



# Blue Ridge Gazette

**NEW!**  
Kids  
Corner  
FUN &  
GAMES  
SEE PAGE 44

VOL XLIX NO. VII

Published by and for the Residents of Blue Ridge

JULY 2023



\*\*\*\*\*  
**4TH OF JULY POOL PARTY! TUESDAY, 1-8 PM**  
\*\*\*\*\*

**Outdoor  
pool**  
Opening Season  
is here!  
Mon-Sun  
10:00AM-8:00PM  
Effective 6/24/23

Condo I & Condo II  
Open  
Board Positions  
See Page 31

IMPORTANT  
HOA  
Announcements  
and  
Pool Rules  
Inside

**Business Editor Needed. See page 43 for job description.**



**GAZETTE STAFF**

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

**ADVERTISING MANAGER**

Email: gazetteblueridge@gmail.com

**CIRCULATION MANAGER**

Ray Miehl

**PROOF READER**

Amanda Smith

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

**Gazette Subscriptions:**

**\$2.50 per month**

**Make checks payable to:  
Blue Ridge H.O.A.**

**ALL ADS MUST BE PAID IN ADVANCE**

**Please Note Advertising Rates:**

- Full Page.....\$90.00**
- Half Page.....\$60.00**
- Quarter Page .....\$40.00**
- Business Card .....\$25.00**
- Classified (Max 40 words).....\$15.00**
- Thank You/Condolence Card.....\$10.00**

**Discounts Available for 6 or 12 month contracts**

Above rates are for camera ready ads only. There will be an additional charge for typesetting, photographs and artwork.

Returned checks will be charged an additional \$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 GRAPHICS & PRINTING**

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

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

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FULL COLOR PRINTING**



# LETTER FROM THE EDITOR

## WE WANT TO HEAR FROM YOU

Starting in August we will be giving residents the opportunity to share with their community any recipes they may have.

*What to share a recipe(s)?*

Email:

[gazetteblueridge@gmail.com](mailto:gazetteblueridge@gmail.com)

Can wait to see all your recipes!



## EMPIRE ELECTRICAL CONTRACTING INC

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### COMPLETE ELECTRICAL SERVICE

ALTERATIONS • NEW WORK • REPAIRS  
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- APPLIANCE WIRING

### SERVING ALL OF LONG ISLAND

NO JOB TOO BIG OR SMALL!

SENIORS DISCOUNT

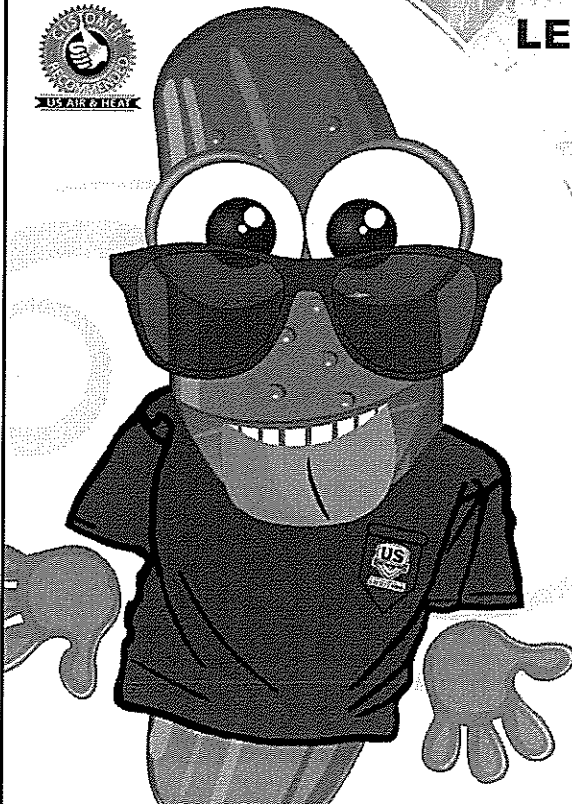
*PROMPT • RELIABLE • SERVICE*

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OR EXTEND THE LIFE OF YOUR OLD SYSTEM WITH ONE OF OUR MAINTENANCE CONTRACTS FOR AS LOW AS \$16.95/mo. OFFERS CANNOT BE COMBINED. EXP 8/15/23



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### SUMMER CAR CARE

- Antifreeze Flush
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- Top Off All Fluids
- Check Drive Belts
- Standard Oil Change
- Check Brakes, Clean & Adjust Rear Brakes



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

Expires 7/31/23



**\$379.99** + Tax & disposal

INSTALLATION INCLUDED

**50,000 Mile Warranty**

Special Price Based On Stock Availability & Size

Tire price for P205/55R16 prices vary by size. Expires 7/31/23

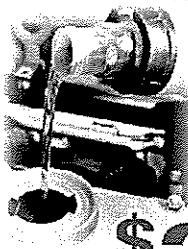
**NYS Inspections**



**FREE Engine Light Scan**



**FREE Tire Pressure System Diagnostics**



**OIL CHANGE SPECIAL**

**\$29<sup>99</sup>** plus tax

Up to 5 Quarts  
Premium Synthetic Blend includes  
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Includes Standard Oil Filter.  
**FULL SYNTHETIC ADDITIONAL**  
Most cars, trucks & SUVs. Expires 7/31/23

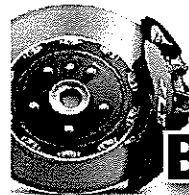


**Summer Freeze Special**

**AIR CONDITIONING**

**\$89<sup>99</sup>** plus tax

**ONLY**  
Labor Only Freon Additional  
**\$54.95 Per Pound**  
With coupon only. Expires 7/31/23



**BRAKE SPECIAL**

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

**ONLY**  
Pads & Labor Most Cars.  
Disc Brakes Only

Rotor resurface or replace additional.  
Trucks & exotic vehicles additional. Expires 7/31/23

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

(Just 800 Feet North of Walgreens & Dairy Queen) • Owner is a "BLUE RIDGE RESIDENT"

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

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

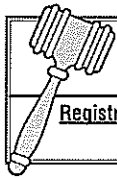


Like us on Facebook

711735-1

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

Shocks & Struts • Radiator Services • Heating & Cooling • Exhaust Systems • Wheel Alignment • Batteries • Timing Belts • Transmission Services • Starting & Charging Systems



# H.O.A. BOARD of DIRECTORS

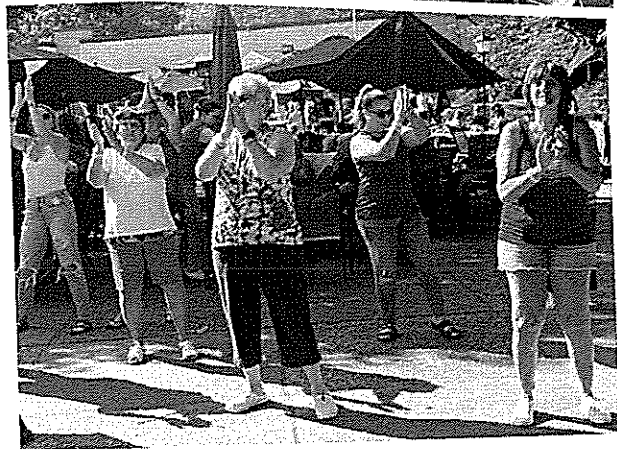
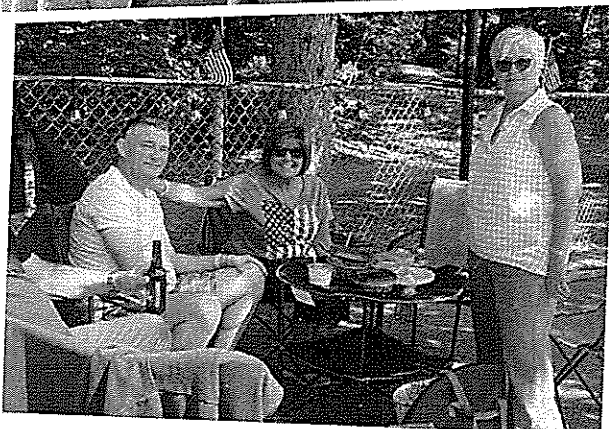
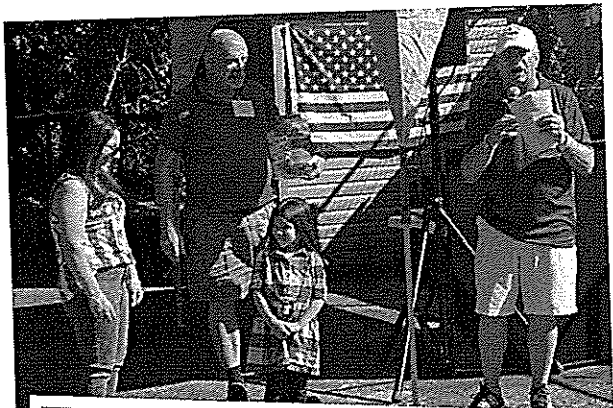
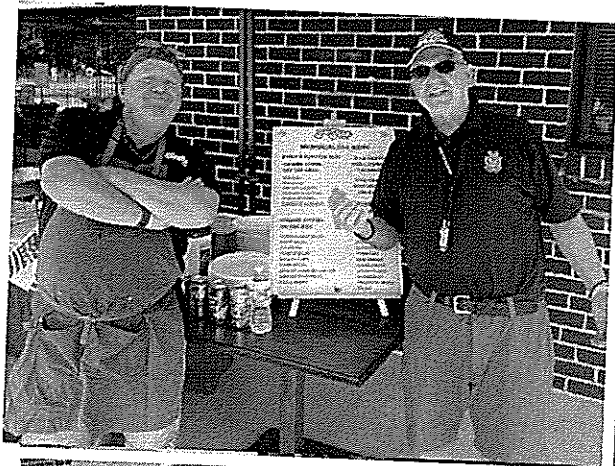
Registration Hours: (At Clubhouse Front Desk) Monday & Tuesday 8:00 AM – 3:30PM, Thursday thru Saturday 8:00 AM – 3:30 PM, Closed Wednesday & Sunday  
H.O.A. Office Hours: Monday thru Friday 10:00 AM – 3:00 PM, Closed Saturday & Sunday • Email: hoablueridge1@optimum.net

| Blue Ridge Homeowners Association, Inc.<br>Board Committees<br>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<br>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                         | Director: | Stephanie Milligan |
| Vice President: | Janet DuBois                               | Director: | Steve Wolmer       |
| Treasurer:      | Larry Browne                               | Director: | Kenneth Kimmel     |
| Secretary:      | Bob Vulpis                                 | Director: | Gerald Gelfand     |
| Asst. Treas.:   | Mariangela Barbieri                        |           |                    |
| Consultants:    | Pat Frabizio, Nick Gabrielle, Tony Spataro |           |                    |



# ★ MEMORIAL PARTY





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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 |
| 5 Years or older                    | \$25.00 under 18 |
| Registration Fee & I.D. Card .....  | \$3.00 p/person  |
| Returned Check Fee .....            | \$20.00          |
| Faxes .....                         | \$1.00 per page  |
| Copies .....                        | \$ .25 per page  |

The H.O.A will not tolerate disruptive or abusive behavior toward any resident, employee, or board member. Any such behavior will result in suspension of privileges.

Protect  
Your Business

Protect  
Your Family

# HD SECURITY CAMERAS

SMARTPHONE, TABLET & LAPTOP COMPATIBLE

**\$199**  
PKGS  
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  - NIGHTVISION • AUDIO • ENCRYPTION • COLOR
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## WE ALSO OFFER

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- Security Cameras
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## FULL SERVICE COMPANY

# IV Seasons Painting & Decorating LLC.

## Handyman Service

## All Phases of

## Construction and Repairs

### Coram 11727

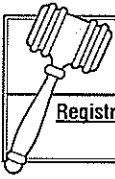
- Always Free Estimates -

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

**ivseasons@live.com**

Have a  
Happy and Safe  
Holiday Season





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## Greetings From the H.O.A. Board

Summer is off to a great start, and Blue Ridge has more to offer our residents than ever before!

Our Memorial Day Party was one of the most successful ever. The community was introduced to Rich and Judy of the new Soul Shine Kitchen, who cooked up a delicious barbecue for all. We want to thank the community for welcoming and patronizing our new friends.

Looking ahead, we have our fabulous 4th of July celebration from 1 pm to 8 pm (Tuesday, July 4), and this is shaping up to be an event to remember. DJ Cleveland returns for our listening and dancing pleasure from 2 pm until 7 pm, and the Tiki Bar will be open as well. Naturally, the Soul Shine Kitchen will once again showcase their culinary talents with a mouth-watering barbecue.

The renovations to our Bocce courts have been well-received by all, and enthusiasm for Bocce has never been higher. The games have been extremely competitive, so be sure to come out and support your favorite teams. Once again, Mike Gisler and Jeff Ward (Wednesdays) and Brian and James Peterson (Thursdays) have been doing a fantastic job managing the leagues.

The growing popularity of Pickleball has been showing itself throughout the Blue Ridge community. You can pick up new pickleballs and paddles to use, free at the Front Desk.

The H.O.A. recently met with Ms. Danielle DeMicco Paisley, Director of the Patchogue-Medford Library. She will be visiting our Lower Lounge on Saturday, July 29th (time to be announced) to talk about the many programs that will be available for everyone from children to adults, at their additional, new location on Horseblock Road. Further details will be announced on the H.O.A. website.

All in all, it's shaping up to be a fun-filled summer at Blue Ridge. Enjoy!

All the Best,

*The H.O.A. Board of Directors*



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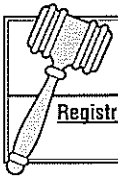
## INDOOR AND OUTDOOR POOL RULES & REGULATIONS

### *SWIM AT YOUR OWN RISK!*

No one is allowed on the Pool Deck without a Blue Ridge Bracelet

Violator's privilege may be suspended

1. All bathers are required to take a cleansing shower before entering either the indoor or outdoor pool in accordance with Suffolk County Board of Health.
2. Each resident must present a valid ID card and guest pass as required. The pool monitors or the person at the front desk are required to keep your ID card and guest pass while you use the pool. Residents check in at poolside Resident with a guest check in at front desk.
3. Bracelets must be worn on wrist by all residents and guests.
4. Residents requiring use of alternate, more accessible entrance must check in with pool monitors to gain entry through lower gate.
5. Swimmers must wear swimsuits or protective U.V. clothing. Shorts and shirts are prohibited.
6. Aqua shoes are prohibited in all pools.
7. No street shoes allowed on indoor pool deck.
8. Suitable pool devices, i.e., water wings, approved swimmies and life jackets, floating tubes, clear raft or mesh bottom, snorkels, soft plastic balls, noodles, aqua joggers, kick boards are allowed. No weighted devices allowed. Do not leave any suitable devices in the pool upon leaving.
9. Age-appropriate toys are allowed in the kiddy pool and the surrounding kiddy pool area.
10. **No electrical equipment** is permitted in the pool areas.
11. No breakable glass, food, gum, beverages (except plastic water bottles), coolers, thermos containers, or other breakables are permitted in the pool areas in accordance with Suffolk County Board of Health. All eating must be done on outside upper deck area, café, or Oasis Bar Area.
12. Smoking is **prohibited** in all pool areas.
13. Portable radios, iPods and CD players must be kept at a low volume so as not to disturb others.
14. No diving, running, horseplay, or roughhousing allowed.
15. Lounge chairs are not to be removed from pool area or reserved. Residents using the outdoor pool may bring their own lounges, chairs, and umbrellas, but must remove them upon leaving.
16. Dressing room and lockers are provided, Rest rooms are to be used in locker room area only!
17. The ratio of children to parent/obligated adult (16 or over) will be no greater than 3 to 1.
18. Infants and children under three (3) years of age must wear waterproof swim diapers, and plastic pants under a tight-fitting swimsuit. Infants and children must be always in the company of an adult.
19. Swim diapers must be worn by adult bathers who are incontinent, lack toilet training or are otherwise lacking voluntary control of excreting functions.
20. Pollution of swimming pools is prohibited. Urinating, discharge of fecal matter, expectoration or blowing nose in any swimming pool is prohibited.
21. Children under 14 years of age must be accompanied by a parent/obligated adult (16 or over) who is responsible for the children and their behavior.
22. No pets allowed in the pool areas.



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- 23. Pool may only be used during hours of posted operation. Due to weather conditions and staffing issues pool hours are subject to change.
- 24. Faucets, hoses, and thermometers, etc., are to be handled by Pool Monitors only.
- 25. The indoor pool emergency exit in the indoor pool is to be used for emergency purposes only. It can opened only by the pool monitor on duty or authorized personnel.
- 26. The HOA is not responsible for any lost or stolen items.
- 27. The HOA authorized personnel have full authority to expel any violators of pool regulations or any person whose behavior is offensive in any way such as foul, abusive and/or excessively loud language.

**ALL POOL MONITORS HAVE FULL AUTHORITY TO EXPEL VIOLATORS!**

## Hot Tub Rules and Warnings

**Use at your own risk!**

### Rules and Regulations

- Absolutely no children under 14 years allowed in the Hot Tub.
- Do not submerge your head under water.
- Temperature shall not exceed 103 degrees.
- Observe all posted rules and warnings.
- Do not exceed 15 minutes.
- Use Facility at your own risk.

### WARNINGS

Do not use the Hot Tub if you:

- Are in the first trimester of your pregnancy.
- Have Heart Disease.
- Have high or low blood pressure.
- Have Diabetes.
- Are using alcohol, anticoagulants, antihistamines, vasoconstrictors, vasodilators, stimulants, hypnotics, or tranquilizers.

**CONTINUED ON NEXT PAGE >**



## General Safety Rules

1. **No Lifeguard on Duty- Swim at your own risk!**
2. No swimming after dusk (outdoor pool) or during a storm.
3. **Never Swim Alone!** No one regardless of age or swimming ability should swim alone. Always swim with a “buddy” who is capable of providing assistance and summoning help.
4. **NON –Swimmers** must stay in shallow water. Shallow water is no more than chest deep. If the water is too deep to stand in, then using flotation aids or hanging onto the sides of the pool is dangerous.
5. **Do not swim when under the influence of alcohol or drugs.** You may be able to swim when sober, but not when drunk or drowsy.
6. **NO Diving** from the pool deck. “Diving” includes summersaults, flips, twists, etcetera even if you end up going in feet first.
7. In an emergency get help!

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The swimming facilities at Blue Ridge Condominium, 899 Golf Lane, Medford, NY 11763, are not supervised by a lifeguard or other responsible person, instead of onsite supervision, this facility has established a series of safeguards to be followed by all guests.

We are required to notify you of these rules, to ensure that water rescue equipment is at the pool and that the swimming area is maintained in a sanitary manner. In the interest of your safety and that of your guests we require you to follow these rules.

Please read the safety rules located at the pool entrance and outlined in this brochure. If you have any questions, we will be happy to discuss them with you.





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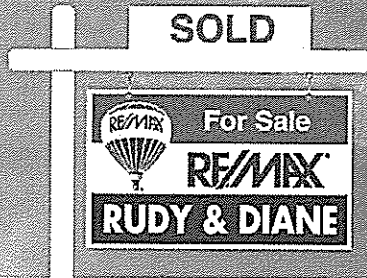
## BLUE RIDGE HOMEOWNERS ASSOCIATION, INC. BUDGET SUMMARY REPORT Year-To-Date APRIL 2023

|  | ANNUAL BUDGET      |                   | YEAR-TO-DATE        |                     |                   | THIS MONTH        |                   |                  |
|--|--------------------|-------------------|---------------------|---------------------|-------------------|-------------------|-------------------|------------------|
|  | TOTAL              | BALANCE AVAILABLE | BUDGET              | ACTUAL              | DIFFERENCE        | BUDGET            | ACTUAL            | DIFFERENCE       |
| MAINTENANCE (HOA ONLY)                             | 24,123             | 6,267             | 17,629              | 17,856              | (227)             | 1,846             | 1,784             | 62               |
| ADMINISTRATION                                     | 276,683            | 120,774           | 207,744             | 155,909             | 51,835            | 21,285            | 14,124            | 7,161            |
| COMMUNITY BUILDING                                 | 501,683            | 98,400            | 368,608             | 403,283             | (34,675)          | 40,722            | 35,310            | 5,412            |
| POOLS  | 161,041            | 65,236            | 99,661              | 95,805              | 3,856             | 6,769             | 18,028            | (11,259)         |
| TENNIS   | 750                | 697               | 567                 | 53                  | 514               | 63                | 43                | 20               |
| BOCCI  | 2,250              | 689               | 1,692               | 1,561               | 131               | 188               | 1,561             | (1,373)          |
| SEWER TREATMENT PLANT                              | 350,038            | 124,915           | 260,542             | 225,123             | 35,419            | 29,727            | 20,119            | 9,608            |
| GOLF COURSE  | 415,597            | 148,215           | 300,713             | 267,382             | 33,331            | 35,191            | 30,944            | 4,247            |
| GENERAL EXPENSES                                   | 661,805            | 247,917           | 417,919             | 413,888             | 4,031             | 33,265            | 37,550            | (4,285)          |
| SECURITY   | 82,200             | 24,848            | 60,400              | 57,352              | 3,048             | 7,300             | 6,310             | 990              |
| COMMUNITY ACTIVITIES ***                           | 19,317             | 466               | 14,700              | 18,851              | (4,151)           | 2,299             | (778)             | 3,077            |
| CAPITAL EXPENSES                                   | 148,105            | 106,080           | 65,515              | 42,045              | 23,470            | 6,085             | 1,462             | 4,623            |
| <b>TOTAL EXPENSES</b>                              | <b>2,643,592</b>   | <b>944,484</b>    | <b>1,815,690</b>    | <b>1,699,108</b>    | <b>116,582</b>    | <b>184,740</b>    | <b>166,457</b>    | <b>18,283</b>    |
| LESS INCOME OTHER THAN COMMON CHARGES              | (190,800)          | (47,332)          | (143,040)           | (143,468)           | 428               | (21,291)          | (21,270)          | (21)             |
| <b>EXPENSES TO BE REIMBURSED BY COMMON CHARGES</b> | <b>\$2,452,792</b> | <b>\$ 897,152</b> | <b>\$ 1,672,650</b> | <b>\$ 1,555,640</b> | <b>\$ 117,010</b> | <b>\$ 163,449</b> | <b>\$ 145,187</b> | <b>\$ 18,262</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           | 8,028             | 13,000           | 8,972            | 4,028             | 1,400           | 806             | 594             |
| Gazette Expenses                  | 42,276           | 12,260            | 31,756           | 30,016           | 1,740             | 3,406           | 3,284           | 122             |
| Net Gazette Expense               | 25,276           | 4,232             | 18,756           | 21,044           | (2,288)           | 2,006           | 2,478           | (472)           |
| Bar Revenues                      | 39,000           | 8,276             | 24,120           | 30,724           | (6,604)           | 880             | 3,691           | (2,811)         |
| Bar Expenses                      | 30,891           | 6,791             | 18,675           | 24,100           | (5,425)           | 660             | 540             | 120             |
| Net Bar Expense (Revenue)         | (8,109)          | (1,485)           | (5,445)          | (6,624)          | 1,179             | (220)           | (3,151)         | 2,931           |
| Community Events Expense, Net     | 6,950            | (2,306)           | 4,989            | 9,256            | (4,267)           | 913             | 1,135           | (222)           |
| Party Rental Income               | 4,800            | (25)              | 3,600            | 4,825            | (1,225)           | 400             | 1,240           | (840)           |
| <b>TOTAL COMMUNITY ACTIVITIES</b> | <b>\$ 19,317</b> | <b>\$ 466</b>     | <b>\$ 14,700</b> | <b>\$ 18,851</b> | <b>(\$ 4,151)</b> | <b>\$ 2,299</b> | <b>(\$ 778)</b> | <b>\$ 3,077</b> |

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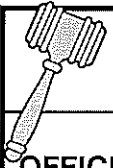


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# CONDO I BOARD of MANAGERS

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

OFFICE HOURS: MONDAY, TUESDAY, WEDNESDAY, THURSDAY 11:00 AM -2:00 PM. CLOSED FRIDAY

E-MAIL: BRCONDO1@OPTONLINE.NET

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

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

## MESSAGE FROM THE PRESIDENT

Dear Residents,

Thank you to all that attended the Open meeting on June 13th. There are so many moving parts to the community that it made sense to have all three boards announce the items that will affect everyone in the community.

Please remember that Condo I will have a budget meeting on Tuesday, July 25th at 7pm in the lower lounge. Please put this date on your calendar. Understanding our expenses and capital improvements leads to a better-informed resident. We look forward to seeing you there.

We are so happy to inform you that the old playground in PP 6 on Birchwood Road has been refurbished and both a checker/chess and a backgammon table have been placed there for residents' use. Please be sure to stop by and see it. The Board would like to thank Brian Lamberson for his efforts to see this project through to completion!

Happy 4th of July!!

*Robin D'Alessandro*

*President, Blue Ridge Condo 1*




# CONDO I BOARD of MANAGERS

## Important Information

### ♦ COMMON CHARGES

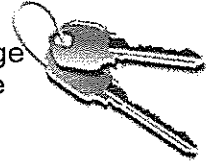
All common charges are **due and payable on the first (1st) of each month**. Condo I will extend the period that you can pay without penalty to 1:00pm on the fifteenth (15th) of the month. After 1:00pm on the fifteenth of the month due, there will be a late charge of \$35.00. If the fifteenth of the 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 | Illegal Parking  |
| Returned Check Fee .....\$35.00   | First a Written Warning, then \$100 after 5 days.                        |
| Late Common Charge Fee..... \$35.00   | 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 maintenace 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 \$750. 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.

|  |   |  |
|--|---|--|
| <p><b>CONSERVE WATER ◆ LIMIT USE</b><br/>Condo I invoices are up over 20%. Help us keep costs under control. <i>Please:</i></p> <ul style="list-style-type: none"> <li>◆ Limit laundry</li> <li>◆ Take shorter showers</li> <li>◆ Curb use of outside garden hose</li> </ul>  | <p><b>BE AWARE OF HOMEOWNER REPAIR COST RESPONSIBILITIES</b></p> <p>Make yourself familiar for what costs each homeowner is responsible such as:</p> <ul style="list-style-type: none"> <li>◆ Plumbing &amp; Electrical issues</li> <li>◆ Fire/Smoke &amp; CO2 Alarms</li> </ul>  | <p><b><i>A Reminder from Condo I:</i></b><br/><b>Large items do not belong inside the dumpsters.</b></p> <p>Please place items, such as furniture, outside the dumpsters so the Maintenance Dept. can pick them up separately.</p>  |
|--|---|--|

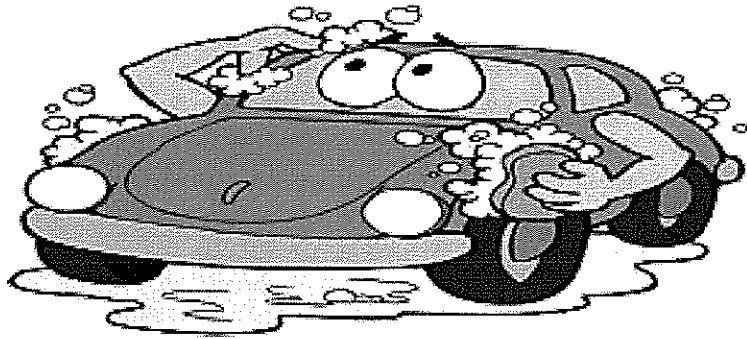
**CONTRACTORS / VENDORS:** Please cart construction material and boxes at the community as this material should not be put in community dumpsters.



# CONDO I BOARD of MANAGERS

## **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!**

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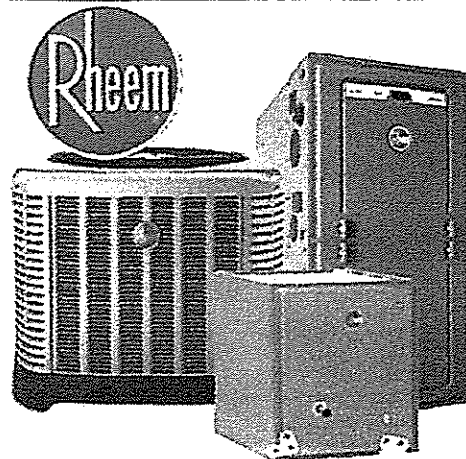
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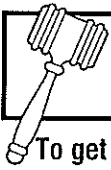
*Annual Tune Up \$97.95*

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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**

# BAYBERRY EXTERIORS

LONG ISLAND

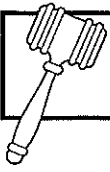
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**INTERIOR AND EXTERIOR IMPROVEMNTS**

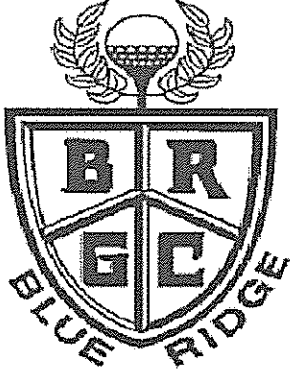
- KITCHEN REMODELING
- BATHROOM REMODELING
- WINDOWS
- POWER WASHING
- DEMO
- PAINTING

**(631) 681-1236**

FOR MORE INFORMATION:  
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@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**

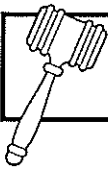
Blue Ridge Condo I will continue to bring the latest tools and practices to the community association industry and affiliated professionals. HomeWiseDocs.com simplifies the process of obtaining the association information that you require. Please share this important notice with those parties that regularly 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

### 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)

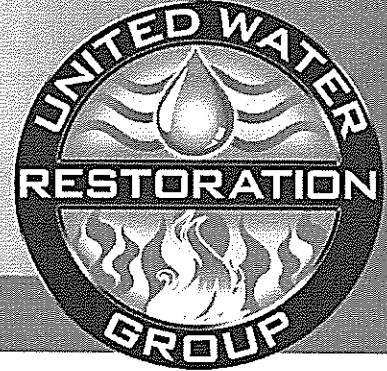


# CONDO I BOARD of MANAGERS

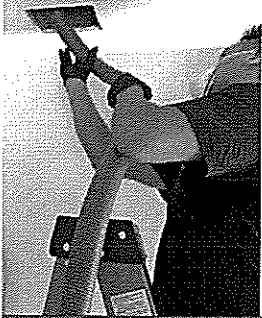
## Blue Ridge Condo I May Budget 2023

| EXPENSES                            | 2022/2023 Budget      | Expense as of 4/2023  | May-23              | Expense to Date       | YTD Balance         |
|-------------------------------------|-----------------------|-----------------------|---------------------|-----------------------|---------------------|
| <b>ADMINISTRATIVE</b>               |                       |                       |                     |                       |                     |
| Accounting                          | \$9,850.00            | \$6,025.00            | \$725.00            | \$6,750.00            | \$3,100.00          |
| Data Processing                     | \$5,600.00            | \$4,258.81            | \$393.66            | \$4,652.47            | \$947.53            |
| Legal                               | \$12,000.00           | \$3,420.00            | \$3,993.84          | \$7,413.84            | \$4,586.16          |
| Office                              | \$14,300.00           | \$7,703.93            | \$1,290.63          | \$8,994.56            | \$5,305.44          |
| Payroll Taxes                       | \$17,000.00           | \$7,969.94            | \$494.99            | \$8,464.93            | \$8,535.07          |
| Reserve Study                       | \$9,000.00            | \$0.00                | \$0.00              | \$0.00                | \$9,000.00          |
| Salary/Wages                        | \$44,000.00           | \$21,173.85           | \$3,474.47          | \$24,648.32           | \$19,351.68         |
| 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          | \$100,942.74        | \$326,593.49          | \$73,406.51         |
| Insurance Deduction Reserves        | \$25,000.00           | \$6,776.27            | \$679.29            | \$7,455.56            | \$17,544.44         |
| <b>MAINTENANCE DEPT.</b>            |                       |                       |                     |                       |                     |
| HOA Maintenance Contract            | \$243,000.00          | \$165,422.25          | \$17,964.09         | \$183,386.34          | \$59,613.66         |
| HOA Material Cost                   | \$30,000.00           | \$25,122.27           | \$1,944.19          | \$27,066.46           | \$2,933.54          |
| <b>OTHER MAINT. &amp; OPERATION</b> |                       |                       |                     |                       |                     |
| Alarm System                        | \$18,000.00           | \$10,360.20           | \$0.00              | \$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            | \$2,800.00            | \$800.00            | \$3,600.00            | \$5,200.00          |
| Gutter Cleaning                     | \$12,500.00           | \$7,685.22            | \$0.00              | \$7,685.22            | \$4,814.78          |
| Hydrants                            | \$5,000.00            | \$2,844.35            | \$752.01            | \$3,596.36            | \$1,403.64          |
| Landscaping                         | \$122,000.00          | \$85,479.28           | \$11,115.00         | \$96,594.28           | \$25,405.72         |
| 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            | \$7,144.62            | \$2,055.67          | \$9,200.29            | -\$1,200.29         |
| Playgrounds                         | \$500.00              | \$0.00                | \$0.00              | \$0.00                | \$500.00            |
| Plumbing Back Up/Drainage Repairs   | \$45,000.00           | \$21,319.49           | \$8,956.52          | \$30,276.01           | \$14,723.99         |
| Railings                            | \$2,000.00            | \$0.00                | \$0.00              | \$0.00                | \$2,000.00          |
| Refuse                              | \$85,000.00           | \$64,604.72           | \$7,223.56          | \$71,828.28           | \$13,171.72         |
| Street Maintenance                  | \$3,000.00            | \$0.00                | \$0.00              | \$0.00                | \$3,000.00          |
| Roofing Maintenance                 | \$30,000.00           | \$4,209.22            | \$0.00              | \$4,209.22            | \$25,790.78         |
| Snow Removal                        | \$84,500.00           | \$75,239.83           | \$0.00              | \$75,239.83           | \$9,260.17          |
| Sprinklers Maintenance              | \$40,000.00           | \$12,381.72           | \$12,303.99         | \$24,685.71           | \$15,314.29         |
| Tree Removal                        | \$8,000.00            | \$5,865.75            | \$0.00              | \$5,865.75            | \$2,134.25          |
| Walkway Lights Maintenance          | \$14,000.00           | \$10,910.01           | \$0.00              | \$10,910.01           | \$3,089.99          |
| <b>UTILITIES</b>                    |                       |                       |                     |                       |                     |
| Electrical                          | \$23,000.00           | \$19,690.97           | \$1,473.45          | \$21,164.42           | \$1,835.58          |
| Telephone/Internet                  | \$3,300.00            | \$1,961.60            | \$213.87            | \$2,175.47            | \$1,124.53          |
| Water                               | \$72,600.00           | \$41,276.87           | \$8,346.38          | \$49,623.25           | \$22,976.75         |
| <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           | \$73,663.74           | \$8,184.86          | \$81,848.60           | \$16,451.40         |
| <b>CAPITAL BUDGET</b>               |                       |                       |                     |                       |                     |
| Capital Replacement Reserves        | \$200,000.00          | \$67,000.00           | \$93,285.00         | \$160,285.00          | \$39,715.00         |
| <b>TOTAL CONDO I BUDGET</b>         | <b>\$1,763,750.00</b> | <b>\$1,015,234.93</b> | <b>\$286,613.21</b> | <b>\$1,301,848.14</b> | <b>\$461,901.86</b> |
| <b>INCOME</b>                       |                       |                       |                     |                       |                     |
| Condo I Common Charges              | \$1,763,750.00        | \$1,747,473.03        | \$277,718.05        | \$2,025,191.08        |                     |
| Other Income                        | \$0.00                | \$53,274.91           | \$6,060.38          | \$59,335.29           |                     |
| Recovery & Misc. Income             | \$0.00                | \$29,387.72           | \$3,692.93          | \$33,080.65           |                     |
| <b>TOTAL INCOME</b>                 | <b>\$1,763,750.00</b> | <b>\$1,830,135.66</b> | <b>\$287,471.36</b> | <b>\$2,117,607.02</b> |                     |
| <b>Year to Date Totals</b>          |                       |                       |                     | <b>YTD Revenue</b>    | <b>YTD Expenses</b> |
|                                     |                       |                       |                     | \$2,117,607.02        | \$1,301,848.14      |
|                                     |                       |                       |                     | <b>Net</b>            | <b>\$815,758.88</b> |
| <b>HOA COMMON CHARGES</b>           |                       |                       |                     |                       |                     |
| HOA Common Charges Collected        | \$1,279,413.12        | \$921,573.63          | \$103,078.50        | \$1,024,652.13        |                     |
| HOA Common Charges Paid to HOA      | \$1,279,413.12        | \$959,550.30          | \$106,616.70        | \$1,066,167.00        |                     |

# 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 !!!



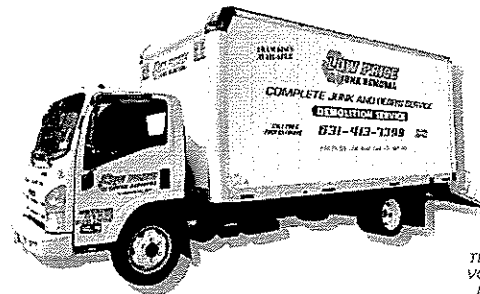
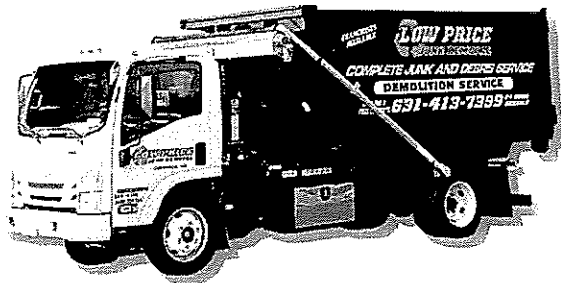
United Water Restoration Group of Long Island

 **(631) 494-4764**

Water Damage • Fire & Smoke Mitigation • Mold Remediation • Storm • Flood • Sewage • Odor Control • Oil Spills  
Biohazard/Trauma Cleanup • Cleaning • Asbestos Abatement • Contents Pack-Outs • Reconstruction

**LOW PRICE**  
JUNK REMOVAL

 **TOP VALUE**  
MOVERS, INC.



**Top Value, Low Price!**  
Larger TRUCKS = More BANG for your BUCK!

THANK YOU FOR VOTING US #1 ON LONG ISLAND!

Bethpage   
**BEST of LI**  
2023 WINNER  
BEST RUBBISH REMOVAL

Ask about our **LOW PRICE GUARANTEE!**

**(631) 413-7399**

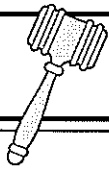
Book Online!



USDOT #3918774

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

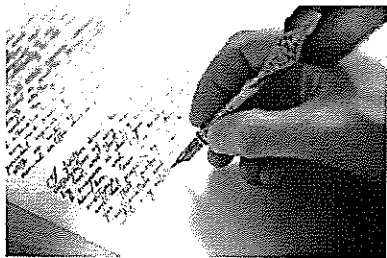




# CONDO II BOARD of MANAGERS

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



## President's Letter

Now that July is upon us and many residents are planning those beautiful summer vacation trips to the beach or just enjoying summer barbecues with family and friends, it's a different time for the Condo Boards. With the warm weather here, we begin our planned major capital improvement projects. We will start two major improvement projects in July and August, dramatically affecting the traffic flow entering and exiting the complex and the interior roadways and parking plazas. We are working with the contractors' planning departments to keep these roadway closures minimal. We do appreciate your patience and cooperation during the construction of these projects. Please do so immediately for residents who still need to submit their vehicle information applications for the security gate entry pass. All applications were due last month by June 15th ..... Below is a timeline for these upcoming roadway closures,

**SECURITY GATE PROJECT (July 5th thru July 12th) Blue Ridge Drive**  
Entrance will be closed from 8 am - 5 pm

**SECURITY GATE PROJECT (July 12th thru July 21st) Birchwood Road**  
Entrance will be closed from 8 am - 5 pm

**CONDO I and CONDO II ROADWAY REPAVING PROJECT (August Dates to be announced)**

We will keep our residents updated as these projects progress.

# 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



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)

# CONDO II BOARD of MANAGERS



The yearly open budget meeting will be held on July 18th at 7pm in the Tiki Bar area (weather permitting) or in the lower lounge if it rains. Discussions will include the status of the budget, improvement/upgrades made and or in the works, and latest information on Gates.

## CONDO II ELECTIONS

Three seats are opening on the Condo II Board. Elections will be held on Saturday, September 9th, 2023. The Board is looking for individuals with construction, legal, groundskeeping, and electrical knowledge. Any homeowner wishing to run for 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) and may submit their resume. The resume must be time-stamped at the front desk before submitting their resume to the Condo II office.

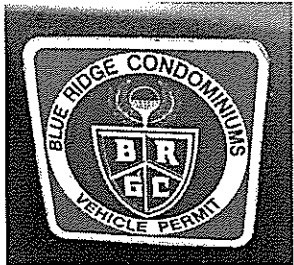
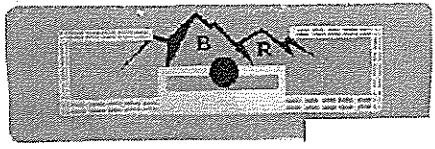
**DEADLINE FOR RESUME SUBMISSION IS AUGUST 1, 2023**

## PARKING PERMITS



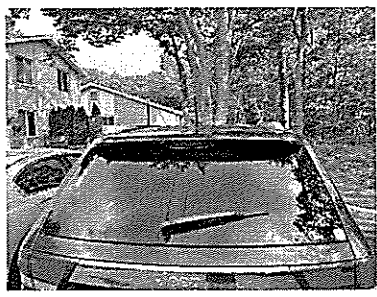
As part of the security gate initiative, the Condo II Board of Managers will issue a new parking permit sticker along with your security gate entrance tags which permits you to park your vehicle(s) in the parking plaza. The new parking permit sticker will replace the old and much larger sticker with a smaller version. It will not mention Blue Ridge Condominiums for security reasons, as residents felt uncomfortable broadcasting where they live, which was written on the old current sticker.

(Security Gate Tag) Size = 1" x 3"



(Current Parking Permit)

(New Parking Permit) Size 1.75" x 2"



(New Parking Permit Verbiage)



**Please Note:**

- 1. The Security Gate Tag will be adhered to the upper left side of the windshield.
- 2. The new parking permit should be adhered to the lower right side of the rear-view window.



# CONDO II BOARD of MANAGERS



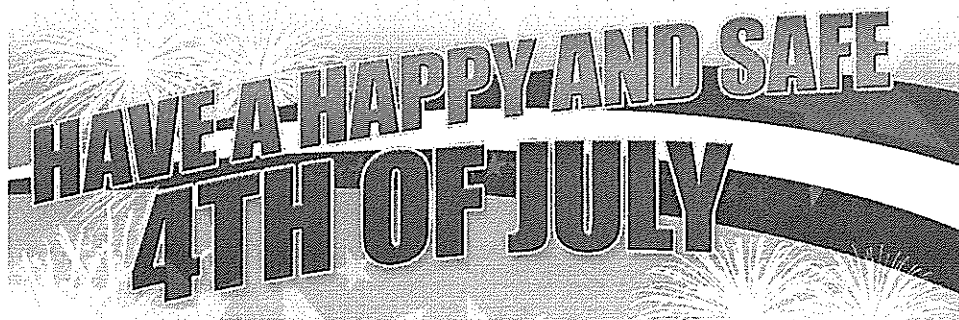
More than ever, reported in the news, of scams occurring. Hopefully, the information below will be helpful.

If the caller indicates that they are vendors of our community, ask them for a callback number and contact your Condo Board to validate. If they refuse to give you a callback number, they are not legitimate and hang up the phone. If they do give a number, hang up and call it. At times, it will not be working. Also, you can give the caller the Condo Board phone number, 631-736-2574, to speak with a Board member as the Condo Board will know who the vendors are contracted by your Board.

The most reprehensible act is scammers calling older adults, indicating a family member has been arrested and needs money for bail or a lawyer or in an accident. Only act on this call if you know this a family member by calling a relative or a friend to ensure this is true. Also, please report it to the police.

Warning signs of debt collection scams:

1. Withholds information from you. They must tell you information such as the name of the creditor, the amount owed, and that if you dispute the debt the debt collector will have to obtain verification of the debt.
2. Pressures you to pay by money transfer or prepaid card.
3. Says they will tell your family, friends, and employer
4. Asks you for sensitive personal financial information. Such as your bank account, routing numbers, or Social Security numbers.
5. Calls you at inconvenient times, for instance – before 8am and after 9pm





# CONDO II BOARD of MANAGERS

On October 1<sup>st</sup>, 2020, the Blue Ridge Condo II Board of Managers began offering a convenient way for you to pay your dues online via the secure Online Portal in Appfolio.

You can use the Appfolio app on your phone, tablet, or PC, or you can go through the Blue Ridge Website.

| Secure  | Fast  | Convenient  | Flexible                                    |
|---|---|---|---|
| Online payments are encrypted using bank-grade security | Your charges are immediately marked as paid | You can pay your dues from anywhere with your mobile device | Choose the method that best fits your needs |



Appfolio offers you the following payment options:

- eCheck

Enter your routing and account numbers in your secure Online Portal to pay dues or any other charge directly from your checking or savings account. **Beginning July 31, 2023**, Appfolio will no longer waive the resident eCheck (ACH Payments) transaction fee. Resident payments made by eCheck will include a fee of \$2.49. This applies to payments made by tenants and homeowners.

- Credit or Debit Card

Use your debit or credit card to pay dues or any other charges through the secure Online Portal. **(Also, as a reminder, April 28th, 2022, the transaction fee for credit card payments made by residents, homeowners, and owners will be changing from 2.99% to 3.49%.**

- Electronic Cash Payments

If you choose this method, Appfolio will provide you with a reusable Payslip that you can use at 7-Eleven, CVS, Casey's, or Ace Cash Express to pay your dues in cash. There is a \$3.99 processing fee for each transaction up to \$2,000 (\$1,500 for 7-Eleven).

How to get started:

1. Visit [brc2.appfolio.com/connect](http://brc2.appfolio.com/connect) and click Request Access to the Portal at the bottom.
2. Fill in the fields with your name, phone number, and email.

NOTE: Use the email address that was given to the Condo II via the postcard. If you are having trouble, contact the office by sending an email with the email address that you want to use on Appfolio. This is ensuring that the correct email address is recorded. We will confirm by responding via email.

3. You will then receive an email with a link to your personal, secure Online Portal.
4. Create a password and access right away!

NOTE: Current method of payment is still available if you choose to continue to use it. (Dropping it in the mailbox outside of the clubhouse, in the Condo II mailbox near the office, or standard mailing.)

If you have any questions, please email us at [BRC2appfolio@optimum.net](mailto:BRC2appfolio@optimum.net) or call 631-736-2574.



# ER AUTOMOTIVE

### We Specialize In:

- Tires • Electrical • Tune Ups
- Differential & Transmissions
- Front Ends
- Suspension & Steering
- Cooling System • Batteries and more!

**FREE  
CHECK ENGINE  
LIGHT SCAN**



Exp. 7/31/23

**OIL CHANGE  
\$5.00  
OFF**

Exp. 7/31/23

**3304 Route 112  
Medford, NY 11763**

Just South of Country Fair Behind King Auto

**631-346-3130**

**NEW YORK STATE  
INSPECTIONS**



*Factory  
Maintenance  
Schedule*

*Stop getting ripped off.  
Finally get the service  
you deserve.  
Certified Technicians you  
can trust. Satisfaction  
Guaranteed.*

**BRAKE  
SPECIALS!!**

Visit Our Website At  
[www.erautomotive.com](http://www.erautomotive.com)  
For Specials!

**WE REMOVE  
WINDOW  
TINT**

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

**CHECK  
OUT OUR  
REVIEWS  
ONLINE!!**

**A/C SERVICE**

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

**\$149.95**

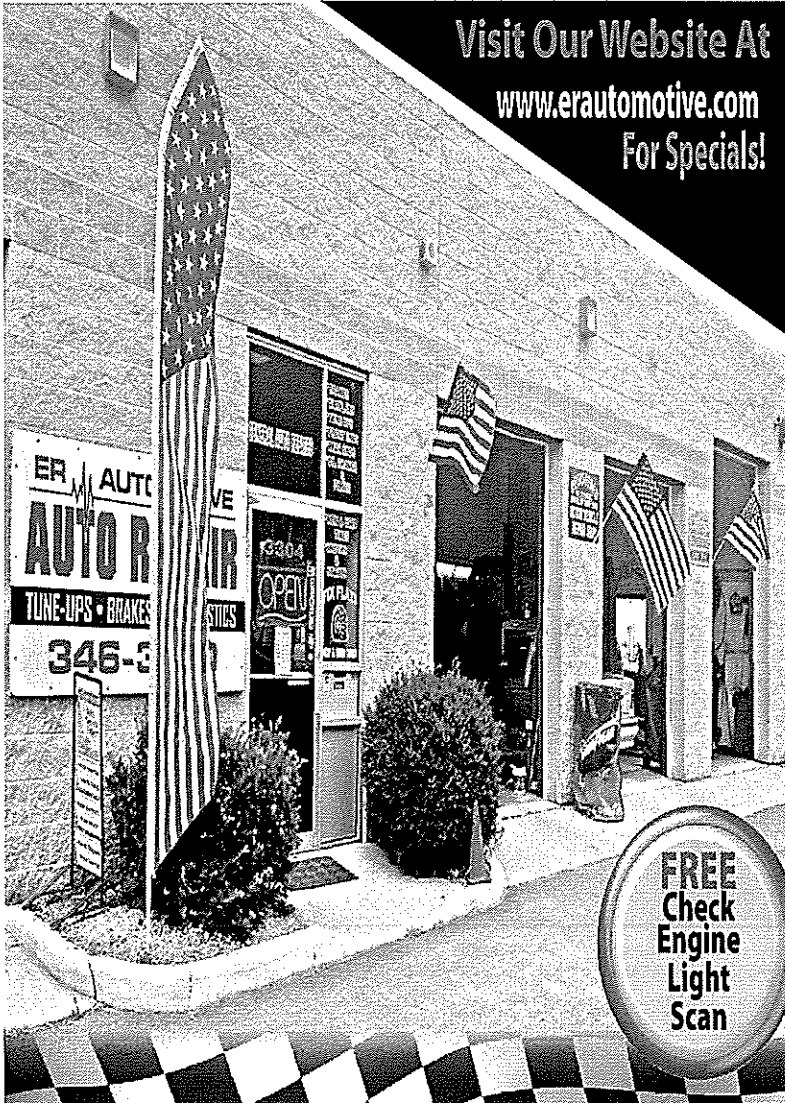
With Coupon. Not To Be Combined. Exp. 7/31/23

**FREE  
BATTERY & CHARGING  
SYSTEM TEST**

Batteries From

**\$49.95**

With Coupon. Not To Be Combined. Exp. 7/31/23



**FREE  
Check  
Engine  
Light  
Scan**



# CONDO II BOARD of MANAGERS

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

|                                      | <i>a</i>                      | <i>b</i>                               | <i>c = a - b</i>     |
|--------------------------------------|-------------------------------|--|----------------------|
|                                      | Approved<br>Budget<br>2022-23 | Actual<br>Collected &<br>Spent to Date | Remaining<br>Balance |
| <b>REVENUE</b>                       |                               |  |                      |
| CONDO II COMMON CHARGES              | \$ 1,455,400                  | \$ 1,179,031                           | \$ 276,369           |
| HOA COMMON CHARGES                   | 1,171,852                     | 976,534                                | 195,318              |
| LESS: NON-PAYING UNITS (5)           | (29,000)                      | -                                      | (29,000)             |
| SECURITY GATE ASSESSMENT INCOME *    | -                             | 1,535                                  | (1,535)              |
| OTHER INCOME                         | 29,000                        | 43,423                                 | (14,423)             |
| <b>TOTAL REVENUE</b>                 | <b>\$ 2,627,252</b>           | <b>\$ 2,200,523</b>                    | <b>\$ 426,729</b>    |
| <b>EXPENSES</b>                      |                               |  |                      |
| HOA COMMON CHARGES                   | 1,171,852                     | 976,534                                | 195,318              |
| LESS: NON-PAYING UNITS (5)           | (15,000)                      | -                                      | (15,000)             |
| HOA MAINTENANCE                      | 195,000                       | 170,242                                | 24,758               |
| 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                        | 5,429                                  | 9,571                |
| ELECTRIC GENERAL REPAIRS             | 5,000                         | 279                                    | 4,721                |
| EXTERMINATING                        | 8,000                         | 6,540                                  | 1,460                |
| FENCES (INCENTIVES)                  | 10,000                        | 14,784                                 | (4,784)              |
| 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                       | 87,359                                 | 49,641               |
| PAINTING                             | 20,000                        | -                                      | 20,000               |
| RAILINGS                             | 8,000                         | -                                      | 8,000                |
| REFUSE                               | 77,000                        | 69,300                                 | 7,700                |
| REPAIRS & SUPPLIES MAINT.            | 20,000                        | 25,374                                 | (5,374)              |
| ROAD REPAIR/SPEED TABLES             | 10,000                        | -                                      | 10,000               |
| ROOFING                              | 130,000                       | 126,794                                | 3,206                |
| SNOW REMOVAL                         | 115,000                       | 70,287                                 | 44,713               |
| IRRIGATION                           | 40,000                        | 15,351                                 | 24,649               |
| 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                        | 19,626                                 | 10,374               |
| INCOME TAXES                         | 1,000                         | -                                      | 1,000                |
| INSURANCE                            | 360,000                       | 301,268                                | 58,732               |
| LEGAL SERVICES                       | 15,000                        | 16,937                                 | (1,937)              |
| OFFICE SUPPLIES AND EXPENSES         | 9,000                         | 6,795                                  | 2,205                |
| EQUIPMENT LEASES                     | 4,000                         | 3,181                                  | 819                  |
| PAYROLL AND PAYROLL TAXES            | 55,000                        | 48,671                                 | 6,329                |
| PHONE & INTERNET                     | 5,000                         | 2,733                                  | 2,267                |
| SUBSCRIPTIONS                        | 7,000                         | 6,104                                  | 896                  |
| WATER                                | 54,400                        | 59,505                                 | (5,105)              |
| CAPITAL RESERVE ALLOCATION           | 10,000                        | -                                      | 10,000               |
| <b>TOTAL EXPENSES</b>                | <b>\$ 2,627,252</b>           | <b>\$ 2,136,400</b>                    | <b>\$ 515,932</b>    |
| <b>REVENUES (LESS THAN) EXPENSES</b> | <b>\$ -</b>                   | <b>\$ 64,123</b>                       |                      |

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



# AIR CONDITIONING & HEATING Service - Installation

CLEAN ENERGY SOLUTIONS FOR YOUR HOME



Ultra Violet Germicidal Lamps reduce airborne microbes such as bacteria, viruses, mold and fungi, including COVID-19 by as much as 93%! FDA approved and CDC recommended.

Contact our office today for your free quote on in duct air purifiers!

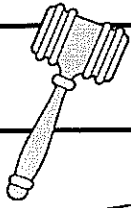
[WWW.ENERGYWISEAC.COM](http://WWW.ENERGYWISEAC.COM)

# 631.494.2850

## We Offer 0% Financing

\*Contingent on lender approval

- GEOTHERMAL • DUCTLESS MINI SPLITS • CENTRAL AIR CONDITIONING
- BOILERS • FURNACES • ULTRAVIOLET LIGHTS • AIR PURIFICATION SYSTEMS



# JOINT CONDO I & CONDO II BOARD of MANAGERS

## CONDO I AND CONDO II ELECTIONS

There are three open seats for Condo I and three open seats for Condo II. Elections will be held on Saturday, September 9th, 2023, located in the Blue Ridge Clubhouse from 9am to 1pm.

Any homeowner wishes to run for a seat must have their name noted on the deed of ownership and meet the following requirements:

1. Candidates must be a homeowner in Blue Ridge.
2. Candidates must be in good financial standing (Current on all Condo and HOA financial responsibilities.)
3. Candidates must sign the Ethics, Confidentiality and Social Media agreements and abide by them to be placed on the ballot and for the duration of their term if elected.
4. Candidates must not have been terminated or asked to resign and complied as a Blue Ridge Board Member.
5. Candidates must not have an active lawsuit with the community.
6. Candidates cannot be convicted felons.

**DEADLINE FOR SUBMISSION IS AUGUST 1, 2023  
IT MUST BE TIME STAMPED AT THE FRONT DESK  
NO EXCEPTIONS**



## 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.



# 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

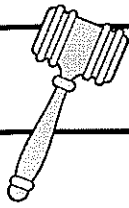
Borg & Borg, Inc., 148 East Main Street, Huntington, NY 11743

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:

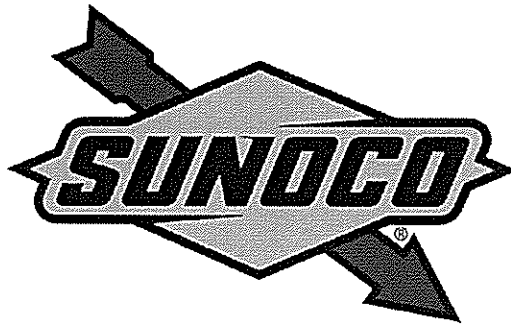
Contractor / Subcontractor:

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 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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|  |  |  |
|--|--|--|
| <p><b>CHECK ENGINE<br/>LIGHT ON?</b></p>                               | <p><b>PREMIUM OIL CHANGE<br/>FILTER &amp; LUBE</b></p>   | <p><b>OIL CHANGE W/ TIRE ROTATION<br/>&amp; BRAKE INSPECTION</b></p>   |
| <p><b>FREE</b><br/>Initial Computer<br/>Diagnostic<br/>with Repair</p> | <p>Up to 5 Quarts of Premium 10W30 Motor Oil Only<br/>*10 Point Vehicle Inspection<br/>*Chassis Lubrication<br/>*Other Oil Types Additional<br/>*Same Oil Filter Additional<br/>*Oil Filter Disposal Extra<br/><b>\$39<sup>95</sup></b><br/><small>Limited Time Offer w/ Coupon<br/>Most American Cars</small></p> <p><b>TRANSMISSION<br/>SERVICE</b></p> <p>Maintain Your Transmission and Prevent Costly Repair<br/>(Filter &amp; Pan Gasket Add'l)<br/>Most Front Wheel and Rear<br/>Wheel Drive Vehicles<br/><b>\$89<sup>95</sup></b><br/><small>Limited Time Offer w/ Coupon<br/>Most American Cars</small></p> | <p>Rotate all four tires and inspect your brakes plus<br/>Up to 5 Quarts of Premium 10W30 Motor Oil Only<br/>*10 Point Vehicle Inspection<br/>*Chassis Lubrication<br/>*Other Oil Types Additional<br/>*Same Oil Filter Additional<br/>*Oil Filter Disposal Extra<br/><b>\$49<sup>95</sup></b><br/><small>Limited Time Offer w/ Coupon<br/>Most American Cars</small></p> <p><b>COOLING SYSTEM<br/>MAINTENANCE</b></p> <p>*Drain &amp; Fill Radiator w/ Up to 1 Gal. Antifreeze<br/>*Check and Tighten Belts<br/>*Check Thermostat<br/>*Dexcool Additional<br/>*Additional for Manufacturer's Special Antifreeze<br/><b>\$69<sup>95</sup></b><br/><small>Limited Time Offer w/ Coupon<br/>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**

# TRI BOARD

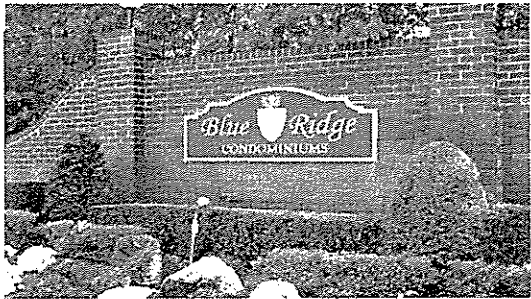
## *Welcome to Blue Ridge*

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

**SIGNATURE**  
PREMIER PROPERTIES



### **BUYING OR SELLING? Rosa can help!**

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

**ROSA...Your Blue Ridge Specialist.**

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Office: 631-585-8400

E: [rbejarano@signaturepremier.com](mailto:rbejarano@signaturepremier.com)



Julia "Rosa" Bejarano  
Licensed Real Estate Salesperson

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*Servicing all Long Island*

Greenport \* Sag Harbor \* Ronkonkoma

# Blue Ridge Community

Interested in Free Tennis  
Lessons ?

**Saturdays**

**1030 am**

**Starting Saturday April 29th**

**Weather Permitting**

An illustration featuring two tennis rackets, one on the left and one on the right, both with a grid pattern on the head. In the center, between the rackets, is a tennis ball. Above the ball is a horizontal line.

*It's tennis time!*

lessons offered by  
current Blue Ridge  
resident

Larry Browne

**Signup at front Desk**

# BLUE RIDGE CLUB NEWS



## BLUE RIDGE LADIES GOLF CLUB

*Submitted by Lynne Ward*

Since starting our season on May 14th, here are the stats from our first 3 tournaments:

Low Net: 1st place for Flight A was Debbie K,  
2nd place, Giselle G.  
1st place for Flight B was Donna B,  
2nd place, Joanne A.

Special congrats to new member Patti D. who go a much deserved Chip-In!

Low Gross: 1st place for Flight A was Christine K,  
2nd place, Debbie K.  
1st place for Flight B was Debbie U,  
2nd place Joanne A.

Par 3s Only: 1st place for Flight A was Debbie K.,  
2nd place, Kristina H.  
1st place for Flight B was Joyce S.,  
2nd place, Isa B.

Congrats to all our winners. Since a lot of our members are still working, we try to accommodate everyone. Giselle will collect scores for the week on Fridays, so that, due to schedules and the weather, your scores will count as long as you play with any other member and your score is validated by another member.

It's still not too late to join us. If you are a new resident, play the game, and want to meet other golfers here, please contact our president Giselle to sign up. Leave a note at the front desk of the clubhouse and Giselle will contact you.

We are looking forward to a great season, with a healthy course this year. Keep an eye out for our upcoming pizza party. Swing well and enjoy!



## BLUE RIDGE MEN'S GOLF CLUB

The golf course is reserved for men's club on Thursdays from 8 AM - 12 PM. Only paid members of the club are permitted to play during those times. Thank you.

Any questions contact:

Vinnie Monello ..... 631-698-0062  
Barry Boeckel..... 631-451-7079  
Buddy Rego..... 631-874-4316

## 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.

## The Cleaning Fairies

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Cleaning Service & More  
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Andrea Lamanna  
Owner

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FAX: (631) 580-7542

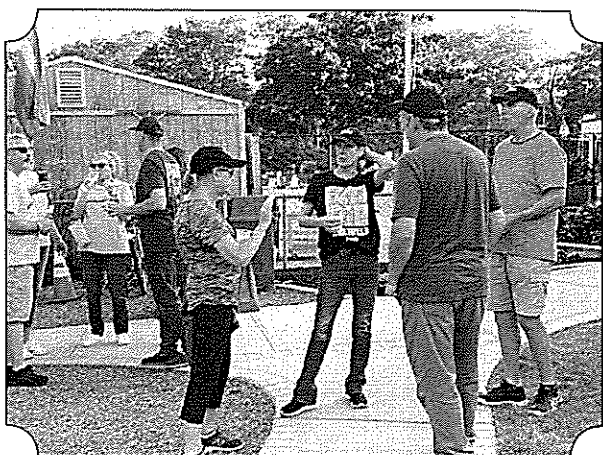
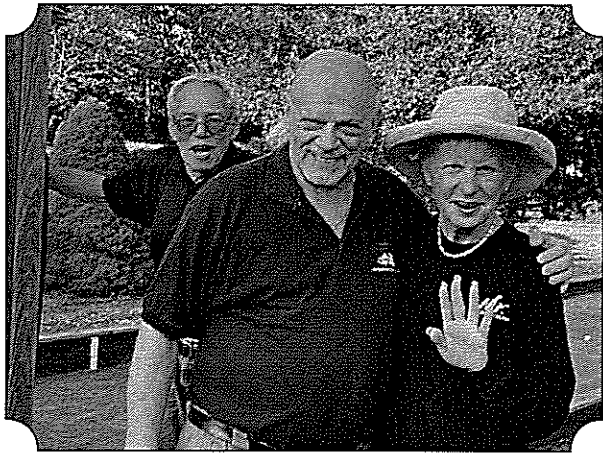
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OF L.I. INC. & HEATING

24 Hour Emergency Service

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**BOOE  
SEASON  
KHOFF**

# BLUE RIDGE CLUB NEWS



## *Congratulations Mah Jongg Tournament Winners!*

James P.  
215 Points  
Louise  
140 Points  
Janet D.  
130 Points  
Lorraine S.  
Half Way Leader  
110 Points



*And THANKS to the  
Mah Jongg/Canasta Club  
for providing lunch-Janet D. and Jeanann P.  
for setting it up, Marguerite B. and Mary D.  
for keeping score, Kelly and Brian  
for setting up the room,  
and to all of our participants!*

*Be sure to join us at our next tournament on October 19!*

*"Movement  
is medicine for creating  
change in a person's physical,  
emotional and mental  
states."*



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PHYSICAL THERAPY**

Comprehensive Outpatient Services

### *Programs Include:*

- Pre and Postsurgical Orthopedic Care
- Orthopedic Nonsurgical Care
- Geriatric Rehabilitation
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- Workers Comp and No Fault Injuries
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- Aquatic Therapy

*We participate with most insurances*

**Kevin Roden, PT, OCS**

**Tyler Roden, PT, DPT**

607 Middle Country Road, Coram, NY 11727

**631-732-3900**

Over 30 Years  
Providing Care to  
Our Community

# Joanne & Julie Fontanella

YOUR MOTHER/DAUGHTER  
REAL ESTATE SPECIALISTS



## Thinking of buying or selling this year?

LET JOANNE & JULIE MAKE YOUR MOVE

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

### Joanne Fontanella

LICENSED ASSOCIATE  
REAL ESTATE BROKER

Cell: 516.818.2248

joanne@joanneproperties.com



### Julie Fontanella

LICENSED REAL ESTATE  
SALESPERSON

Cell: 917.880.9899

jfontanella@signaturepremier.com

**SIGNATURE**  
PREMIER PROPERTIES



275 ROUTE 25A, MILLER PLACE, NY 11764

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



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Over 30 Years Experience



Quick and Reliable Service

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## Need a Door Installed?

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Pro. Door installation

Doors are my Specialty

# 631-697-2020

## Ray@prodoorinstallation.com

# GREENS COMMITTEE

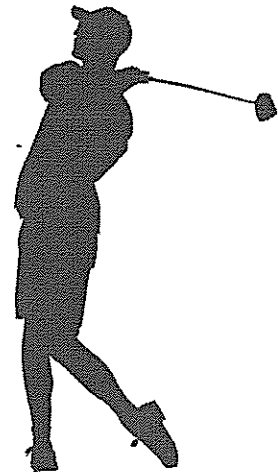
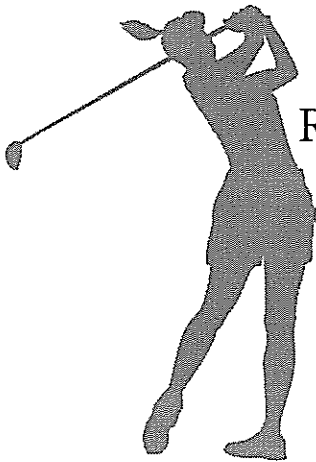
## CONDO I vs CONDO II GOLF CHAMPIONSHIP

SATURDAY, JULY 22, 2023

RAIN DATE: SUNDAY, JULY 23, 2023

OPEN TO ALL RESIDENTS

ALL HANDICAPS



9:30 AM SHOT GUN

FORMAT AND RULES AT 8:45 AM

EVERYONE PLAYS THEIR OWN GAME ALL SCORES COUNT

LUNCHEON

BLUE RIDGE CLUBHOUSE LOWER LOUNGE

FEE: \$30.00 FOR GOLFERS

\$25.00 FOR NON-GOLFERS

# Quality Pharmacy

(formerly Medicine Shoppe)  
In Lidl Shopping Center  
Middle Country Road  
Selden-Coram

## PHARMACY HOURS

9:00AM to 7:00PM Monday thru Friday  
9:00AM to 5:00PM Saturday



Mark Shah, R. PH.

Phone: 732-7373

VALUABLE COUPON!

Quality Pharmacy

Expires 7/31/23

\$5.00

Good Towards Any  
New Prescription

CLIP 'N SAVE!

NOT GOOD TOWARDS

THIRD PARTY INSURANCE CO PAYMENT



## GAZETTE DELIVERERS for June 2023

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

### Attention Gazette Deliverers!

In the event you are unable to deliver your route, please inform a member of circulation so we can arrange for a substitution. Thank You!



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

## McManus-Lorey Funeral Home

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

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

### A Caring, Family Business

Traditional and Alternative Funerals

Pre-Arrangement Consultation

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

At Home Arrangements

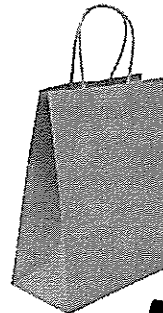
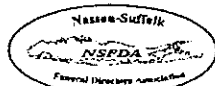
After Care Program and Bereavement Literature

Ample Parking • Handicap Entrance

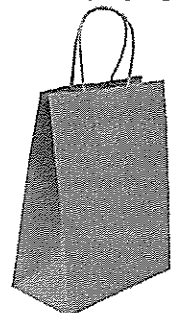
Conveniently located one block north of the Long Island Expressway  
between exits 63 and 64  
(North Ocean Avenue and Route 112)



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Nassau-Suffolk Funeral Directors Association



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## Tell them you saw their ad in the



## Blue Ridge

# Gazette





**Blue Ridge**

*Gazette*

*Join The  
Blue Ridge Gazette Team!*



**Blue Ridge**

*Gazette*

## The Blue Ridge Gazette is looking for a new Business Editor

Please see below for a brief job description and responsibilities.

The business editor is responsible for:

- Keeping a detailed record of contract vendors and their contract lengths.
- Mailing invoices for expiring contract renewals and monthly payments.
- Receive and log checks into excel.
- Bring checks and accounting logs to the bookkeeper.
- Send a log of payments received to the editor on the deadline.
- Keep in touch with the editor to ensure all payments received are logged and ads are received.
- Attend and participate in HOA and Gazette team meetings as necessary.

**If interested please email  
gazetteblueridge@gmail.com.**

## Brighten Your Home with Natural Light

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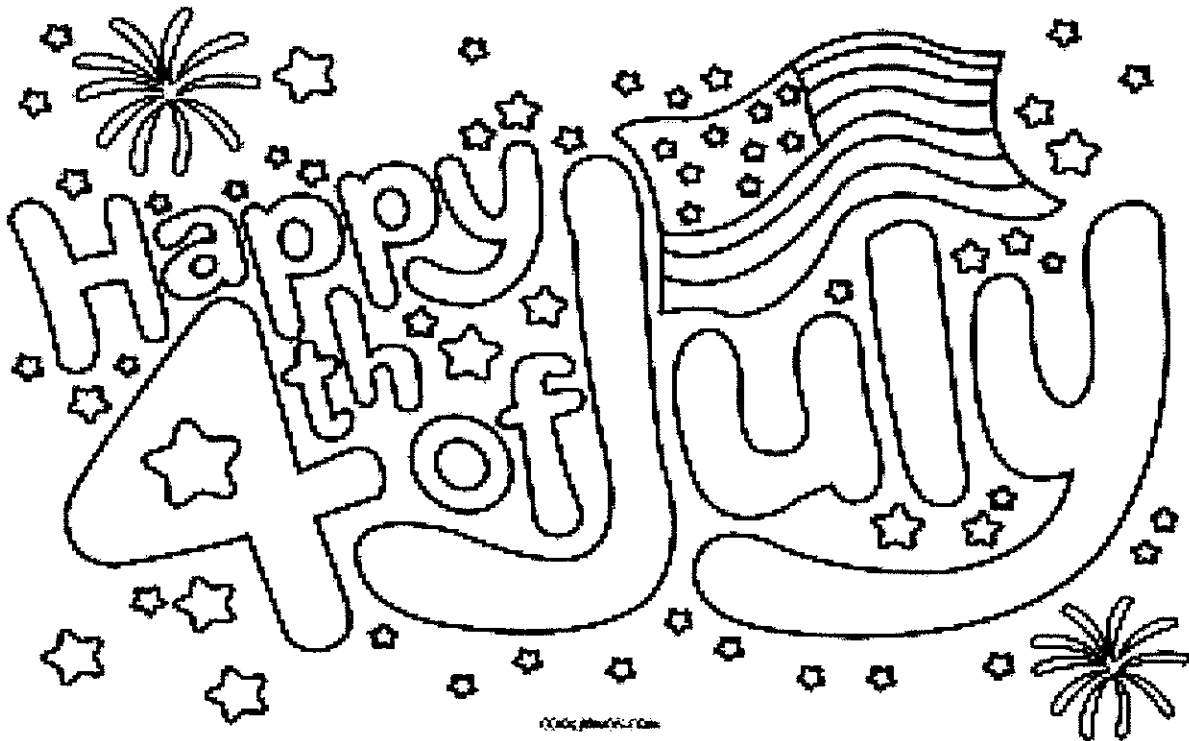


## 4TH OF JULY MAD LIB FUN

On every 4th of July, my family and I always celebrate by throwing a \_\_\_\_\_ party. The party is usually in \_\_\_\_\_ . We decorate with \_\_\_\_\_ and \_\_\_\_\_ . We always invite our friends, including \_\_\_\_\_ . We eat \_\_\_\_\_ and \_\_\_\_\_ along with \_\_\_\_\_ for dessert. The party ends when we play a game of \_\_\_\_\_ together.

## 4TH OF JULY WORD SCRAMBLE

- LJLU \_\_\_\_\_
- RUSMEM \_\_\_\_\_
- EIWROFKSR \_\_\_\_\_
- FRTOHU \_\_\_\_\_
- TPIRSES \_\_\_\_\_
- LFGA \_\_\_\_\_
- LBEU \_\_\_\_\_
- EAMCIRA \_\_\_\_\_
- DRE \_\_\_\_\_
- TIEHW \_\_\_\_\_
- DINPEEDNEEC \_\_\_\_\_



# 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**

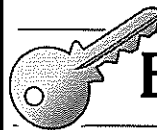
and then advise maintenance immediately, no matter what day or time this occurs.

**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





# July



2023

Prepared by the H.O.A.

| Sunday                | Monday   | Tuesday   | Wednesday  | Thursday   | Friday  | Saturday   |
|-----------------------|--|---|--|--|---|--|
|                       |  |   |  |  |   | 1<br>TIKI BAR<br>3-10:30   |
| 2<br>TIKI BAR<br>3-8  | 3<br>Aquacize<br>10:00 A.M   | 4<br><br>- Tiki Bar -<br>1:00-8:00 PM<br>- BBQ by SoulShine -<br>1:00-6:00 PM<br>- DJ 2:00-7:00 PM - | 5<br>Aquacize<br>10:00 A.M<br><br>Closed HOA<br>Executive Board<br>Meeting<br>10 AM<br>Closed HOA Full<br>Board Meeting<br>7 PM  | 6<br>Mah-<br>Jongg/Canasta<br>Club<br>Card Room<br>12:30 PM                          | 7<br>Aquacize<br>10:00 A.M.<br><br><u>Tiki Bar</u><br>6:30 -10:30 PM  | 8<br>Private Party<br><br><br>TIKI BAR<br>3-10:30 |
| 9<br>TIKI BAR<br>3-8  | 10<br>Aquacize<br>10:00 A.M<br>Blue Ridge Men's<br>Breakfast<br>Closed Condo 1<br>Meeting<br>7:00 PM<br>Gazette Meeting<br>7:00 PM | 11<br>Men's Card Club<br>Library<br>6 PM<br><br>Closed Tri-Board<br>Executive Meeting<br>7:00 PM  | 12<br>Aquacize<br>10:00 A.M  | 13<br>Mah-<br>Jongg/Canasta<br>Club<br>Card Room<br>12:30 PM<br><br>Gazette Deadline | 14<br>Aquacize<br>10:00 A.M.<br><br><u>Tiki Bar</u><br>6:30 -10:30 PM | 15<br>TIKI BAR<br>3-10:30  |
| 16<br>TIKI BAR<br>3-8 | 17<br>Aquacize<br>10:00 A.M<br><br>H.O.A. Open<br>Budget Meeting<br>7:00 pm  | 18<br>Men's Card Club<br>Library<br>6 PM<br><br>Open Condo 2<br>Budget Meeting<br>7:00 pm   | 19<br>Aquacize<br>10:00 A.M<br><br>Closed HOA<br>Executive Board<br>Meeting<br>10 AM<br>Closed HOA Full<br>Board Meeting<br>7 PM | 20<br>Mah-<br>Jongg/Canasta<br>Club<br>Card Room<br>12:30 PM                         | 21<br>Aquacize<br>10:00 A.M.<br><br><u>Tiki Bar</u><br>6:30 -10:30 PM | 22<br>TIKI BAR<br>3-10:30<br><br>Blue Ridge Greens<br>Committee Golf<br>Tournament<br>C1 VS C2                                       |
| 23<br>TIKI BAR<br>3-8 | 24<br>Aquacize<br>10:00 A.M<br><br>Closed Condo 2<br>Meeting<br>7:00 PM  | 25<br>Men's Card Club<br>Library<br>6 PM<br><br>Open Condo 1<br>Budget Meeting<br>7:00 pm   | 26<br>Aquacize<br>10:00 A.M  | 27<br>Mah-<br>Jongg/Canasta<br>Club<br>Card Room<br>12:30 PM                         | 28<br>Aquacize<br>10:00 A.M.<br><br><u>Tiki Bar</u><br>6:30 -10:30 PM | 29<br>TIKI BAR<br>3-10:30<br><br>Informational<br>Meeting<br>About the New<br>Medford Library<br>1 - 3                               |
| 30<br>TIKI BAR<br>3-8 | 31<br>Aquacize<br>10:00 A.M  |   |  |  |   |  |



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