



Blue Ridge *Gazette*

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.

VOL XLIX NO. VIII

Published by and for the Residents of Blue Ridge

AUGUST 2023

Soul Shine
KITCHEN
**Kitchen &
Barista Bar**
INFO INSIDE
See Pages
16 & 17

**DEFENSIVE
DRIVING
SATURDAY
AUGUST 12th**
SEE PAGE 15

**FIRE ALARM
INSPECTIONS**

Condo I
SEE PAGE 27

Condo II
SEE PAGE 39

Important
HOA
*Announcements
and Update
Pool Rules*
SEE INSIDE

**CAMERA
SURVEY**

Condo I
SEE PAGE 25

Condo II
SEE PAGE 37

**New
Features
Inside!**

**Kid's
Corner**

**The
Blueridge Buzz**

SEE PAGE 56

SEE PAGE 53

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899 Golf Lane, Medford, NY 11763

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\$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 10th of the Month
Make checks out to
Blue Ridge HOA

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

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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

Can wait to see all your recipes!



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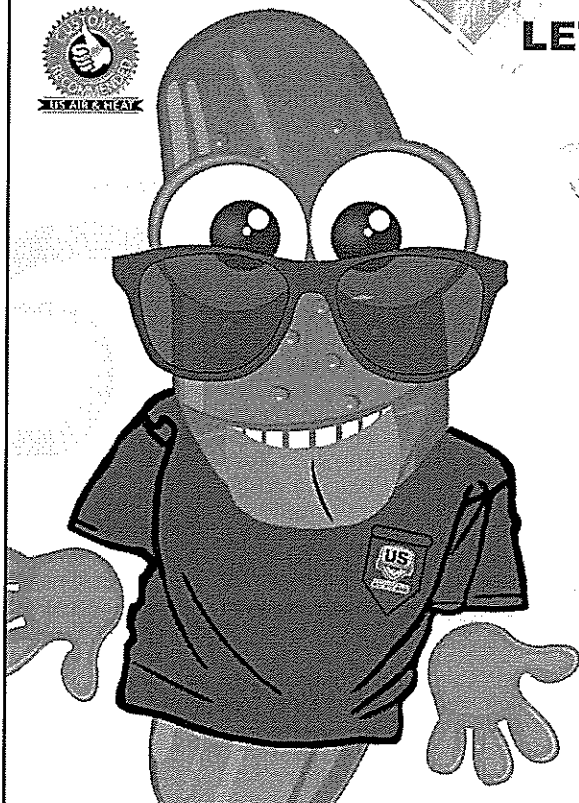
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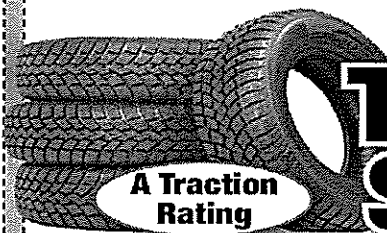
SUMMER CAR CARE

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Special Price Based On Stock Availability & Size

Tire price for P205/55R16 prices vary by size. Expires 8/31/23

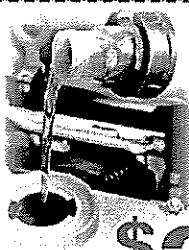
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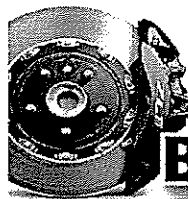


**Summer
Freeze
Special**

**AIR
CONDITIONING**

\$89⁹⁹ plus tax
ONLY

Labor Only Freon Additional
\$54.95 Per Pound
With coupon only. Expires 8/31/23



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

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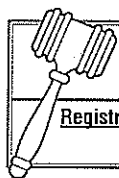
HOURS: MONDAY-FRIDAY 8-6 • SATURDAY 9-2



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



H.O.A. BOARD of DIRECTORS

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

Blue Ridge Homeowners Association, Inc.

Board Committees

2/6/23

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

President: Josephine Maiorano

Vice President: Janet DuBois

Treasurer: Larry Browne

Secretary: Bob Vulpis

Asst. Treas.: Mariangela Barbieri

Consultants: Pat Frabizio, Nick Gabriele, Tony Spataro

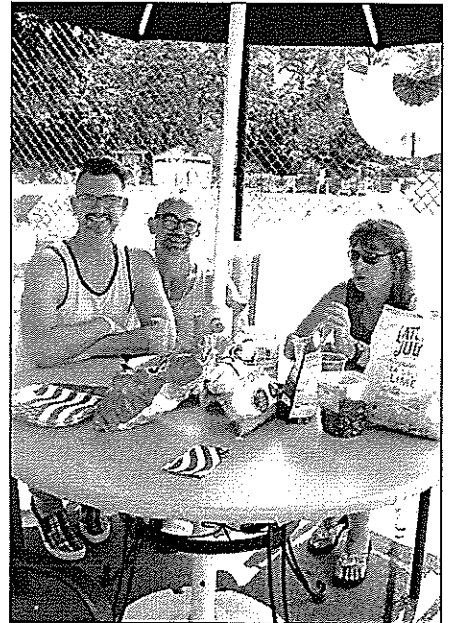
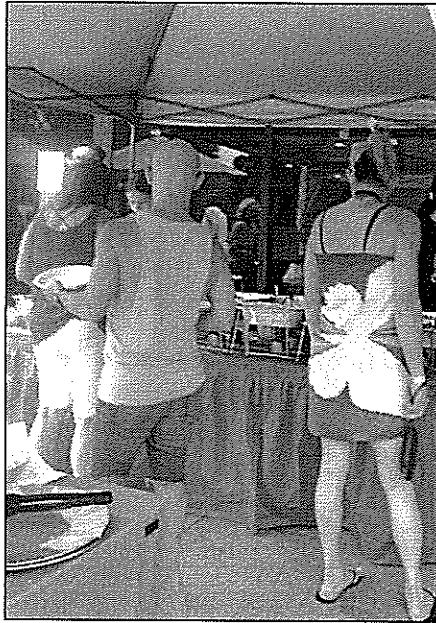
Director: Stephanie Milligan

Director: Steve Wolmer

Director: Kenneth Kimmel

Director: Gerald Gelfand

Fourth OF July





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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

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.

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Your Business

Protect
Your Family

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- Structured Wiring
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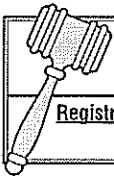
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- Always Free Estimates -

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

Here we are in the middle of summer, and things are going beautifully here at Blue Ridge. Our 4th of July party was a huge success, and everyone had a great time. DJ Cleveland was spinning the most danceable discs and the Soul Shine Kitchen cooked up an outrageously delicious barbecue. In fact, the “Soul Shine Dancers” snaked their way through the crowd, kicking off a crazy conga line. In addition, we had a hugely successful 50-50 drawing, with three big \$82 winners.

The bushes between the Bocce courts and the Tiki Bar area have long been a haven for nasty, stinging bees. We recently removed the bushes and sent those Yellow Jackets packing!

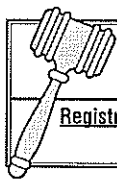
There is a Defensive Driving Class offered on Saturday, August 12th. Be sure to sign up at the Front Desk, as seats are filling up quickly.

Please join us for some exciting, live music Saturday, August 5th, 6:30 to 10:30 pm, provided by local favorites, Good Times Band (rain date: Sunday, August 6th, 3-7 pm).

Throughout the summer, Wednesday and Thursday evenings, Bocce has produced great thrills for players and spectators alike. Best of luck to all the teams as we approach the playoffs, Wednesday, August 23rd.

Finally, we can hardly wait to receive your most delicious Recipes to share with the Blue Ridge community. Please put them in the Gazette Mailbox at the Front Desk. Also, send in your Child's Artwork. Remember to include the young artist's name and age. You just might see it in the next Gazette!

All the Best 'til Next Month,
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 kiddie pool and the surrounding kiddie pool area.
10. **No electrical equipment** is permitted in the pool areas.
11. Please be aware: No outside alcoholic beverages are allowed on H.O.A. premises. No containers of food or beverages are permitted in the pool area. Water bottles only, but no glass.
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 be 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.

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General Safety Rules

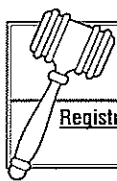
1. **No Lifeguard on Duty- Swim at your own risk!**
2. No swimming after dusk (outdoor pool) or during a storm.
3. **Never Swim Alone!** No one regardless of age or swimming ability should swim alone. Always swim with a “buddy” who is capable of providing assistance and summoning help.
4. **NON –Swimmers** 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!

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	106,060	65,515	42,045	23,470	6,085	1,462	4,623
TOTAL EXPENSES	2,643,592	944,484	1,815,690	1,699,108	116,582	184,740	166,457	18,283
LESS INCOME OTHER THAN COMMON CHARGES	(190,800)	(47,332)	(143,040)	(143,468)	428	(21,291)	(21,270)	(21)
EXPENSES TO BE REIMBURSED BY COMMON CHARGES	\$2,452,792	\$ 897,152	\$ 1,672,650	\$ 1,555,640	\$ 117,010	\$ 163,449	\$ 145,187	\$ 18,262

*** 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)
TOTAL COMMUNITY ACTIVITIES	\$ 19,317	\$ 466	\$ 14,700	\$ 18,851	(\$ 4,151)	\$ 2,299	(\$ 778)	\$ 3,077

Unaudited - For Internal Use Only



631-913-5261

280 MIDDLE COUNTRY RD.
SELDEN NY, 11784 SUITE 280D

WE DO ALL KINDS OF:

FADES

HOT TOWEL SHAVES

SCISSOR CUTS

KIDS HAIR CUTS

SPECIAL HEAD MASSAGES

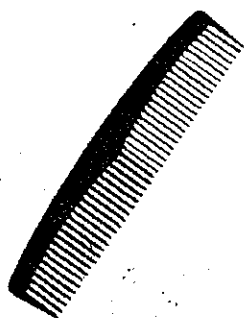
FACE MASSAGES

HAIR WASHES

EYEBROWS

TRIMS & SHAPE-UPS

SPECIALS:



\$16 - HAIR CUT FOR MEN

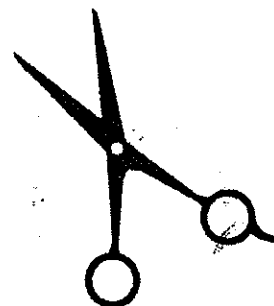
\$10 - BEARD TRIMMING

\$12 - HOT TOWEL SHAVE

\$14 - HAIR CUT FOR SENIORS

\$14 - KIDS HAIR CUT

\$12 - HAIRCUTS ON WEDNESDAYS



WALK IN CLIENTS WELCOME!
OPEN 7 DAYS A WEEK.

STYLE IN

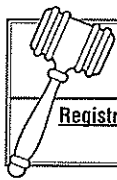
CLOTHING COLLECTION

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PAKISTANI AND INDIAN CLOTHES,
JEWELRY AND MEN'S WEAR -
ALL AT VERY REASONABLE PRICES





H.O.A. BOARD of DIRECTORS

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 • Email: hoablueridge1@optimum.net

BlueRidge Residents Defensive Driving Class

Saturday, August 12 - Card Room

9:30a-4:00p

Cash or Check

\$30pp

40 person Max

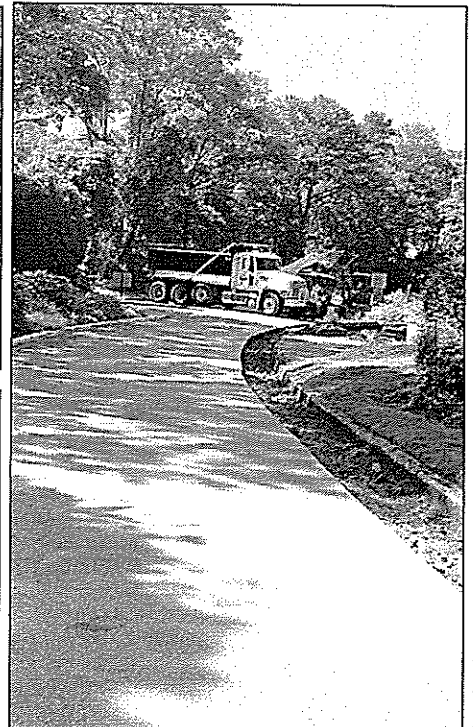
Sign up at front desk

till August 7th

Checks payable to Cathleen Shannon

Must bring Driver License & Pen to class

Shovel To
The Ground
Installation
Begins





Hours of Operation

Kitchen

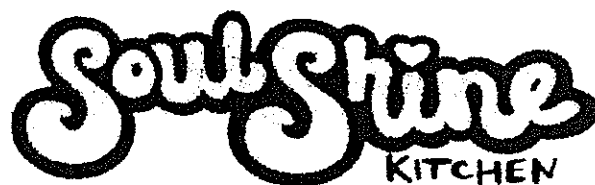
Monday: Closed

Tuesday through Sunday: 9-7

Barista Bar

Monday 7-1

Tuesday through Sunday 7-8



Barista Bar Drinks

Monday: 7am- 1pm

Tuesday-Sunday: 7 am- 8pm

Coffee Drinks

	S~12 oz	M~16 oz	L~20 oz
Hot Coffee	1.55	1.95	2.25
Iced Coffee	1.55	1.95	2.25
Latte	2.65	3.25	3.65
Cappuccino	2.65	3.25	3.65
Macchiato	2.65	3.25	3.65
Americano	2.65	3.25	3.65
Shakerato	2.65	3.25	3.65
Coffee Frappé	3.40	4.00	4.40
Cold Brew	2.85	3.45	3.65
Pot of Coffee	5.50		
Espresso	1.55		
Extra Espresso Shots .60 Each			

Special-Teas

	S~12 oz	M~16 oz	L~20 oz
Black Iced Tea (Regular Iced Tea)	2.65	3.25	3.65
Green Iced Tea	2.65	3.25	3.65
Peach Iced Tea	2.65	3.25	3.65
Citrus Iced Tea	2.65	3.25	3.65
Chai Latte	2.85	3.45	3.85
Matcha Latte	2.85	3.45	3.85
Hot Teas	1.55	1.95	2.25
English Breakfast, Earl Grey, Chai, Oolong, Jasmine Green, Peach, Peppermint, Chamomile			

Syrups

.50 Each

Vanilla, Mocha, Simple, Caramel, Almond,
Raspberry, Hazelnut, Coconut, Sugar-Free
French Vanilla,

Milks

Whole, Nonfat, Half & Half, Heavy
Cream, Sweet Cream, Oat,
Coconut

Add-Ins

.50 Each

Caramel Drizzle, Mocha Drizzle,
Whipped Cream, Chocolate Chips,
Cocoa Powder, Cinnamon Powder,
Lemonade, Strawberry Purée, Coconut
Flakes, Fresh Strawberries, Fresh
Blueberries, Sliced Lemon

Cold Foams

.70 Each

Plain, Vanilla, Strawberry, Mocha, Matcha,
Salted Caramel

Bottled Beverages

Bottled Water	1.75
Orange Juice	3.00
Apple Juice	2.50
Cranberry Juice	3.00
Gatorade	3.00
Red Bull	4.00
Monster	3.50
Bottled Tea	2.00
Soda	2.50
Coke, Diet Coke, Dr. Pepper, Ginger Ale, Sprite, Seltzer, Lemon-Lime Seltzer	

Other Beverages

Lemonade	2.50
Cup of Milk	2.65
Cup of Juice	2.65
Apple Juice, Orange Juice, Tomato Juice	



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Associate Real Estate Brokers

OFFICE: 631.585.2222

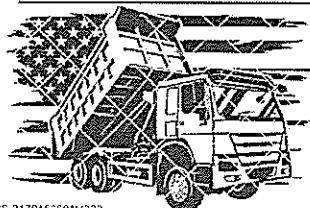
RUDY CELL: 631.831.1162

*531 Hawkins Avenue
Lake Ronkonkoma*



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

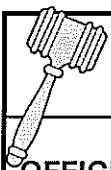
Each Office is Independently Owned & Operated.



NS-21791526011322

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Call: 631.478.9101 for a free quote



CONDO 1 BOARD of MANAGERS

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

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

Robin D'Alessandro President Contracts, Legal, Finance
Brian Peterson Vice President . Finance, Chair, Property Management Committee
David Bell Treasurer Legal, Contracts, Chair, Finance Committee
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

GUTTER CLEANING- Due to Vendor issues, Condo 1 was unable to secure a company to clean the gutters this spring. Instead of gutter cleaning, we hired a tree trimming company to trim back the trees from the units in Condo 1. Hopefully this will reduce the amount of debris in the gutters for future cleaning. We are working with a vendor to secure fall cleaning already! *We apologize for any inconvenience.*

MESSAGE FROM THE PRESIDENT

Dear Condo 1 Residents,

The Condo 1 Board has been working on two capital improvement projects: replacement of water main shut offs and repaving the roads and parking plazas from Parking Plaza 12 to 18 (the parking plazas affected by the National Grid work).

The water main shut offs are 50 years old and were not working in many cases. We were able to replace the shut offs at PP 1, PP 18 and we found another shut off that had been buried under asphalt at least 20 years ago in PP 14. Access to the water shut off in PP 14 allows us to limit the number of parking plazas affected by a water shut off. In the past, if a water main shut off was needed anywhere between PP 11 and PP 18, all units between those two Parking Plazas were affected. With PP 14 having a shut off, we can limit the number of units affected between PP 11 and 14 or PP 14 to 18. We have three more shut offs in PP 11 and one in PP 5 which we will replace within the next budget year. In addition, when Condo 2 replaced one of their water main shut offs outside of the Clubhouse, the HOA had the plumber add a bypass, so water can stay on in the Clubhouse if Condo 2 needs to do a water main shut off. This should eliminate water being shut off at the Clubhouse when water main work is being done by Condo 1 or Condo 2. The Clubhouse will only shut off their water for a Clubhouse issue.

National Grids' replacement of gas lines from PP 12 to PP 18 has left our roads and parking plazas in a bad state. National Grid has agreed to pay to repave the roads at their cost; however, they only agreed to seal coat and stripe the parking plazas because of the age and condition of the plazas pre gas work. The Board is working on a long-term capital improvement project to repave all of the parking plazas within the next few years. Information will be disseminated to the residents going forward. We will keep the residents updated as we progress.

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
Returned Check Fee\$35.00
Late Common Charge Fee..... \$35.00

Illegal Parking

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

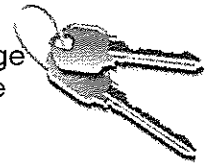
All other Violations of Rules & Regulations

First a Written Warning, then \$100 after 10 days, and \$250 after that.

♦ KEYS

It is imperative that the Condo I office have a copy of your front door key on file.

If you are not at home and there is an emergency, it may result in extensive damage to your home that could have been avoided. Our files will be reviewed to determine which units have not complied with this requirement.



♦ UNIT NUMBERS

1 2 3 4

The Board of Managers of Condo I asks residents to be certain the unit number of their property is clear and visible. This is vital, particularly when responding to an emergency.

♦ DISPOSAL of WIPES

Residents are asked to refrain from flushing wipes in your toilet. Regardless of what is stated on the product packaging about "Flushable", this cannot be done at Blue Ridge. For one, wipes are causing serious clogs in the drains near your units. This ultimately results in severe backup situations to other residents. Beyond that problem there is the danger of these wipes reaching our Sewer Treatment Plant. Should this happen, there is the danger of irreparable damage to the equipment. This is our greatest danger because IF THE SEWER TREATMENT PLANT CANNOT OPERATE, WE WILL NOT BE ABLE TO STAY HERE. This is a serious situation that you can help prevent. Otherwise we will be forced to fine all units in the offending quad.

♦ SPRINKLERS

Residents should not tamper with any sprinkler heads. Please contact the Condo I office immediately so we can notify the irrigation company to have repairs made.

♦ PET WASTE

Pet owners are responsible to pick up their dog waste.

If you are identified as an offender, at a minimum, you will be responsible to pay a \$250 fine. Do not confront an offender.

If you can safely photograph them, submit it to Condo I on an Incident Report. Please include date, time and location of the offense. Your identity will be kept confidential.

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



♦ COMMON AREAS

All permanent or semi-permanent personal items must be removed from the common areas adjoining your patio as soon as possible. This includes barbeques, storage boxes, patio furniture and/or any other personal items in the common area.

According to the By-Laws of Condo I, this rule is irrevocable and the common ground cannot be used without prior consent of the Board of Managers. As serious infractions are identified, the resident will be notified and given 10 days to remove those items. If not removed within 10 days, a fine of \$100 will be imposed, payable within 10 days. If the violation still continues, a fine of \$250 will be imposed and payable within 10 days. If violation continues, the items will be removed by Maintenance by order of the Condo I Board of Managers. The offending resident will lose Condo and HOA privileges immediately.





CONDO I BOARD of MANAGERS

~ Important Information ~

♦ PARKING VIOLATIONS

Drivers committing the following infractions will be ticketed/fined and towed at the owner's expense:

- Parking illegally in designated handicapped areas
- Parking in yellow-lined 'No Parking' areas
- Cars without proper NYS Registration
- Cars without Proper Blue Ridge Registration
- Cars need to be moved from parking spots every 5 days. (Vacation Forms are available at the front desk and must be filed with the Condo 1 office.)

♦ STOP SIGN VIOLATIONS

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

♦ DUMPSTERS

We request that you close side panels or top covers on the dumpsters after disposing your trash. This will prevent animals from getting into the garbage. Also- Please do not use dumpsters to dispose of large items such as furniture. Please put those items outside the dumpsters. The maintenance department will retrieve those items Mondays-Thursdays. Please fold boxes into the recycling bins to allow more trash to fit.



♦ SMOKING in your UNIT

As many of us are spending more time in our homes now, smoking in your unit is causing smoke to filter into your neighbors units. Please make an effort to smoke on your patio.

♦ APPLIANCE DISPOSAL

Condo I follows New York State Law and the Federal Environmental Protection Agency Guidelines that require consumers to remove doors from refrigerators before disposal as a safety measure to prevent the entrapment and suffocation of innocent children. This has been the law for many years and offenders will be severely penalized.

♦ RENTAL FEE

Anyone who rents their unit is subject to a Rental Fee of \$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.

CONSERVE WATER ♦ LIMIT USE

Condo I invoices are up over 20%. Help us keep costs under control. **Please:**

- ♦ Limit laundry
- ♦ Take shorter showers
- ♦ Curb use of outside garden hose



BE AWARE OF HOMEOWNER REPAIR COST RESPONSIBILITIES

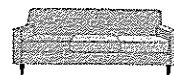
Make yourself familiar for what costs each homeowner is responsible such as:

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



A Reminder from Condo I: **Large items do not belong inside the dumpsters.**

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



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

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



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FOR MORE INFORMATION:
BAYBERRYEXTERIORSLI.COM
@BAYBERRYEXTERIORS

Unit # _____

**BLUE RIDGE CONDOMINIUM I BOARD OF MANAGERS
877 GOLF LANE, MEDFORD, NY 11763
BOARD OF MANAGERS ELECTION-PROXY VOTE**

GENERAL PROXY

The Undersigned (print your name): _____ being a member of Blue Ridge Condo I, under the provision of the duly recorded legal instruments of governing said community, do hereby grant my proxy to:

_____ The Secretary of Blue Ridge Condominium I

Name of individual receiving proxy to vote for candidate of choice

Said person duly represented themselves as being the registered homeowner. This proxy, which is executed for the election scheduled for September 9, 2023 carries with it full right of the proxy holder to cast his/her vote as he/she sees fit at such meeting or any adjournment or adjournments thereof for the purpose of electing members of the Board of Managers for Blue Ridge Condominium I. This proxy also carries with it the right to vote for any other matters of business that may come before such a meeting.

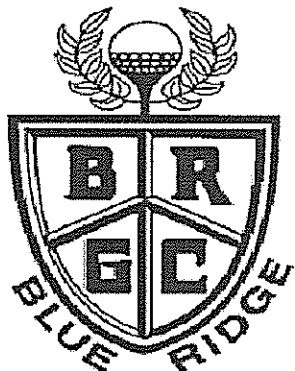
It is understood that the purpose of this meeting is to elect new Members of the Board of Managers of Blue Ridge Condominium I and this proxy indicates my understanding that the above name individual will cast ballots according to their own dictates.

Signature of Homeowner Granting Proxy

Date



CONDO I BOARD of MANAGERS



Request for Demands, Lender Questionnaires, and Association Documents

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

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

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

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

Blue Ridge Condo I

877 Golf Lane
Medford, NY 11763
631-736-0166
BRCondoI@optonline.net

HomeWiseDocs.com

5520 Kietzke Lane Suite 200
Reno, NV 89511
Online Chat at www.HomeWiseDocs.com
Help Desk: 866-925-5004
e-mail: contactsupport@homewisedocs.com

CAMERA SURVEY

Homeowners of Condo I:

After discussion at the Tri Board Open Meeting, the boards have chosen ADT as the vendor for roadway and parking plaza cameras.

Attached are the operation details for the camera system. The plan is to install 44 cameras on the road and at the entrances to the parking lots.

The total installation cost to Condo I is approximately \$200,000. The monthly reoccurring service charge is \$1,100.

The \$200,000 would be funded by an assessment to Condo 1 homeowners of approximately \$500 per unit and would be spread out over 5 months - \$100 per month. The monthly service charge would be added to the common charges at approximately \$2.50 per unit per month. This would be shown as a separate line item on the annual budget.

This survey will be used by the Condo I Board of Managers to determine if there is genuine interest by the community in moving forward with this project.

Do you want cameras installed on the roads and the entrances to the parking plazas?

_____ Yes

_____ No

Are you willing to accept the assessment of approximately \$500 to pay for this project?

_____ Yes

_____ No

Are you willing to accept the increase to the annual budget for this line item?

_____ Yes

_____ No

If the response is positive to both questions on the survey, we will move forward and arrange for ADT to meet with the community to explain the process and answer any questions you may have. At that time, we will move forward to a vote.

Please answer all questions, sign this form, and **return it to the Condo I office by August 11, 2023.**

Homeowners Name (Print)

Unit #

Homeowners Signature

One survey per household only. Homeowners Only



CONDO I BOARD of MANAGERS

Blue Ridge Condo I June Budget 2023

EXPENSES	2022/2023 Budget	Expense as of 5/2023	Jun-23	Expense to Date	YTD Balance
ADMINISTRATIVE					
Accounting	\$9,850.00	\$6,750.00	\$650.00	\$7,400.00	\$2,450.00
Data Processing	\$5,600.00	\$4,652.47	\$393.66	\$5,046.13	\$553.87
Legal	\$12,000.00	\$7,413.84	\$0.00	\$7,413.84	\$4,586.16
Office	\$14,300.00	\$8,994.56	\$464.48	\$9,459.04	\$4,840.96
Payroll Taxes	\$17,000.00	\$8,464.93	\$0.00	\$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	\$24,648.32	\$2,423.93	\$27,072.25	\$16,927.75
State & Fed Taxes	\$2,500.00	\$150.00	\$0.00	\$150.00	\$2,350.00
INSURANCE					
Property & Liability	\$400,000.00	\$326,593.49	\$35,540.64	\$362,134.13	\$37,865.87
Insurance Deduction Reserves	\$25,000.00	\$7,455.56	\$0.00	\$7,455.56	\$17,544.44
MAINTENANCE DEPT.					
HOA Maintenance Contract	\$243,000.00	\$183,386.34	\$63,660.50	\$247,046.84	-\$4,046.84
HOA Material Cost	\$30,000.00	\$27,066.46	\$431.72	\$27,498.18	\$2,501.82
OTHER MAINT. & OPERATION					
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	\$3,600.00	\$400.00	\$4,000.00	\$4,800.00
Gutter Cleaning	\$12,500.00	\$7,685.22	\$0.00	\$7,685.22	\$4,814.78
Hydrants	\$5,000.00	\$3,596.36	\$0.00	\$3,596.36	\$1,403.64
Landscaping	\$122,000.00	\$96,594.28	\$18,500.00	\$115,094.28	\$6,905.72
Outside Contractors (Misc.)	\$3,000.00	\$1,627.03	\$20.00	\$1,647.03	\$1,352.97
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	\$9,200.29	\$2,221.79	\$11,422.08	-\$3,422.08
Playgrounds	\$500.00	\$0.00	\$12,545.00	\$12,545.00	-\$12,045.00
Plumbing Back Up/Drainage Repairs	\$45,000.00	\$30,276.01	\$13,019.94	\$43,295.95	\$1,704.05
Railings	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00
Refuse	\$85,000.00	\$71,828.28	\$7,223.56	\$79,051.84	\$5,948.16
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	\$24,685.71	\$21,102.86	\$45,788.57	-\$5,788.57
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
UTILITIES					
Electrical	\$23,000.00	\$21,164.42	\$1,358.78	\$22,523.20	\$476.80
Telephone/Internet	\$3,300.00	\$2,175.47	\$212.14	\$2,387.61	\$912.39
Water	\$72,600.00	\$49,623.25	\$3,179.19	\$52,802.44	\$19,797.56
BAD DEBT					
Reserve for Bad Debt	\$25,000.00	\$0.00	\$0.00	\$0.00	\$25,000.00
LOANS					
Paving Loan	\$98,300.00	\$81,848.60	\$8,184.86	\$90,033.46	\$8,266.54
CAPITAL BUDGET					
Capital Replacement Reserves	\$200,000.00	\$160,285.00	\$14,995.00	\$175,280.00	\$24,720.00
TOTAL CONDO I BUDGET	\$1,763,750.00	\$1,301,848.14	\$206,528.05	\$1,508,376.19	\$255,373.81
INCOME					
Condo I Common Charges	\$1,763,750.00	\$1,767,954.83	\$132,103.02	\$1,900,057.85	
Other Income	\$0.00	\$59,335.29	\$5,791.43	\$65,126.72	
Recovery & Misc. Income	\$0.00	\$33,080.65	\$9,870.88	\$42,951.53	
TOTAL INCOME	\$1,763,750.00	\$1,860,370.77	\$147,765.33	\$2,008,136.10	
Year to Date Totals				YTD Revenue \$2,008,136.10 Net	YTD Expenses \$1,508,376.19 \$499,759.91
HOA COMMON CHARGES					
HOA Common Charges Collected	\$1,279,413.12	\$1,024,652.13	\$101,899.10	\$1,126,551.23	
HOA Common Charges Paid to HOA	\$1,279,413.12	\$1,066,167.00	\$106,616.70	\$1,172,783.70	



CONDO I BOARD of MANAGERS



VMS Security Services Corp.
640 Horseblock Road
Farmingville, NY 117398



Phone: 877-733-8671
FAX: 631-924-8156
www.vmssecurity.com

July 7, 2023

Dear Blue Ridge Condo I Homeowners & Residents,

An inspection of each fire alarm system will be performed on all Condo I units beginning in August. We will be attempting to make all minor repairs the same day and are asking that should your unit have a deficiency, please be patient with us. Our technician will return to repair that deficiency as soon as possible. In most cases this will eliminate the need for you to make your unit available a second day for the repair.

Please locate your unit number below for the inspection date and time. It is very important that we have access to all units on the days scheduled. Please make the necessary arrangements to have someone available in your unit on this day for the duration of your inspection period. As always, this is a set schedule and cannot be altered, nor can we enter your unit without another person accompanying us. Please contact our office if you have any questions.

PLEASE NOTE: The Condo I/Condo II fine for non-compliance of this inspection after **2 attempts** is **\$200.00**.

<u>Tuesday, 8/8/2023</u>	8:00 am- 1:00 pm	Units 1- 64
(Rain date: 8/10/2023)	11:30 am- 5:00 pm	Units 65- 128
<u>Wednesday, 8/9/2023</u>	8:00 am- 1:00 pm	Units 129- 196
(Rain date: 8/11/2023)	11:30 am- 5:00 pm	Units 197- 260
<u>Tuesday, 8/15/2023</u>	8:00 am- 1:00 pm	Units 261- 316
(Rain date: 8/17/2023)	11:30 am- 5:00 pm	Units 317- 380
<u>Wednesday, 8/16/2023</u>	8:00 am- 1:00 pm	Units 381- 420
(Rain date: 8/18/2023)	11:30am- 5:00 pm	Units 421- 452

If it should rain on your inspection date, please DO NOT assume your inspection has been canceled. Many factors are taken into consideration before canceling an inspection. If you have any questions regarding the status of your inspections, please contact our office.

Thank you in advance for your consideration,

VMS Security Services Corp.

Dryer Vent & Duct **CLEANING**



Prevent Potential Fires



Special Offer for the Blue Ridge Condo Association

\$149 per Dryer Vent cleaning service

Add on HVAC Duct Cleaning for an additional \$299

Save when Same-Day Scheduling with a neighbor:

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

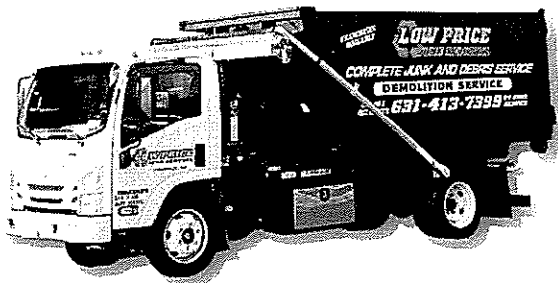


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MOVERS, INC.**



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VOTING US #1 ON
LONG ISLAND!

Bethpage
BEST OF
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WINNER
BEST RUBBISH REMOVAL

Ask about our
**LOW PRICE
GUARANTEE!**

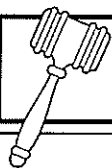
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CONDO II BOARD of MANAGERS

Condo II Hours of Operation- Monday, Tuesday, Thursday, Friday 9:00am to 2:00pm
 Wednesday office will be Closed • Phone : 736-2574 • Fax 736-2865 • officebrcondo2@optonline.net

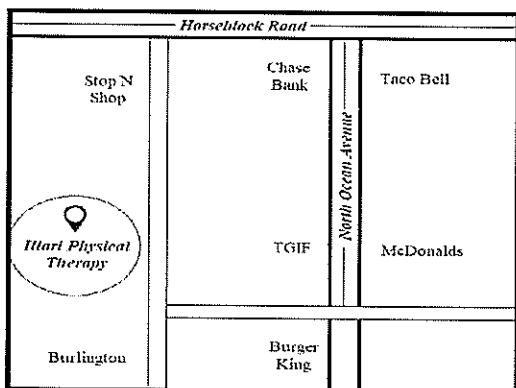
RANK	NAME	DUTIES
President	John Mills	Contracts, Snow, Construction, Safety, Legal, Lighting
Vice President	William Roach	Work Orders, Safety, ACC, Fences
Treasurer	Kenneth Groshans	Accounting, CPA, Budge, Banking
Asst. Treasurer	Marguerite Bellucci	Appfolio, CPA, GRC, Playgrounds, Rentals, Gazette
Secretary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



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IPT is now accepting new patients! Give us a call or visit us online at www.illaript.com. Medicare and most major insurances are accepted! We also offer affordable, self-pay rates.



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2314 N. Ocean Ave,
 Farmingville NY, 11738

**Located in N. Ocean
 Avenue Shopping Center
 between Stop N Shop and
 Burlington**

Advertise your Business in the BLUE RIDGE GAZETTE!



- Advertising Rates - (based on size):

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

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

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

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

ASK ABOUT OUR SPECIAL DISCOUNTS!

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

631-698-8394

or send an email to: gazetteblueridge@gmail.com



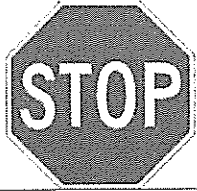
CONDO II BOARD of MANAGERS



Come and meet the candidates that you will be voting for on Monday, August 28, 2023, at 7pm at the Tiki Bar or if inclement weather, in the lower lounge.

Also, please use the Proxy Form if you are unable to attend to vote which is September 9th, 2023

STOP SIGNS



The office has again been receiving multiple complaints about vehicles running through Stop Signs. Not only is this unsafe, but it's illegal. We have children riding their bikes, skating, using skateboards; and residents walking with strollers and or their dogs or just people out for a peaceful stroll. So please make a full stop when approaching these signs. It is only one 'Happy Birthday' song stop (seven seconds).

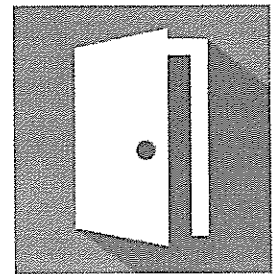
Also, on another note, when entering or leaving the parking plaza, it is not a contest to see who gets in or out first. It has been noticed vehicles speeding into and out of the parking plazas. You do not have a clear exit or entry and it can be an accident waiting to happen. Be conscious of your surroundings.

APPFOLIO COMMON FEE PAYMENT

If you are on AppFolio Autopay, please do the following to update your new common fees beginning August 1, 2023:

Current AutoPay users:

1. Sign In to your AppFolio Portal
2. Click on 'Show Details'
3. In the section of 'Scheduled Payments,' click on Edit
4. In the section 'Pay this amount,' enter the new common fee amount
5. Scroll down and click 'Update,' and you are done



For residents on AppFolio who want to switch from manual payment to AutoPay, do the following:

1. Sign In to your AppFolio Portal
2. Click on 'Show Details'
3. Click on 'Autopay' and follow the instructions

For residents not using AppFolio and would like to join Appfolio and use AutoPay, do the following:

1. Visit brc2.appfolio.com/connect and click Request Access to the Portal at the bottom
2. Fill in the fields with your name, telephone, and email
3. You will receive an email link to your personal, secure Online Portal
4. Create a password and access it right away!
5. Go to the Menu. It should be on the top left side of the screen
6. Follow the instructions to set up AutoPay

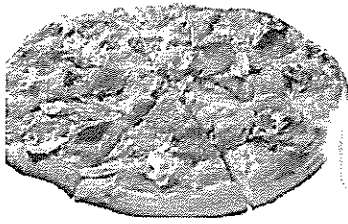
Note: By joining Appfolio, not only will you have the options of payment methods; but you also can view your ledger and update specific information (i.e., telephone numbers, emergency contact, automobile information)

For residents currently on AutoPay, effective July 31, 2023, a \$2.49 transaction fee will be added when you use eCheck. If you no longer wish to use eCheck, please do the following on your AppFolio Portal:

1. Go to the Menu section on the top left corner
2. Click on Payment
3. There will be an option to delete AutoPay. Click on this option and follow the instructions.

If you do decide to cancel AutoPay, you will be responsible for ensuring that your common fees are received by the Condo II Board of Managers by the 15th of the month or a late fee of \$35 will be charged.

CALL FOR OFF PREMISES CATERING PACKAGES FOR ALL OCCASIONS,
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PIZZA · PASTA · HEROS · DINNERS · SOUPS · SALADS · SPECIALTIES

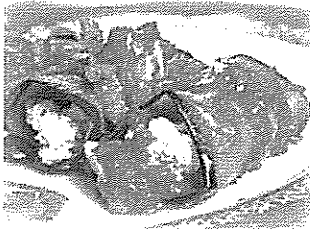
**Come Enjoy our Affordable
LUNCH MENU - DINE IN ONLY
EVERYDAY 11am-3pm**

\$12.95 Per Person

(Not to Be Combined with any other Discounts or Coupons)

Offer Not Valid on Holiday's

Includes one soda, coffee or tea, a small house salad, includes cooldes and mini cannolls for dessert



ENTREE CHOICE:

Rigatoni Vodka

Pink cream and vodka sauce with
a touch of meat

Spaghetti with Meatballs or Sausage

Orecchiette di Rabe

Broccoli rabe, sausage and
sun-dried tomatoes in garlic and oil

Chicken Parmigiana

Chicken Francese

Lightly egg battered chicken sautéed with lemon, butter and white wine sauce

Chicken Marsala

Sautéed with fresh mushrooms and diced prosciutto
in a brown Marsala wine sauce

Capellini di Casa

Angel hair pasta tossed with tomatoes, artichoke hearts, and baby spinach served
in a champagne cream sauce

Linguine with White or Red Clam Sauce

Minced and whole littleneck clams sautéed with fresh garlic and oil

Baked Ravioli • Lasagna • Baked Ziti

Fettuccine Alfredo

Served in a classic creamy alfredo sauce
with grated parmigiano cheese

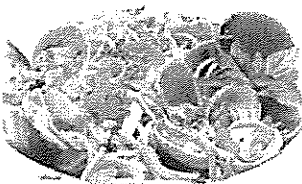
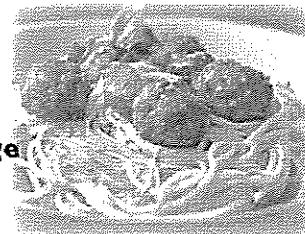
Spaghetti with Meat Sauce

Eggplant Rollatini

Eggplant Parmigiana

Capellini Primavera

A medley of vegetables sautéed
in your choice of pink cream sauce,
marinara sauce, or garlic and oil

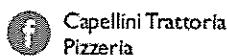


(631) 320-3387

229 Middle Country Rd, Selden

www.capellinipizza.com

Hours: Open Daily 11 am – 10 pm

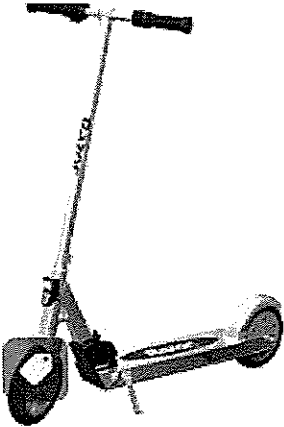


715625-1



CONDO II BOARD of MANAGERS

E-Scooters



E-Scooters are becoming more popular. They are also just as dangerous if you are not following rules to keep yourself and others safe.

Here are some of the guidelines that should be followed:

What action must be taken to lessen e-scooter risks and accidents?

Constant e-scooter education is crucial and necessary to provide riders and pedestrians with a safe riding environment.

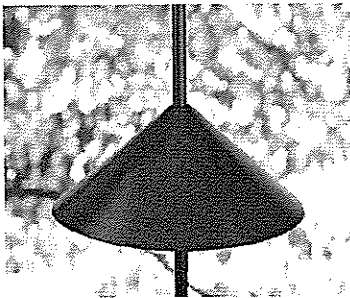
There is no hard and fast rule on riding an e-scooter safely. Just remember that the safest electric scooter is one that is in top condition, and that the rider must be responsible. Below are common sense tips to remind all to ride safely and conscientiously, whether it's riding in public or on private property.

Check your e-scooter before riding. You must always check the components of the electric scooter before and not after riding a shared or private electric scooter. Inspect the tires, brakes, acceleration, battery level, and other components to ensure that the e-scooter is in top condition.

Wear proper protective gear. Wear a helmet to protect yourself in case of falling or collision. Protect your body by wearing gloves, elbow and knee pads, and eye protection.

Follow road rules. Check your city/state electric scooter laws, especially the areas that allow or ban e-scooters. The regulations are there to help caution, protect or prevent accidents. Always comply to avoid being fined. Stay safe when riding.

FOOD FOR ANIMALS



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

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

Adding spices to bird food

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

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

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

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

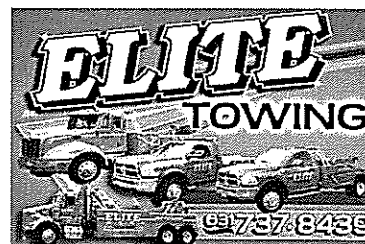
ALL MAJOR CREDIT CARDS ACCEPTED !

OUR Customer Service
is "Second to none"

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**Honest
Reliable
Professional**

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**24 Hour Towing &
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Drop off & Pick up
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**Blue Ridge Resident
EXCLUSIVE !**

**10% off
All Labor Repairs**

**Blue Ridge Special
Buy 5 Oil Changes
6th one is FREE**

**FULL SERVICE
AUTOMOTIVE
CENTER**

**3417 RT. 112 & GRANNY RD.
MEDFORD, LONG ISLAND 11763**

**EXPERT
WINDSHIELD
REPAIRS**

24 hr FULL SERVICE CONVENIENCE STORE

Fast Lube & Oil Change

Up to 5 Quarts of Premium 10W30 Motor Oil

- * 10 Point Vehicle Inspection
- * Chassis Lubrication
- * Most foreign & domestic cars

OFFER VALID WITH
THIS COUPON

\$39.99

NYS Inspection + OIL CHANGE

+ Up to 5 Quarts of Premium Motor Oil

- * 10 Point Vehicle Inspection
- * Chassis Lubrication
- * Most foreign & domestic cars

OFFER VALID WITH
THIS COUPON

\$76.99

Oil Change + Tire Rotation + Brake Inspection

*4 Tire Rotation + Full Brake Inspection +
Up to 5 Quarts of Premium Synthetic Motor Oil*

- * 10 Point Vehicle Inspection
- * Chassis Lubrication
- * All cars

OFFER VALID WITH
THIS COUPON

\$64.99

DAILY SPECIAL - YEAR ROUND

- * TIRE ROTATION
- * BATTERY SERVICE
- * OIL CHANGE
- * WIPER BLADES REPLACED
- * BRAKES & LIGHTS CHECKED
- * COOLANT SYSTEM CHECKED
- * 10pt SAFETY CHECK
- * All Cars

OFFER VALID WITH
THIS COUPON

\$89.99

OFFICIAL
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STATE OF NEW YORK
**MOTOR VEHICLE
INSPECTION STATION**

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ALL REPAIRS 12 MONTH / 12,000 MILES LIMITED WARRANTY
SEE SONNY FOR ALL YOUR AUTOMOTIVE NEEDS**



BLUE RIDGE CONDO II

888 GOLF LANE • MEDFORD, NEW YORK 11763-1201
TELEPHONE 631-736-2574 • FAX 631-736-2865

Unit# _____

Blue Ridge Condominium II Board of Managers Board of Managers Election-Proxy Vote

General Proxy

The Undersigned (print your name): _____ being a member of Blue Ridge Condo II, under the provision of the duly recorded legal instruments of governing said community, do hereby grant my proxy to:

_____ The Secretary of Blue Ridge Condo II Board of Managers

_____ Name of individual receiving proxy to vote for the candidate of choice

Said person duly represented themselves as being the registered homeowner. This proxy is executed for the election scheduled for Saturday, September 9th, 2023. It carries with it the full right of the proxy holder to cast their vote as they see fit at such meeting or any adjournment(s) thereof to elect members of the Board of Managers for Blue Ridge Condominium II. Also, this proxy carries the right to vote for any other matters of business that may come before such a meeting.

It is understood that the purpose of this meeting is to elect new Members of the Board of Managers of Blue Ridge Condominium II. This proxy indicated my understanding that the above-named individual will cast ballots according to their dictates.

Signature of Homeowner Granting Proxy

Date

Joanne & Julie Fontanella

YOUR MOTHER/DAUGHTER
REAL ESTATE SPECIALISTS



Thinking of buying or selling this year?

LET JOANNE & JULIE MAKE YOUR MOVE

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

Joanne Fontanella

LICENSED ASSOCIATE
REAL ESTATE BROKER

Cell: 516.818.2248

joanne@joanneproperties.com



Julie Fontanella

LICENSED REAL ESTATE
SALESPERSON

Cell: 917.880.9899

jfontanella@signaturepremier.com

SIGNATURE
PREMIER PROPERTIES

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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Senior Discounts Available

Over 30 Years Experience



Quick and Reliable Service

Free in-Home Estimates

Storm Doors- Entry Doors
Patio Doors – Interior Doors

Need a Door Installed?

Call Ray from

Pro. Door installation

Doors are my Specialty

631-697-2020

Ray@prodoorinstallation.com



CAMERA SURVEY

Homeowners of Condo II:

After discussion at the Tri Board Open Meeting, the boards have chosen ADT as the vendor for roadway and parking plaza cameras.

Attached are the operation details for the camera system. The plan is to install 56 cameras on the road and at the entrances to the parking lots.

The total installation cost to Condo I is approximately \$200,000. The monthly reoccurring service charge is \$1,100.

The \$200,000 would be funded by an assessment to Condo II homeowners of approximately \$485 per unit and would be spread out over 5 months - \$97 per month. The monthly service charge would be added to the common charges at approximately \$2.70 per unit per month. This would be shown as a separate line item on the annual budget.

This survey will be used by the Condo II Board of Managers to determine if there is genuine interest from the community in moving forward with this project.

Do you want cameras installed on the roads and the entrances to the parking plazas?
_____ Yes _____ No

Are you willing to accept the assessment of approximately \$485 to pay for this project?
_____ Yes _____ No

Are you willing to accept the increase to the annual budget for this line item?
_____ Yes _____ No

If the response is positive to all questions on the survey, we will move forward and arrange for ADT to meet with the community to explain the process and answer any questions you may have. At that time, we will move forward to a vote.

Please answer all questions, sign this form, and **return it to the Condo II office by August 11, 2023.**

Homeowners Name (Print)

Unit #

Homeowners Signature

One survey per household only. Homeowners Only



CONDO II BOARD of MANAGERS

Blue Ridge Condo II Fiscal Year Budget 2022-2023
Spent Through June 30th, 2023

	a	b	c = a - b
	Approved Budget 2022-23	Actual Collected & Spent to Date	Remaining Balance
REVENUE			
CONDO II COMMON CHARGES	\$ 1,455,400	\$ 1,295,510	\$ 159,890
HOA COMMON CHARGES	1,171,852	1,074,187	97,665
LESS: NON-PAYING UNITS (5)	(29,000)	-	(29,000)
SECURITY GATE ASSESSMENT INCOME *	-	1,535	(1,535)
OTHER INCOME	29,000	44,940	(15,940)
TOTAL REVENUE	\$ 2,627,252	\$ 2,416,172	\$ 211,080
EXPENSES			
HOA COMMON CHARGES	1,171,852	1,074,187	97,665
LESS: NON-PAYING UNITS (5)	(15,000)	-	(15,000)
HOA MAINTENANCE	195,000	185,742	9,258
SECURITY GATE *	-	25,080	-
CEMENT WORK - CURBS & SLABS	25,000	41,159	(16,159)
ELECTRICAL METER PANS	15,000	-	15,000
ELECTRICAL POLES & PARKING PLAZAS	15,000	9,831	5,169
ELECTRIC GENERAL REPAIRS	5,000	279	4,721
EXTERMINATING	8,000	7,779	221
FENCES (INCENTIVES)	10,000	18,134	(8,134)
FIRE ALARMS	15,000	9,629	5,371
FIRE HYDRANT TESTING	5,000	2,139	2,861
GUTTER CLEANING	6,000	7,685	(1,685)
LANDSCAPING	137,000	109,859	27,141
PAINTING	20,000	-	20,000
RAILINGS	8,000	-	8,000
REFUSE	77,000	76,021	979
REPAIRS & SUPPLIES MAINT.	20,000	28,374	(8,374)
ROAD REPAIR/SPEED TABLES	10,000	-	10,000
ROOFING	130,000	137,294	(7,294)
SNOW REMOVAL	115,000	70,449	44,551
IRRIGATION	40,000	29,702	10,298
TREE SERVICES	20,000	14,773	5,227
ACCOUNTING SERVICES	6,000	-	6,000
BAD DEBT	30,000	-	30,000
CONSULTING SERVICES	8,000	7,663	337
ELECTRICITY	30,000	21,005	8,995
INCOME TAXES	1,000	-	1,000
INSURANCE	360,000	334,077	25,923
LEGAL SERVICES	15,000	16,937	(1,937)
OFFICE SUPPLIES AND EXPENSES	9,000	7,726	1,274
EQUIPMENT LEASES	4,000	3,500	500
PAYROLL AND PAYROLL TAXES	55,000	54,915	85
PHONE & INTERNET	5,000	3,013	1,987
SUBSCRIPTIONS	7,000	6,558	442
WATER	54,400	62,440	(8,040)
CAPITAL RESERVE ALLOCATION	10,000	-	10,000
TOTAL EXPENSES	\$ 2,627,252	\$ 2,365,950	\$ 286,382
REVENUES (LESS THAN) EXPENSES	\$ -	\$ 50,222	

* Special Assessment for Security Gate approved in prior fiscal year

CONDO II BOARD of MANAGERS



VMS Security Services Corp.
640 Horseblock Road
Farmingville, NY 117398
-1
Phone: 877-733-8671
FAX: 631-924-8156
www.vmssecurity.com

July 7, 2023

Dear Blue Ridge Condo II Homeowners & Residents,

An inspection of each fire alarm system will be performed on all Condo I units beginning in August. We will be attempting to make all minor repairs the same day and are asking that should your unit have a deficiency, please be patient with us. Our technician will return to repair that deficiency as soon as possible. In most cases this will eliminate the need for you to make your unit available a second day for the repair.

Please locate your unit number below for the inspection date and time. It is very important that we have access to all units on the days scheduled. Please make the necessary arrangements to have someone available in your unit on this day for the duration of your inspection period. As always, this is a set schedule and cannot be altered, nor can we enter your unit without another person accompanying us. Please contact our office if you have any questions.

PLEASE NOTE: The Condo I/Condo II fine for non-compliance of this inspection after 2 attempts is \$200.00.

<u>Tuesday, 8/22/2023</u>	8:00 am- 1:00 pm	Units 453- 520
(Rain date: 8/24/2023)	11:30 am- 5:00 pm	Units 521- 586
<u>Wednesday, 8/23/2023</u>	8:00 am- 1:00 pm	Units 587- 658
(Rain date: 8/25/2023)	11:30 am- 5:00 pm	Units 659- 726
<u>Tuesday, 8/29/2023</u>	8:00 am- 1:00 pm	Units 727- 786
(Rain date: 8/30/2023)	11:30 am- 5:00 pm	Units 787- 866

If it should rain on your inspection date, please DO NOT assume your inspection has been canceled. Many factors are taken into consideration before canceling an inspection. If you have any questions regarding the status of your inspections, please contact our office.

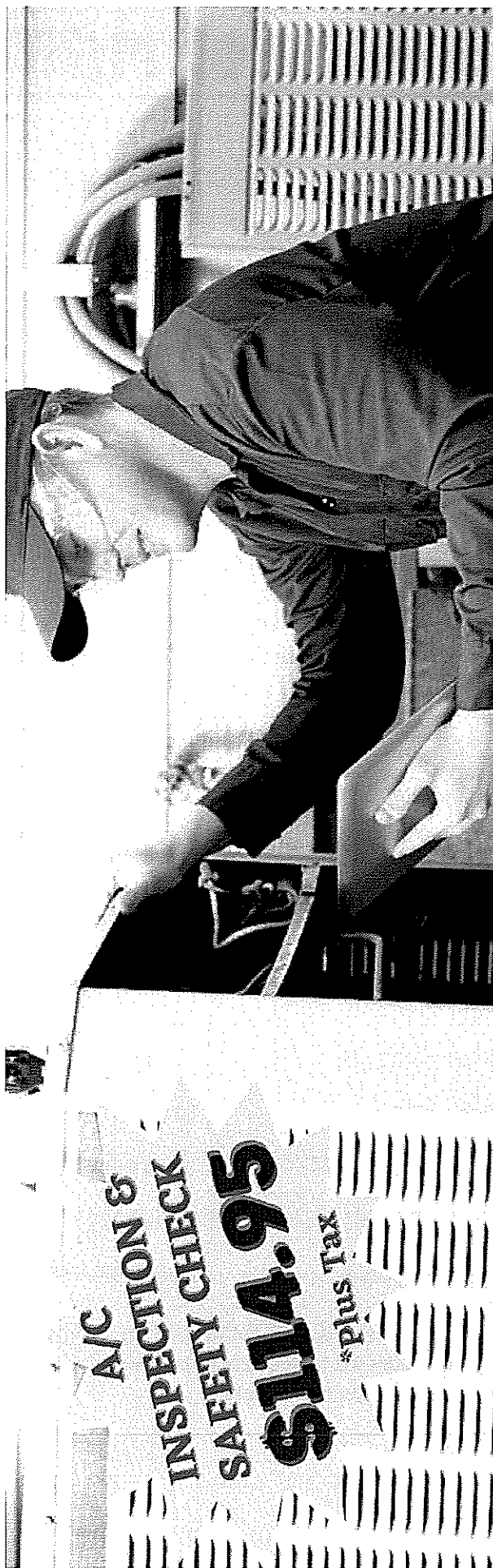
Thank you in advance for your consideration,

VMS Security Services Corp.



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JOINT CONDO I & CONDO II BOARD of MANAGERS

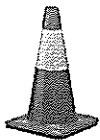
CONDO I AND CONDO II ELECTIONS

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.

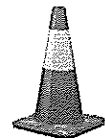
Any homeowner wishes to run for a seat must have their name noted on the deed of ownership and meet the following requirements:

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

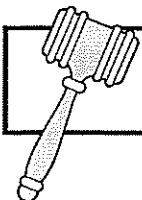


The ACC Committee is now operational and functioning. Any time a unit owner wishes to improve anything involving the exterior of the home or patio you must submit the appropriate forms to the ACC Committee along with all requested and required information and checks. You will need to wait for an acceptance 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 | • Patio extension | • Solar Tube |
| • Fence Gate or section – wood | • Paving stone Patio | • Wood/Composite deck |
| • Front Door | • Replacement windows | • Vinyl Fence |
| • Gutters/Leaders | • Satellite Dishes | |
| • Patio Enclosure – wood | • Sensor lights | |

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



JOINT CONDO I & CONDO II BOARD of MANAGERS

REQUIREMENT FROM OUR INSURANCE COMPANY

Any Resident who will have any work performed by a Contractor/Subcontractor, within their residence, MUST submit the following Work Order form to the appropriate Condo I or Condo II Board signed by both the Contractor/Subcontractor, and the homeowner before any work begins.

From time to time, we understand that our residents may directly hire a contractor for repairs or upgrades to their home. Whether it be a General Contractor updating your whole kitchen, an electrician putting in dimmer switches, or a handyman helping with a few items around your home, we need to ask that you please obtain some documentation from these companies. Following this protocol will help to protect both your own individual interests and the condominium's and keep us both out of any potential lawsuit that could arise as a result of the contractor's work.

Three items should be requested from these contractors and should be received prior to them beginning any work in your home. Here's a rundown of what we need to request from them, and why:

- *Certificate of Liability insurance, listing the unit owner(s) and the condo (whether it be Blue Ridge Condominium I or Blue Ridge Condominium II) as Additional Insured.* This will enable the contractor's policy to respond to a lawsuit that is brought against the resident or condo that results from the contractor's work. Without this certificate and Additional Insured status, the resident or condo can be brought in and held liable if the contractor does something to cause bodily injury or property damage.
- *Current proof of Workers' Compensation coverage.* The contractor's Workers' Compensation policy should respond to cover the injuries of any of their workers. If they do not have Workers' Compensation coverage in effect and their employee is injured while working on your home, the employee will look for another way to have their medical bills and lost wages paid – possibly by suing the resident or condo.
- *Signed hold harmless agreement in favor of the unit owner(s) and the appropriate condominium.* A template can be obtained either in person at the condo office or by emailing your request to:

Condo I – Lisa Manas: BlueRidgeCondo1@optonline.net

Condo II – Wendi Peycke: OfficeBRCondo2@optonline.net

Jeannette Dreydoppel

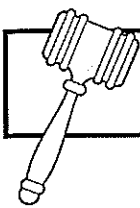
Senior Account Advisor - Ext 655

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

P:631-673-7600 F: 631-351-1700 E: JeannetteD@borgborg.com



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



JOINT CONDO I & CONDO II BOARD of MANAGERS

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

WORK PROPOSAL / WORK ORDER

Date:

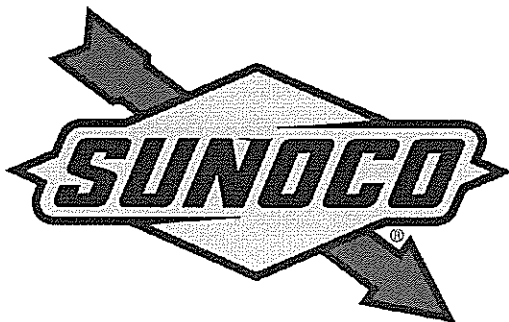
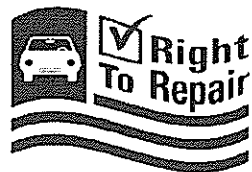
Contractor / Subcontractor:

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

1. **Insurance:** Owner will not allow on the job site and not pay any money to any subcontractor unless the subcontractor has previously filed with the Owner, a current Certificate of Insurance which includes:
 - A. **Commercial General Liability** coverage with minimum limits of \$1 million per occurrence and \$2 million aggregate, with \$2 million products / completed operations aggregate. Limits shall apply on a per project or per location basis as the case may apply and Contractual Liability must be included with the same limits as above with no exclusions, endorsements and/or riders containing fellow employee or third party over coverage exclusions. Coverage will be written on a primary, non-contributory basis and include a waiver of subrogation. The Certificate of Insurance and Policy must include the Owner and Blue Ridge Homeowners' Association, Blue Ridge Condominium I and Blue Ridge Condominium II as additional insured for all the above. Copies of the policies may be requested for review.
 - B. **Automobile Liability** coverage with minimum limits of \$1,000,000 CSL.
 - C. **Worker's Compensation** A certificate of insurance must indicate the existence of statutory coverage as well as Employers' Liability coverage with Accident limits no less than \$100,000 per accident, Disease limits no less than \$100,000 per employee and \$500,000 per policy and must include a waiver of subrogation.
 - D. **Excess/Umbrella Liability** coverage is required with no less than a \$1,000,000 limit per occurrence. Coverage shall be primary and non-contributory, include a waiver of subrogation, and include the Owner and Blue Ridge Homeowners' Association, Blue Ridge Condominium I and Blue Ridge Condominium II as additional insured.
2. **Indemnity:** To the fullest extent permissible by law the Contractor / Subcontractor hereby agrees to indemnify and to hold harmless the Owner and Blue Ridge Homeowners' Association, Blue Ridge Condominium I and Blue Ridge Condominium II, including the owner's agents and/or employees, the homeowner and/or any future homeowners harmless from any and all losses, claims, penalties or expenses including reasonable attorney's fees arising from bodily injury or death to any person, including but not limited to bodily injury or death or any of the contractor / subcontractor's employees or sub-sub contractor's employees and/or property damage including but not limited to loss of use arising out of or in any way relating to the work performed made by any owner or any person, or successor owner, or any mortgagee in possession, against the Owner, from all damages which were caused by the work that was performed or should have been performed or any omission caused by the contractor / subcontractor, their subcontractors and employees, agents or employees of the subcontractors hired by him under the terms and conditions of this contract. The contractor / subcontractor agrees to make good on all work and warranties regardless of who owns this property.
3. **Contractors / Subcontractors Using Non-Employees:** The contractor / subcontractor agrees that all work to be performed is to be completed by him or people employed and insured directly by the contractor / subcontractor. Should you, the contractor / subcontractor hire a sub-subcontractor, the sub-contractor must obtain a Certificate of Insurance from the sub-subcontractor naming the Owner and the contractor / subcontractor as additional insured. The sub-subcontractor's Certificate of Insurance must include all the coverages and limits stated in items #1 and #2 above. *The presence of workers not directly employed and insured by the contractor / subcontractor, or sub-subcontractors hired by the subcontractor at the construction site, shall constitute a breach of this contract by the contractor / subcontractor. When this occurs, all work completed is subject to non-payment at the discretion of the Owner.*
4. **Safety:** The Contractor / Subcontractor shall conform to all OSHA, Federal, State and local occupational safety requirements. Any injuries occurring on the work site must be reported to the Owner within 24 hours of occurrence and contractor / employee / injured party must complete an incident report form for the Owner. The completed form must be submitted to the Owner within five (5) days of the occurrence.
Ladder safety is of the utmost importance, as such you are required to follow Ladder Alternative Job-Site Safety. Limit the use of A Frame ladders utilizing lifts, scaffolds and/or podium ladders whenever and wherever possible. For all our benefit we are enclosing a safety bulletin regarding the use of ladders which we strongly encourage you to use.
5. **New York Law:** This agreement shall be interpreted under the laws of New York State.
6. **Duration of Contract:** This agreement will remain in effect for any and all work performed by the contractor / subcontractor for the Owner until terminated in writing and signed by both parties.

By: _____
Owner Date

By: _____
Subcontractor Date



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**PREMIUM OIL CHANGE
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Up to 5 Quarts of Premium 10W30 Motor Oil Only
*10 Point Vehicle Inspection
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*Other Oil Types Additional
*Same Oil Filter Additional
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Up to 5 Quarts of Premium 10W30 Motor Oil Only
*10 Point Vehicle Inspection
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*Drain & Fill Radiator w/ Up to 1 Gal. Antifreeze
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*Check Thermostat
*Dexcool Additional
*Additional for Manufacturer's Special Antifreeze

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SEE KEVIN - FOR ALL YOUR AUTOMOTIVE NEEDS
OFFICIAL NEW YORK STATE INSPECTION STATION
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TRI BOARD

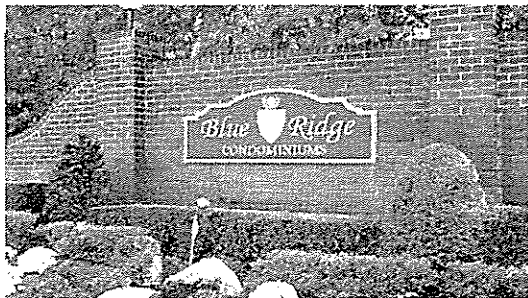
Welcome to Blue Ridge

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
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BLUE RIDGE CLUB NEWS



BLUE RIDGE LADIES GOLF CLUB

Submitted by Lynne Ward

Our weekly tournament winners for July are:

Low Net:

1st place for Flight A was Debbie K,

2nd place Giselle H

1st place for Flight B was Pattie D,

2nd place Joanne A

Closest to the pin was Debbie K

F+S Holes: (1st, 2nd, 4th, 5th, 6th, and 7th only)

1st place for Flight A was Giselle H,

2nd place Lynne W

1st place for Flight B was Laura S,

2nd place Debbie U

Scratch 3 Worst Holes:

1st place for Flight A was Debbie K,

2nd place was Christine K

1st place for Flight B was Debbie U,

2nd place was Patti D Christine K also had closest to the pin that week.

T&F Holes;

1st place for Flight A was Christine K,

2nd place was Giselle H

1st place for Flight B was Isa A,

2nd place was Patti D Christine K got closest to the pin on hole 8.

Don't forget our annual pizza party at the tiki bar on Friday August 4th at 6:30 PM. There is no charge and you will get a ticket for 1 free beer or wine from the bar. A 50/50 winner will be awarded. See you there!



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.

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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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GREENS COMMITTEE

*The Blue Ridge Greens Committee Announces a
Tri-Condo Invitational Golf Tournament*

BLUE RIDGE, BRETTON WOODS, & SPRING LAKE

Date:

Saturday, September 9, 2023

PLACE:

Bretton Woods

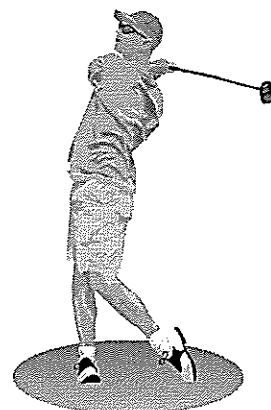
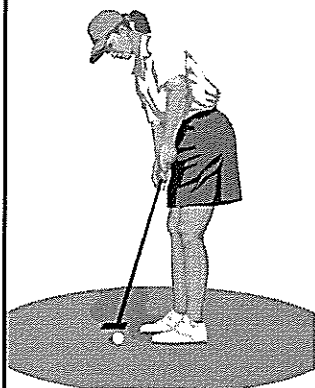
Arrive time 8:30 am

Tee time 9:00 am shotgun start

*Please sign up at the golf shack starting,
Higher handicaps are encouraged to sign up.*

There will be no tournament fee.

Blue Golf Shirts contact Vinny at 631-698-00692



GREENS COMMITTEE PRESENTS

NIGHTTIME GOLF

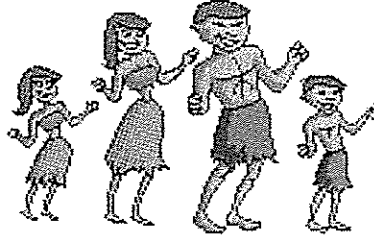
SATURDAY,
SEPTEMBER 16, 2023
AT 7:30 PM

FIRST 36 GOLFERS
FROM SEPT.
12th-16TH

COST: \$15.00 PP



GREENS COMMITTEE



PRESENTS

HAWAIIAN OPEN TOURNAMENT

GOLF COURSE WILL BE CLOSED

**SATURDAY, AUGUST 26, 2023
FROM 9:00AM**

**DUE TO
THE GREENS COMMITTEE
GOLF TOURNAMENT**

RAIN DATE: AUGUST 27, 2022

**LIMITED SEATING MAX 70 PP
CLOSED DATE AUG. 21st**

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Adriana Burtoff
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Jen Daub
Mary Desjeunes
Louis Driscoll
Michael Gisler
Kathy Hansen
Kenny Kimmel
Gerry Maroney
Raymond Miehl
Margie Mills
Vincent Monello

Chuck Murphy
Tina Myer
Carolyn Nook
Lee Ann Orlando
Jeanann Pappaeliou
Bud Rego
Mindy Rigert
Tom Rivoli
Bill Roach
Chrissie Roach
Ira Sachs
George Scholl
Debbie Ungaro
Jeff Ward

Attention Gazette Deliverers!

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inform a member of circulation so we can arrange for
a substitution. Thank You!



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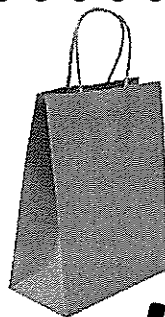
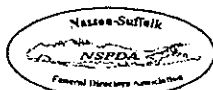
After Care Program and Bereavement Literature

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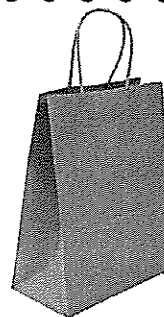
Conveniently located one block north of the Long Island Expressway
between exits 63 and 64
(North Ocean Avenue and Route 112)



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Blue Ridge

Gazette

The Blueridge Bulletin

Share Some Good News or Celebration With The Community.
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Joe Nischo
Wishing You
A
Speedy Recovery.

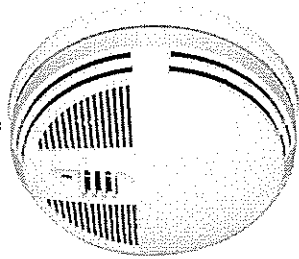
Jeff Ward
Congrats On New Book.



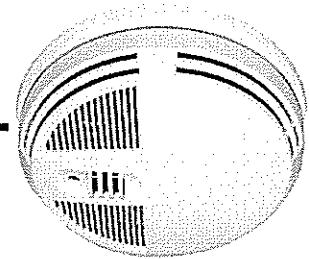
Tiki Bar Patio Book signing by resident author
Jeff Ward - Friday, August 4th,

Congratulations to
Gerry Maroney's
Grandson Gerard
on Graduating
The Police Academy.

Congrats On Pool
Monitors Graduation.
Sydney Dann
Antonio Morales
Allyia Whitmarsh.



ATTENTION



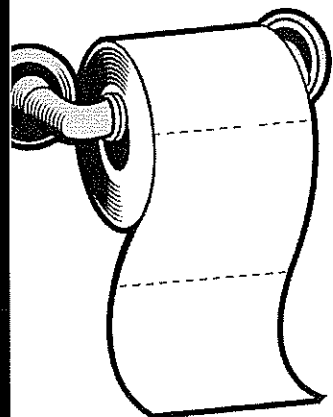
**All Residents
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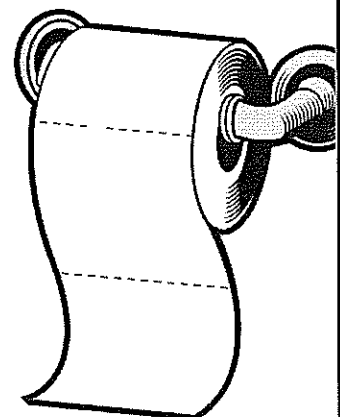
For more information, contact the Condo Offices.

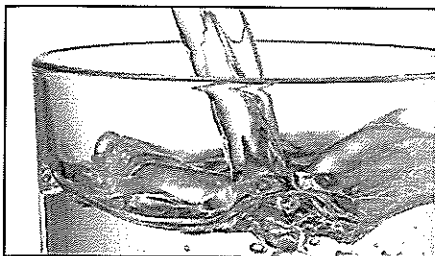
>>> IMPORTANT NOTICE <<<

**To Keep Our
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**Please Flush
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The Importance of Staying Hydrated for Seniors

Older people are at an increased risk for dehydration, which is why it's so important to seek out ways to stay hydrated. Dehydration occurs when an individual loses more fluid than is taken in. Left untreated, dehydration can be serious and negatively impact bodily functions.

It's especially important for seniors to pay attention to their hydration levels because they can be at greater risk for dehydration due to common health conditions, as well as certain medications. Staying hydrated, however, is a matter of taking a few practical steps to create healthy hydration habits, which may help prevent more serious medical complications.

Dehydration and Seniors

There are many factors that determine how much of our bodies are made up of water, such as gender, weight, and percentage of body fat. As we age, our bodies tend to hold less water. That's why older individuals are prone to developing dehydration.

As we age, we also lose the ability to detect thirst, so we may not know we need to drink something until the early signs of dehydration start. Some seniors may have the added challenge of getting water for themselves due to limited mobility. Others may try to reduce their liquid intake in an attempt to prevent frequent trips to the bathroom or urinary incontinence.

All of these factors increase the danger of dehydration, so it is important to monitor your daily water intake and recognize the signs that you may need to start drinking more.

Signs and Symptoms of Dehydration

According to the Cleveland Clinic, the longer you're dehydrated, the more your symptoms will worsen. But for older adults, symptoms of dehydration can sometimes be hard to distinguish from general ailments or other medical issues.

Mild dehydration can cause:

- Dry mouth or skin
- Fatigue
- Dizziness
- Muscle cramps
- If your loved one is exhibiting signs of mild dehydration, get them to drink a full glass of water first and then reassess the situation.

Severe dehydration is more serious symptoms to look for include:

- Difficulty walking
- Confusion
- Rapid heart rate
- Fainting
- If you believe your loved one might be suffering from severe dehydration, contact their doctor as soon as possible.

Hydration Tips for Seniors

Older adults should drink plenty of water each day, increasing daily intake gradually if necessary. Research shows that people often mistake hunger for thirst and vice versa, so don't wait until you feel thirsty to start drinking more liquids.

Below are a few other tips to help seniors stay hydrated:

- Encourage frequent drinking in moderate amounts by keeping water easily accessible at all times. Choose a mug, cup, or reusable water bottle that your loved one likes and have them keep it on hand.
- Drinking doesn't need to be limited to water - milk, broth, juice, and frozen fruit pops can all add to your loved one's liquid intake. Just be sure to look at sodium and sugar levels and stick to options that work with your loved one's dietary needs.
- Many foods you eat, especially fruits and vegetables, contain water. Eating foods like cucumbers, tomatoes, and watermelon can help keep you hydrated.
- Avoiding alcohol and minimizing your sodium and caffeine intake can also help keep you hydrated.

A research study conducted by a team of investigators at UCLA showed that participants who were hydrated performed better than those who were dehydrated on a walking and balance test.

So, drink up!

Classifieds

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OWNERS DIRECTION AT THE VEHICLE OWNERS EXPENSE
NORTHEAST TOWING & RECOVERY, LTD

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

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

PARKING RULES AND REGULATIONS

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

Washing vehicles is prohibited.

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

BLUE RIDGE EMERGENCY INFO

KEEP POSTED IN YOUR HOME

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

IMPORTANT TELEPHONE NUMBERS

**Maintenance Emergency
Please Call (631) 698-3004**

**ALL OTHER EMERGENCIES
CALL 911**

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

Regarding electric fireplaces:

These units in your condo require a separate circuit due to a fire hazard. In addition NY electric code requires a separate circuit.

DUMPSTERS

Please be sure that both the side sliding doors and top covers are closed. This is a safety issue. Keep animals out of the dumpsters.

FIRE ALARMS

If your smoke alarms or heat detectors are "buzzing", "beeping", or "peeping", or if your outside bell or alarm goes off.

PLEASE CALL 911

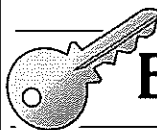
and then advise maintenance immediately, no matter what day or time this occurs.

**DO NOT TOUCH OR ATTEMPT TO
DISCONNECT THE WIRES!**

This will automatically make you liable for the repairs and secondly, you endanger the protection of all your neighbors.

Thank you for your cooperation.

Condo I and Condo II Board of Managers



EMERGENCY KEYS

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

PLEASE be SURE that you have a CURRENT EMERGENCY KEY at your Condo office.

For your security, the residents' keys are in a locked metal cabinet. The key to the cabinet is also in a locked box. Only a member of the Condo Board of Managers has access.


PLEASE for your own safety, be sure you have a current door key in the Condo Office.

CALENDAR OF EVENTS



2023

Prepared by the H.O.A.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 Men's Card Club Library 6 PM Closed Condo 2 Meeting 7:00 pm	2 Aquacize 10:00 A.M Closed HOA Executive Board Meeting 10 AM Closed HOA Full Board Meeting 7 PM	3 Mah- Jongg/Canasta Club Card Room 12:30 PM	4 Aquacize 10:00 A.M. <u>Tiki Bar</u> <u>6:30 -10:30 PM</u> Book Signing By Jeff. Ward 6:30 PM	5 TIKI BAR 3-9 Good Time Band 6:30 – 10:30
6 TIKI BAR 3-8	7 Aquacize 10:00 A.M Gazette Meeting 7:00 PM	8 Men's Card Club Library 6 PM A.C.C. Meeting 10:00 AM Closed Condo 1 Meeting 7:00 PM	9 Aquacize 10:00 A.M	10 Mah- Jongg/Canasta Club Card Room 12:30 PM Gazette Deadline	11 Aquacize 10:00 A.M. <u>Tiki Bar</u> <u>6:30 -10:30 PM</u>	12 TIKI BAR 3-9 Defensive Driving Class 9:30 AM-4:00 PM
13 TIKI BAR 3-8	14 Aquacize 10:00 A.M Blue Ridge Men's Breakfast	15 Men's Card Club Library 6 PM Closed Condo 2 Meeting 7:00 pm	16 Aquacize 10:00 A.M Closed HOA Executive Board Meeting 10 AM Closed HOA Full Board Meeting 7 PM	17 Mah- Jongg/Canasta Club Card Room 12:30 PM	18 Aquacize 10:00 A.M. <u>Tiki Bar</u> <u>6:30 -10:30 PM</u>	19 TIKI BAR 3-9 Greens Committee Tournament Men's Club Tiki Bar Area
20 TIKI BAR 3-8 Private Party 	21 Aquacize 10:00 A.M	22 Men's Card Club Library 6 PM Closed Condo 1 Meeting 7:00 PM	23 Aquacize 10:00 A.M Bocce Playoffs	24 Mah- Jongg/Canasta Club Card Room 12:30 PM	25 Aquacize 10:00 A.M. <u>Tiki Bar</u> <u>6:30 -10:30 PM</u>	26 TIKI BAR 3-9 Greens Committee Tournament Hawaii Open Lower Lounge
27 TIKI BAR 3-8 Greens Committee Tournament Hawaii Open Rain Date	28 Aquacize 10:00 A.M Condo 2 Meet the Candidates Night 7:00 PM	29 Men's Card Club Library 6 PM Condo 1 Meet the Candidates Night 7:00 PM Closed Condo 2 Meeting 7:00 pm	30 Aquacize 10:00 A.M Closed HOA Executive Board Meeting 10 AM Closed HOA Full Board Meeting 7 PM	31 Mah- Jongg/Canasta Club Card Room 12:30 PM		

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