call Ray from

Pro. Door installation

Doors are my Specialty

## 631-697-2020

## Ray@prodoorinstallation.com

# 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!

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Cleaning Service & More*

*Fully Licensed & Insured*

**Andrea Lamanna**

*Owner*

*Cell. 631.434.0847*

*Cleaningfairies143@gmail.com*

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FAX: (631) 580-7542

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## GAZETTE DELIVERERS for APRIL 2023

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

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!

# 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.



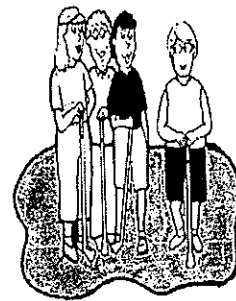
Blue Golf Shirts

contact Vinny at 631-698-0062

Blue Ridge Greens Committee

The Greens Committee is  
sponsoring ladies only golf day

June 24, 2023



Between the hours of 9 am-Noon.

Feel free to invite a guest,  
pizza afterwards.

Please sign up on sheet at golf  
shack

\$20.00 Per Person

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.



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

*McManus-Lorey*  
**Funeral Home**

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

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

*A Caring, Family Business*

*Traditional and Alternative Funerals*

*Pre-Arrangement Consultation*

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*At Home Arrangements*

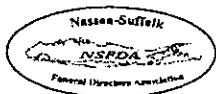
*After Care Program and Bereavement Literature*

*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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Middle Country Road

Selden-Coram

**PHARMACY HOURS**

9:00AM to 7:00PM Monday thru Friday

9:00AM to 5:00PM Saturday



Mark Shah, R. PH.

**Phone: 732-7373**

VALUABLE COUPON

Quality Pharmacy

Expires 5/31/23

**\$5.00**

Good Towards Any

New Prescription

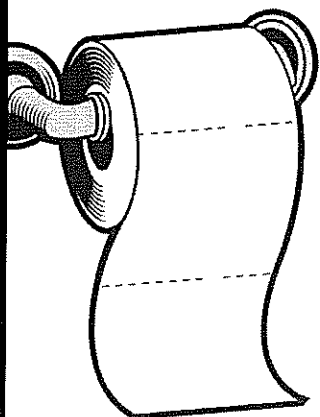
CLIP 'N SAVE!

NOT GOOD TOWARDS

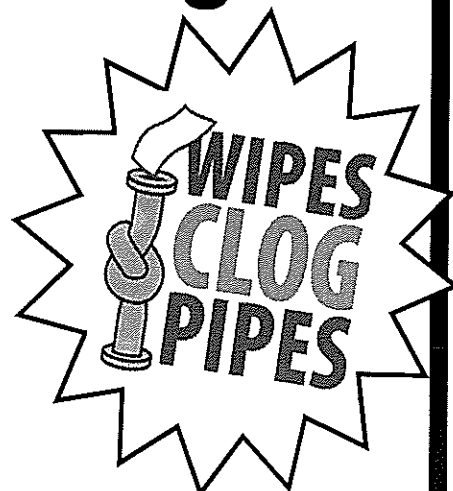
THIRD PARTY INSURANCE CO PAYMENT

**>>> IMPORTANT NOTICE <<<**

**To Keep Our  
Sewage Plant Operating -**



**Please Flush  
Only  
Toilet Paper!**



# Classifieds

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

## MISCELLANEOUS

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

**HOMEIMPROVEMENTS: HANDYMAN+PAINTER + MORE!** NO JOB TOO SMALL. Painting, Trim, Floors, Cabinets, Spackling, Sheet Rock, Tile, Grout, Walls, Doors, Power Washing, and More. Highly Experienced, Fair Prices, Top Notch Finish, Free Estimates. James Fesselmeyer (631) 671-0120

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## 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

### **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**

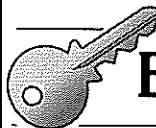
and then advise maintenance immediately, no matter what day or time this occurs.

**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

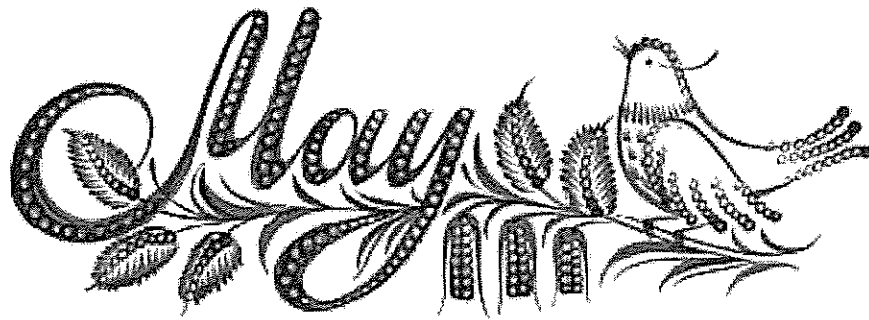
Emergency concerns are a fire and flooding. The Fire Marshal required us to have an emergency key for each home in Blue Ridge.

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 Aquacize 10:00 A.M	2 Men's Card Club Library 6 PM	3 Aquacize 10:00 A.M	4 Mah- Jongg/Canasta Club Card Room 12:30 PM	5 Aquacize 10:00 A.M.  <u>Cinco de Mayo</u>  <u>Friday Night Social</u> <u>6:30 -10:30 PM</u>	6 Private Party 
7  Mother's Day Tea 	8 Aquacize 10:00 A.M	9 Men's Card Club Library 6 PM  Closed Condo 1 Meeting	10 Aquacize 10:00 A.M  Closed HOA Executive Board Meeting 10 AM Closed HOA Full Board Meeting 7 PM	11 Mah- Jongg/Canasta Club Card Room 12:30 PM	12 Aquacize 10:00 A.M.  <u>Friday Night Social</u> <u>6:30 -10:30 PM</u>  Gazette Deadline	13 Private Party 
14  	15 Aquacize 10:00 A.M  Blue Ridge Men's Breakfast	16 Men's Card Club Library 6 PM	17 Aquacize 10:00 A.M  Closed Condo 2 Meeting 7:00 pm	18 Mah- Jongg/Canasta Club Card Room 12:30 PM  PAC Luncheon	19 Aquacize 10:00 A.M.  <u>Friday Night Social</u> <u>6:30 -10:30 PM</u>	20 Blue Ridge Greens Committee Golf Tournament  Private Party 
	22 Aquacize 10:00 A.M	23 Men's Card Club Library 6 PM  Closed Condo 1 Meeting	24 Aquacize 10:00 A.M  Closed HOA Executive Board Meeting 10 AM Closed HOA Full Board Meeting 7 PM	25 Mah- Jongg/Canasta Club Card Room 12:30 PM	26 Aquacize 10:00 A.M.  Friday Night Social 6:30 -10:30 PM	27 Memorial Day Weekend Outdoor Pool Opening Weekends Only
28  Memorial Day Weekend Outdoor Pool Opening Weekends Only	29 Aquacize 10:00 A.M  Memorial Day Party Pool	30 Men's Card Club Library 6 PM	31 Aquacize 10:00 A.M  Closed Condo 2 Meeting 7:00 pm			

# Advertise your Business in the BLUE RIDGE GAZETTE!



## - Advertising Rates -

(based on size):

- **FULL PAGE: \$90**
- **HALF PAGE: \$60**
- **QUARTER PAGE: \$40**
- **BUSINESS CARD: \$25**
- **CLASSIFIED- 40 word max: \$15**
- **THANK YOU/CONDOLENCE: \$10**
- **Ask about our FULL COLOR ADS**

The Blue Ridge Gazette circulates to the residents within the Blue Ridge Condominium Community, which consists of over 800 units!

Ads must be paid for by check made out to: Blue Ridge H.O.A.  
No cash will be handled.

The above rates are for camera-ready ads only. There will be an additional charge if layout and design is required. All ads must be paid for in advance. Returned checks will incur an additional fee of \$40.

## ASK ABOUT OUR SPECIAL DISCOUNTS!

If you're interested in advertising, call Ken or Barbara weekdays at

**631-698-8394**

or send an email to: [gazetteblueridge@gmail.com](mailto:gazetteblueridge@gmail.com)