



Blue Ridge

Gazette



Flu season is upon us. Be a good neighbor and take precautions if you are feeling ill. Wishing health to all our residents.

VOL XLIX NO. X

Published by and for the Residents of Blue Ridge

OCTOBER 2023

HAPPY HALLOWEEN BLUE RIDGE!


KIDS HALLOWEEN *See Page 32* | Social Club Halloween *See Page 41*

CHECK OUT OUR NEW RECIPE BOX!



Share your submissions- Email: gazetteblueridge@gmail.com

SEE PAGE 45



UPDATED LETTER FROM THE EDITOR

SEE PAGE 3

VMS Fire Inspections 2nd Attempts!!

SEE PAGES 15 and 29



GAZETTE DELIVERERS NEEDED! IF INTERESTED, PLEASE EMAIL gazetteblueridge@gmail.com

GAZETTE STAFF

EditorAmanda Smith
Business Manager..... Mary Desjeunes

ADVERTISING MANAGER

Email: gazetteblueridge@gmail.com

CIRCULATION MANAGER

Ray Miehl

PROOF READER

Ken Kimmel

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

Gazette Subscriptions:

\$2.50 per month

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

ALL ADS MUST BE PAID IN ADVANCE

Please Note Advertising Rates:

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

Discounts Available for 6 or 12 month contracts

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

Returned checks will be charged an additional \$40.00

The Gazette guarantees circulation to each homeowner/renter in Blue Ridge Condominium.

Please Note: All classified ads must be paid for by check made out to: **BLUE RIDGE H.O.A.** No cash will be handled.



**SECURITY
PHONE
NUMBER**

1-631-334-9996

- PLEASE NOTE -

**GAZETTE DEADLINE
is the 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.

Dove GRAPHICS & PRINTING

We Are Just A . . . Phone: 631.207.3683

Text: 631.394.0888 • Fax: 631.207.4325

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

DoveGraphics.com

FULL COLOR PRINTING

 **LETTER FROM THE EDITOR**

Letter from the Editor:

Thank you for stopping by and checking out our Blue Ridge Gazette. This publication is a legal publication put together by the H.O.A. Board, Condo 1 Board, and Condo 2 Board. Important announcements related to community events, photos from past events, club news, and board budgets will be included in this publication monthly. It is in the best interest of all residents to make it a point to read through the Gazette monthly to keep themselves in the know.

Additionally we have many businesses in our local communities who advertise in our Gazette. As a courtesy to our advertisers, when patronizing one of our advertisers, please be sure to mention that you are a member of the Blue Ridge community. Let them know we appreciate their partnership and are happy to support our local business owners.

Finally, we encourage all residents to share submissions of children's artwork, recipes to share with the community, photos of their pets, or any items of interest to the community. We request that all contributions be typed or legibly written on one side of the page only (nothing on the back). Submissions also need to be of reasonable length. Any lengthy letters will be returned to the resident.

Thank you!

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You?

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

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



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FALL SPECIAL

\$179⁹⁹

plus tax

Expires 10/31/23



4 TIRES SALE

A Traction Rating

\$359.99

+ Tax & disposal

INSTALLATION INCLUDED

50,000 Mile Warranty

Special Price Based On Stock Availability & Size
Tire price for P205/55R16 prices vary by size. Expires 10/31/23.

2024

NYS Inspections

FREE Engine Light Scan

FREE Tire Pressure System Diagnostics



OIL CHANGE SPECIAL

\$29⁹⁹

plus tax

Up to 5 Quarts

Premium Synthetic Blend includes 24 point vehicle maintenance. Includes Standard Oil Filter. **FULL SYNTHETIC ADDITIONAL**

Must cars, trucks & SUVs. Expires 10/31/23.



BRAKE SPECIAL

ONLY \$99⁹⁹

plus tax

Pads & Labor Most Cars. Disc Brakes Only

Rotor resurface or replace additional. Ripped & axotic vehicles additional. Expires 10/31/23.

TUNE UP SPECIAL

- Air Filter
- Fuel Injection Service
- Spark Plugs

\$279⁹⁹

+ Tax

Most 4 Cylinder Cars
Prices May Vary By Vehicle
6 & 8 Cylinder Cars Additional.

Expires 10/31/23.

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

BLUE RIDGE RESIDENT

(Just 800 Feet North of Walgreens & Dairy Queen)

www.pinkysautoservicecenter.com

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

Facebook icon

• 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 10/1/23			
Committee	Chair	Other Board Committee Members	Consultants
Amenities - Events Clubhouse, Café, Tennis, Bocci, Bars, Policies & Procedures	Josephine Maiorano	Janet DuBois, Stephanie Milligan	Nick Gabriele Anthony Spataro
Communications	Robert Vulpis	Stephanie Milligan Mariangela Barbieri	
Website, Social Media etc.	Stephanie Milligan	Mariangela Barbieri	
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	Steven Wolmer	Kenneth Kimmel, Bob Vulpis	
Sewer Treatment Plant	Josephine Maiorano	Steven Wolmer	Pat Frabizio
Maintenance	Josephine Maiorano	Steven Wolmer, Gerald Gelfand	

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

The Bitter Cold Winter Will Soon be Upon Us!

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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. 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.

Sincere Thanks and Congratulations

Ms. BARBARA REESE



*for 30 years of dedicated service to the
Blue Ridge Community.*

You have been the backbone of our clubhouse
and a person on whom we depend and rely.



TO ALL BLUE RIDGE LIBRARY PATRONS

**DUE TO LIMITED SHELF SPACE IN OUR LIBRARY, WE NO
LONGER HAVE ROOM FOR:**

- College textbooks
- Magazines older than a month
- Torn or damaged books

Please return all borrowed or donated books to the Return Bin located in the Children's Section. Please do not place newly donated books on the shelves.

Thank you!



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Greetings From the H.O.A. Board

Fall is underway, and at Blue Ridge, it is really beautiful, watching the leaves change colors. Barbara Reese, our incredible multi-tasking Clubhouse Supervisor, celebrates her 30-year Anniversary here. We appreciate everything she does to make our community run smoothly, and we know we'd be lost without her.

We enjoyed a spectacular Labor Day Party at the Tiki Bar. The weather was beautiful, DJ Cleveland provided a highly danceable beat, and the Soul Shine Kitchen prepared a delicious barbecue. Ann Urevich and Mike G. won the 50-50, taking home a nice \$88 each.

Condo 1 dedicated their newly redesigned park (Parking Plaza 6, by the Birchwood Road entrance) to Blue Ridge's most senior citizen, Jack Rosenberg. Jack is a World War 2 veteran, and has been a leading member of our community the past 35 years. Many thanks to Robin D'Allessandro and Brian Lamberson for their selfless dedication to this project.

Our Bocce season came to a climactic close as the Hydroflask team of Mike and Jen Gisler, Ron Bravo, and Sue Mannix were the last ones standing. The long-awaited Bocce Dinner at the Meadow Club in Port Jefferson Station was a huge success with fun-filled tales of Bocce excitement from the entire season.

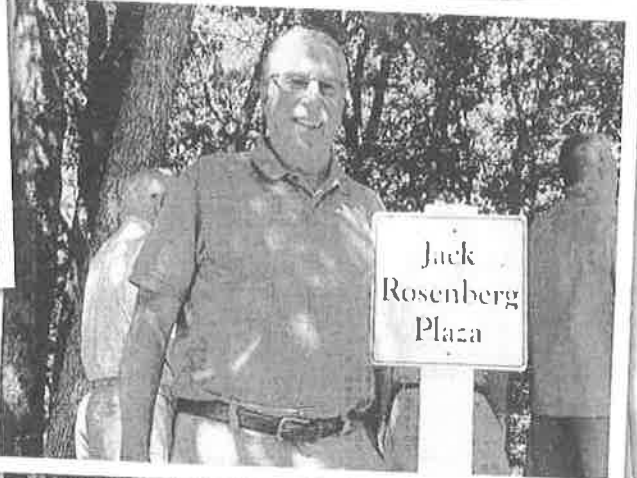
Moving on, we've got lots of fascinating events in store: Thursday, October 12, is Meet the Local Politicians Night at Blue Ridge, beginning at 6 pm. We will have plenty of time to ask questions of our town leaders. October 19 brings the highly competitive Mah-Jongg Tournament from 10 am to 4 pm, and everything is at stake!

Our Children's Halloween Party will take place Saturday, Oct. 21; parents, don't forget to dress your kids in their "scariest" costumes; the Social Club is sponsoring an "Adult" Halloween extravaganza Oct. 28, from 6-10 pm. While Roxie the Snake continues to grow in Jack Rosenberg Plaza, the H.O.A. has a new "caterpillar" forming under the tree in front of the Tiki Bar. Feel free to paint a rock and help her grow. In fact, you can help find a name for her by submitting your selection to the Gazette. You just might win a nice prize if you come up with the winning name for our "caterpillar."

Finally, please submit your favorite Recipes; your kids' scariest, most "ghoulish" Halloween pics; and your cutest pet photos to the Gazette—they just might find their way into our very next issue!

All the Best Always,
The H.O.A. Board of Directors

Jack Rosenberg Playground Dedication Ceremony





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

	ANNUAL BUDGET		YEAR-TO-DATE			THIS MONTH		
	TOTAL	BALANCE AVAILABLE	BUDGET	ACTUAL	DIFFERENCE	BUDGET	ACTUAL	DIFFERENCE
MAINTENANCE (HOA ONLY)	24,123	430	24,123	23,693	430	1,838	1,664	175
ADMINISTRATION	276,683	73,585	276,683	203,098	73,585	22,578	14,318	8,260
COMMUNITY BUILDING	501,683	(61,384)	501,683	563,067	(61,384)	47,964	60,667	(12,703)
POOLS	161,041	8,153	161,041	152,888	8,153	21,250	29,087	(7,837)
TENNIS	750	697	750	53	697	57	-	57
BOCCE	2,250	(654)	2,250	2,904	(654)	182	-	182
SEWER TREATMENT PLANT	350,038	20,960	350,038	329,078	20,960	30,682	51,276	(20,594)
GOLF COURSE	415,597	15,417	415,597	400,180	15,417	38,253	35,235	3,018
GENERAL EXPENSES	661,805	54,747	661,805	607,058	54,747	74,016	29,376	44,640
SECURITY	82,200	343	82,200	81,857	343	7,300	8,713	(1,413)
COMMUNITY ACTIVITIES ***	19,317	17,501	19,317	1,816	17,501	800	(8,471)	9,271
CAPITAL EXPENSES	148,105	104,215	148,105	43,890	104,215	70,420	2,008	68,412
TOTAL EXPENSES	2,643,592	234,010	2,643,592	2,409,582	234,010	315,340	223,873	91,468
LESS INCOME OTHER THAN COMMON CHARGES	(190,800)	1,380	(190,800)	(192,180)	1,380	(21,460)	(22,564)	1,104
EXPENSES TO BE REIMBURSED BY COMMON CHARGES	\$2,452,792	\$ 235,390	\$ 2,452,792	\$ 2,217,402	\$ 235,390	\$ 293,880	\$ 201,309	\$ 92,572

*** DETAIL OF COMMUNITY ACTIVITIES

	ANNUAL BUDGET		YEAR-TO-DATE			THIS MONTH		
	TOTAL	BALANCE AVAILABLE	BUDGET	ACTUAL	DIFFERENCE	BUDGET	ACTUAL	DIFFERENCE
Gazette Income	17,000	752	17,000	16,248	752	1,100	3,510	(2,410)
Gazette Expenses	42,276	812	42,276	41,464	812	3,457	4,253	(796)
Net Gazette Expense	25,276	60	25,276	25,216	60	2,357	743	1,614
Bar Revenues	39,000	(27,794)	39,000	66,794	(27,794)	7,000	14,093	(7,093)
Bar Expenses	30,891	(8,815)	30,891	39,706	(8,815)	5,682	4,719	963
Net Bar Expense (Revenue)	(8,109)	18,979	(8,109)	(27,088)	18,979	(1,318)	(9,374)	8,056
Community Events Expense, Net	6,950	(5,843)	6,950	12,793	(5,843)	161	600	(439)
Party Rental Income	4,800	(4,305)	4,800	9,105	(4,305)	400	440	(40)
TOTAL COMMUNITY ACTIVITIES	\$ 19,317	\$ 17,501	\$ 19,317	\$ 1,816	\$ 17,501	\$ 800	(\$ 8,471)	\$ 9,271

Unaudited - For Internal Use Only



Winter Hours

Monday: Closed
Tuesday: 9am-4pm
Wednesday: 9am-4pm
Thursday: 9am-4pm
Friday: 9am-7pm
Saturday: 9am-7pm
Sunday: 9am-7pm

Days & Hours Subject to Change

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Events
New Items
Changes

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Food or Beverage
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October

LABOR DAY PARTY



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Construction and Repairs**

Coram 11727

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Happy and Safe
Holiday Season*

Bob Pedretti (631) 275-5782

ivseasons@live.com

SEAFOOD

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Every FRIDAY at the Bar
\$7.00 Cosmos / **\$3.00** Bud Light Pints

LIVE MUSIC!
Every FRIDAY and
SATURDAY NIGHT

FOOTBALL SPECIALS
Every MON.-THURS.-SUN.
at the Bar

**1/2 PRICE BOTTLES
of WINE**
All DAY MONDAY and THURSDAY

\$10.02 Off Coupon

1 Coupon Offer per 2 Paid Dinners
Not available on Take-Out orders or All-You-Can-Eat Specials
Not to be combined with any other offer
1 COUPON PER TABLE ♦ EXPIRES 11/1/2023

451 Middle Country Road, Coram, NY **631-696-4029**
Online Ordering Available: www.PopeisClamBaronline.com



CONDO I BOARD of MANAGERS

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

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

E-MAIL: BRCONDO1@OPTONLINE.NET

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

Blue Ridge Website: brhomeowners.com

MESSAGE FROM THE PRESIDENT

Dear Condo 1 Residents,

I cannot believe summer is over and we are into fall. I hope everyone enjoyed their summer.

The board is continuing to move forward with our infrastructure projects. We were recently advised that our fire hydrants are too old to find replacement parts. Therefore, we need to add this to our “long term” replacement plan. We look forward to keeping the residents advised of our infrastructure plans.

We are moving forward with the road and parking plaza repairs, but as of this writing, September 10, 2023, we do not have the details yet. The Board of Managers will keep you informed as the details are finalized.

The second round of fire alarm inspections will be on October 9th with a rain date of October 10th. Please read the letter from VMS in this Gazette.

Thank you,

Robin D'Alessandro

President, 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.



♦ 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 1 BOARD of MANAGERS

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

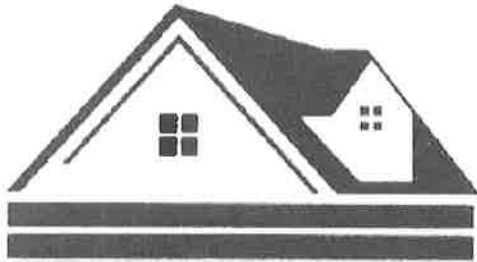
Common Charge Due Dates 2023

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

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

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

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



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@BAYBERRYEXTERIORS

**An inspection of each fire alarm system will be performed
on all Condo I units in this SECOND ATTEMPT**

September 7, 2023

Dear Blue Ridge Condo I Homeowners & Residents,

An inspection of each fire alarm system will be performed on all Condo I units in this **SECOND ATTEMPT**. 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, so please be sure to plan accordingly as this is **attempt 2 of 2**.

Monday, 10/09/2023:

8:00 am- 1:00 pm: Units 10, 12, 34, 36, 39, 40, 41, 47, 49, 50, 52, 54, 55, 56, 69, 74, 76, 77, 82, 85, 96, 103, 108, 116, 124, 129, 130, 132, 141, 154, 155, 160, 165, 168, 175, 176, 179, 201, 206, 210, 211, 212, 215, 221, 228, 229, 232, 257, 260, 282, 297 & 298

11:30 am- 5:00 pm: Units 306, 309, 312, 320, 321, 339, 348, 355, 360, 365, 390, 394, 414, 423, 425, 438, 440, 444 & 447

**** The rain date for **ALL** the units listed above are Tuesday, 10/10/2023 during the time slots listed for the original date****

Note: 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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CONDO I BOARD of MANAGERS



Request for Demands, Lender Questionnaires, and Association Documents

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

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

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

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

Blue Ridge Condo I

877 Golf Lane
Medford, NY 11763
631-736-0166
BRCondo1@optonline.net

HomeWiseDocs.com

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

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CONDO I BOARD of MANAGERS

Blue Ridge Condo I August Budget 2023

EXPENSES	2023/2024	Aug-23	Expense to Date	YTD Balance
Administrative Expense				
Salaries-Bookkeeping/Office	\$33,000.00	\$2,570.76	\$2,570.76	\$30,429.24
Accounting	\$8,400.00	\$725.00	\$725.00	\$7,675.00
Bank Charges	\$3,600.00	\$0.00	\$0.00	\$3,600.00
Data Processing	\$5,300.00	\$393.66	\$393.66	\$4,906.34
Legal	\$10,000.00	\$1,601.48	\$1,601.48	\$8,398.52
Office Expenses	\$10,000.00	\$326.98	\$326.98	\$9,673.02
Postage	\$1,500.00	\$0.00	\$0.00	\$1,500.00
Payroll Taxes	\$10,000.00	\$595.98	\$595.98	\$9,404.02
Taxes-Corporate	\$1,000.00	\$0.00	\$0.00	\$1,000.00
Insurance-Payroll	\$300.00	\$317.78	\$317.78	-\$17.78
Insurance Expense				\$0.00
Insurance-Condo	\$438,026.48	\$35,547.72	\$35,547.72	\$402,478.76
Insurance Deduction Reserve	\$25,000.00	\$0.00	\$0.00	\$25,000.00
Maintenance Employee Expense				\$0.00
HOA Maintenance Contract	\$285,000.00	\$24,290.83	\$24,290.83	\$260,709.17
Maintenance Supplies Expense				\$0.00
Material	\$16,000.00	\$1,791.87	\$1,791.87	\$14,208.13
Material-Wood Bills	\$15,000.00	\$320.27	\$320.27	\$14,679.73
Maintenance-Sprinkler	\$4,000.00	\$0.00	\$0.00	\$4,000.00
Utilities Expense				\$0.00
Utilities-Electric	\$25,000.00	\$1,850.93	\$1,850.93	\$23,149.07
Telephone/Internet Service	\$2,600.00	\$212.17	\$212.17	\$2,387.83
Utilities-Water	\$60,000.00	\$8,162.01	\$8,162.01	\$51,837.99
Refuse Removal	\$92,000.00	\$8,282.65	\$8,282.65	\$83,717.35
Contracted Maintenance Expenses				\$0.00
Fire Alarms	\$15,000.00	\$146.65	\$146.65	\$14,853.35
Gutter Cleaning	\$9,000.00	\$0.00	\$0.00	\$9,000.00
Hydrants	\$5,000.00	\$0.00	\$0.00	\$5,000.00
Landscaping	\$115,000.00	\$14,100.00	\$14,100.00	\$100,900.00
Concrete Walkways/Curbs-Repair	\$2,000.00	\$0.00	\$0.00	\$2,000.00
Outside Contractors-Misc	\$1,500.00	\$190.09	\$190.09	\$1,309.91
Electric Meter Panels-Repair	\$1,000.00	\$0.00	\$0.00	\$1,000.00
Fence Incentives	\$5,200.00	\$1,200.00	\$1,200.00	\$4,000.00
Painting-Power Washing Stucco Repair	\$13,000.00	\$0.00	\$0.00	\$13,000.00
Parking Lot Repairs Only	\$3,000.00	\$0.00	\$0.00	\$3,000.00
Pest Control	\$4,000.00	\$1,819.49	\$1,819.49	\$2,180.51
Playgrounds	\$500.00	\$0.00	\$0.00	\$500.00
Railing (Metal Railing Replacement)	\$1,000.00	\$0.00	\$0.00	\$1,000.00
Roofing (Repairs)	\$5,000.00	\$0.00	\$0.00	\$5,000.00
Repairs-Plumbing/Heating/Electrical	\$10,000.00	\$652.29	\$652.29	\$9,347.71
Snow Removal	\$90,000.00	\$0.00	\$0.00	\$90,000.00
Sprinkler Systems	\$40,000.00	\$48,824.04	\$48,824.04	-\$8,824.04
Street Maintenance	\$3,000.00	\$0.00	\$0.00	\$3,000.00
Tree Removal	\$13,000.00	\$869.00	\$869.00	\$12,131.00
Walkway Lights	\$11,000.00	\$0.00	\$0.00	\$11,000.00
Capital Maintenance Expenses				\$0.00
Parking Lot Paving	\$150,000.00	\$0.00	\$0.00	\$150,000.00
Concrete Walkways/Curbs	\$40,000.00	\$0.00	\$0.00	\$40,000.00
Water Mains & Curbstops	\$40,000.00	\$0.00	\$0.00	\$40,000.00
Drainage Improvements	\$10,000.00	\$4,300.00	\$4,300.00	\$5,700.00
Roofing Replacement	\$170,000.00	\$0.00	\$0.00	\$170,000.00
Other Expenses				
Bad Debt	\$25,000.00	\$0.00	\$0.00	\$25,000.00
Reserves	\$30,000.00	\$0.00	\$0.00	\$30,000.00
Paying Loan	\$98,218.32	\$8,184.86	\$8,184.86	\$90,033.46
Total Condo I Budget	\$1,966,144.80	\$167,276.51	\$167,276.51	\$1,798,868.29
	2023/2024	Aug-23	Revenue to Date	
INCOME	Budget	Aug-23	Revenue to Date	
Condo I Common Charges	\$1,966,144.80	\$178,551.21	\$178,551.21	
Other Income		\$15,627.13	\$15,627.13	
TOTAL INCOME	\$1,966,144.80	\$194,178.34	\$194,178.34	
			YTD Revenue	YTD Expenses
Year to Date Totals			\$194,178.34	\$167,276.51
			Net	\$26,901.83
	2023/2024	Aug-23	YTD Paid HOA	
HOA COMMON CHARGES	Budget	Aug-23	YTD Paid HOA	
HOA Common Charges Collected	\$1,330,941.12	\$106,004.79	\$106,004.79	
HOA Common Charges Paid to HOA		\$110,912.39	\$110,912.39	



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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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(based on size):

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- 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

Emergency Concerns: Emergency concerns are fire, flooding and wellness checks. PLEASE ensure that your Condo Board has the most updated keys. The keys are kept in a locked metal box that only the Condo Board of Managers has access to. For your own safety, be sure you have a current door key in the Condo Office. If the Condo Board does not have a key to your door and there is an emergency, you will be held responsible for any monetary damages to your door or window for emergency personnel to gain access. Also, if the damages are made to any adjoining unit, you will be held responsible for any monetary damages.

The emergency services have repeatedly mentioned that seconds can save lives. For your own safety and your neighbors, please do the following: When you are calling for emergency assistance from police, fire, ambulance, etc., please indicate the Unit Number, Parking Plaza Number, and most of all the Walkway Letter or Number. This information will ensure a speedier arrival time from the emergency units.

It is also good practice for your non-emergencies, such as deliveries of packages, food, etc. It has been noticed and mentioned many times that packages, and other types of deliveries do not get to the correct designation.

Playground: The Condo II Board of Managers has been made aware of individuals, especially teenagers, being seen hanging out in the playground after dark. Also, profanity writing, and drawings have been found on the playground grounds. The sign indicates that no one will be at the playground after dusk.

The Condo II Board of Managers will have security check the playground and fine the individual; homeowners any monetary damage that occurred with clean-up/repair.

Commercial Vehicles: Condo II residents, according to the current Rules and Regulations (aka House Rules), overnight parking of trailers and commercial vehicles on Blue Ridge property is NOT PERMITTED.

The Condo II Board of Managers will strictly enforce this rule in our parking lots 19 through 40 and streets (Blue Ridge Dr, Birchwood Rd, West End Dr, and Daryl Dr). Security has been instructed to contact a board member about any illegally parked trailer or vehicle. The board will then tow the trailer or vehicle by our contracted 24-hour towing service at the unit owner's expense.

(A full description concerning vehicles parking in Blue Ridge Condominium can be found on page 13 in Rules and Regulations).

Streetlights: When placing a work order to fix a street light pole, ensure the pole ID number located near the lower end of the pole is added to the work order.



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(800) 734-1243

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www.mcmanuslorey.com

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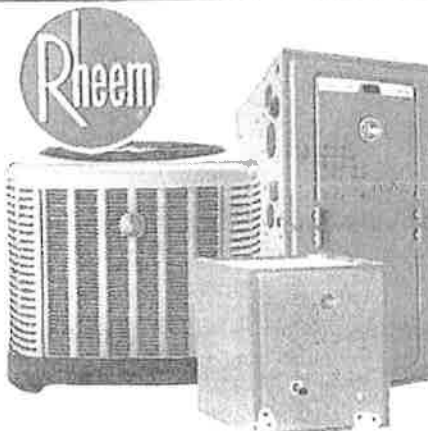
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CONDO II BOARD of MANAGERS



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

September 7, 2023

Dear Blue Ridge Condo II Homeowners & Residents,

An inspection of each fire alarm system will be performed on all Condo II units in this **SECOND ATTEMPT**. 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**, so please be sure to plan accordingly as this is **attempt 2 of 2**.

Wednesday, 10/11/2023:

8:00 am- 1:00 pm Units 459, 464, 469, 475, 476, 483, 488, 490, 491, 494, 495, 498, 500, 506, 510, 513, 515, 516, 517, 520, 525, 531, 533, 535, 548, 560, 568, 571, 578, 584, 587, 593, 629, 632, 634, 642, 652, 654, 664, 666, 677, 683, 687, 696, 704, 720, 728, 731, 733 & 734

11:30 am- 5:00 pm Units 745, 747, 753, 757, 772, 776, 781, 791, 796, 797, 805, 813, 814, 816, 819, 821, 833, 835, 850, 854, 856, 862 & 863

**** The rain date for **ALL** the units listed above are Thursday, 10/12/2023 during the time slots listed for the original date****

Note: 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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CONDO II BOARD of MANAGERS

Blue Ridge Condo II Fiscal Year Budget 2023-2024
Spent Through August 31st, 2023

	<i>a</i>	<i>b</i>	<i>c = a - b</i>
	Approved Budget 2023-24	Actual Collected & Spent to Date	Remaining Balance
REVENUE			
CONDO II COMMON CHARGES	\$ 1,565,000	146,656	\$ 1,418,344
HOA COMMON CHARGES	1,219,054	101,588	1,117,466
LESS: NON-PAYING UNITS (5)	(29,000)	-	(29,000)
OTHER INCOME	29,000	5,297	23,703
TOTAL REVENUE	\$ 2,784,054	\$ 253,541	\$ 2,530,513
EXPENSES			
HOA COMMON CHARGES	1,219,054	101,588	1,117,466
LESS: NON-PAYING UNITS (5)	(15,000)	-	(15,000)
HOA MAINTENANCE	205,000	15,500	189,500
CEMENT WORK - CURBS & SLABS	25,000	4,200	20,800
ELECTRICAL METER PANS	10,000	-	10,000
ELECTRICAL POLES & PARKING PLAZAS	15,000	-	15,000
ELECTRIC GENERAL REPAIRS	5,000	-	5,000
EXTERMINATING	10,000	1,266	8,734
FENCES (INCENTIVES)	10,000	-	10,000
FIRE ALARMS	20,000	-	20,000
FIRE HYDRANT TESTING	5,000	-	5,000
GUTTER CLEANING	8,000	-	8,000
LANDSCAPING	120,000	5,500	114,500
PAINTING	20,000	-	20,000
RAILINGS	8,000	-	8,000
REFUSE	86,000	13,442	72,558
REPAIRS & SUPPLIES MAINT.	30,000	13,072	16,928
ROAD REPAIR/SPEED TABLES	35,000	-	35,000
ROOFING	140,000	20,000	120,000
SNOW REMOVAL	115,000	162	114,838
IRRIGATION	40,000	13,756	26,244
TREE SERVICES	20,000	1,955	18,045
ACCOUNTING SERVICES	11,000	-	11,000
BAD DEBT	30,000	-	30,000
CONSULTING SERVICES	8,000	2,450	5,550
ELECTRICITY	30,000	1,637	28,363
INCOME TAXES	1,000	-	1,000
INSURANCE	380,000	32,814	347,186
LEGAL SERVICES (reimbursements)	20,000	(1,357)	21,357
OFFICE SUPPLIES AND EXPENSES	9,000	371	8,629
EQUIPMENT LEASES	4,000	320	3,680
PAYROLL AND PAYROLL TAXES	69,000	4,995	64,005
PHONE & INTERNET	5,000	283	4,717
SUBSCRIPTIONS	7,000	453	6,547
WATER	69,000	6,666	62,334
CAPITAL RESERVE ALLOCATION	10,000	-	10,000
TOTAL EXPENSES	\$ 2,784,054	\$ 239,073	\$ 2,544,981
REVENUES (LESS THAN) EXPENSES	\$ -	\$ 14,468	



Kid's HALLOWEEN Party

Saturday, October 21, 2023

Rain Date: Sunday October 22, 2023

1:00 pm—3:00 pm

in the Tennis Court Area

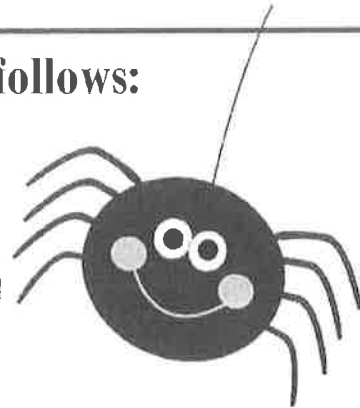
- DJ Cleveland
- Costume Parade
- Games
- Prizes
- Dancing
- Lots of Fun!

\$5
per child
(all ages)

for party treats and
a take-away Halloween Treat bag
filled with goodies!

Please sign up in the Clubhouse lobby as follows:

Thursday, October 12th 4pm to 7pm
 Friday, October 13th 4pm to 7pm
 Saturday, October 14th 10 am to 1 pm



*Sign up sheet will be kept at the front desk as well
for your convenience.*

This event is sponsored by the **Blue Ridge Home Owners Association**
and hosted by *Josephine DiGiovanna*



JOINT CONDO I & CONDO II BOARD of MANAGERS



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 I and Condo II Board of Managers by the 15th of the month or a late fee of \$35 will be charged.



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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TRI BOARD

Welcome to Blue Ridge

The welcome committee would like to invite all new residents to join us at 6:30pm on the 2nd Friday of every other month at the club house. This informational meet will help you to understand the workings of our Boards and what you need to know if you want to make changes to your units and more.

All residents are welcome. Please RSVP to Lorraine @ 631.838.0222 Hope to see you there

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GREENS COMMITTEE HAWAIIAN OPEN



BLUE RIDGE CLUB NEWS



BLUE RIDGE LADIES GOLF CLUB

Submitted by Lynne Ward

Here are the stats for our August tournaments:

Even holes: 1st place for Flight A was Debbie K.,
2nd place Christine K.
1st place for Flight B was Betty G., 2nd place Jean M.
Closest to the pin was Debbie K.

Low Gross: 1st place for Flight A was Christine K.,
2nd place Debbie K.
1st place for Flight B was Isa., 2nd place Patti D.
Closest to the pin was Christine K.

Mystery Holes: 1st place for Flight A was Debbie K.,
2nd place Kristina H.
1st place for Flight B was Isa., 2nd place Nichole.
Closest to the pin Christine K., and both Gisele and Kristina H. got Chip-ins!

Best 5 Holes: 1st place for Flight A was Debbie K.,
2nd place Debbie U.,
1st place for Flight B was Isa., 2nd place Joanne A, And
Isa got a Chip-In!

Low Putts: 1st place for Flight A Christine K.,
2nd place Debbie U.
1st place for Flight B was Patti D.,
2nd place Isa.

Low Gross: 1st place for Flight A was Christine K.,
2nd place Deb K.
1st place for Flight B was Isa.,
2nd place Patti D.
Closest to the Pin was Christine K.

Congrats to powerhouse Debbie K for getting an EAGLE on the third hole!!

We will be having our end of the year dinner at Cappellini's on Wed., Oct. 4th At 6:30 pm. Cost is \$20. per person - there will be an envelope at the front Desk for payment. Choices from the menu

I think we would all agree that the course has been greener than ever since replacement of the sprinkler system, but my personal view is that the rough is "rougher" than ever, or is that just my age! LOL - get out there and keep swinging!

Blue Ridge AQUACIZE!

We meet Monday, Wednesday, Friday at 10:00 am.
Welcomes you! Come join us!



Pictured from left to right:
Front row: Cruz T., and Instructor Linda K.
Next Row: Ann B., Liz M., and Marcia R.
Back row: Caryn S., Yvonne, Sylvia C., and Terry C.
Missing: Ruth K PHOTO BY MARY D.



BLUE RIDGE MEN'S GOLF CLUB

To Blue Ridge Greens Committee:

I would like to thank Barry, Bud, Donna, Pat, Laura, Karrie, Nicole, Joyce, Jen, Gisele, for helping setting up the lower lounge and serving at the Condo 1, Condo 2 Hawaiian open. I'd also like to thank Bob and Amelia for their help, Lenny for helping Joe in the morning and the new member Ron. Thanks also to Joe the ranger for setting up signs and coolers.

Thank you,
Vinnie Monello

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Exp 10/31/23

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Factory Maintenance Schedule

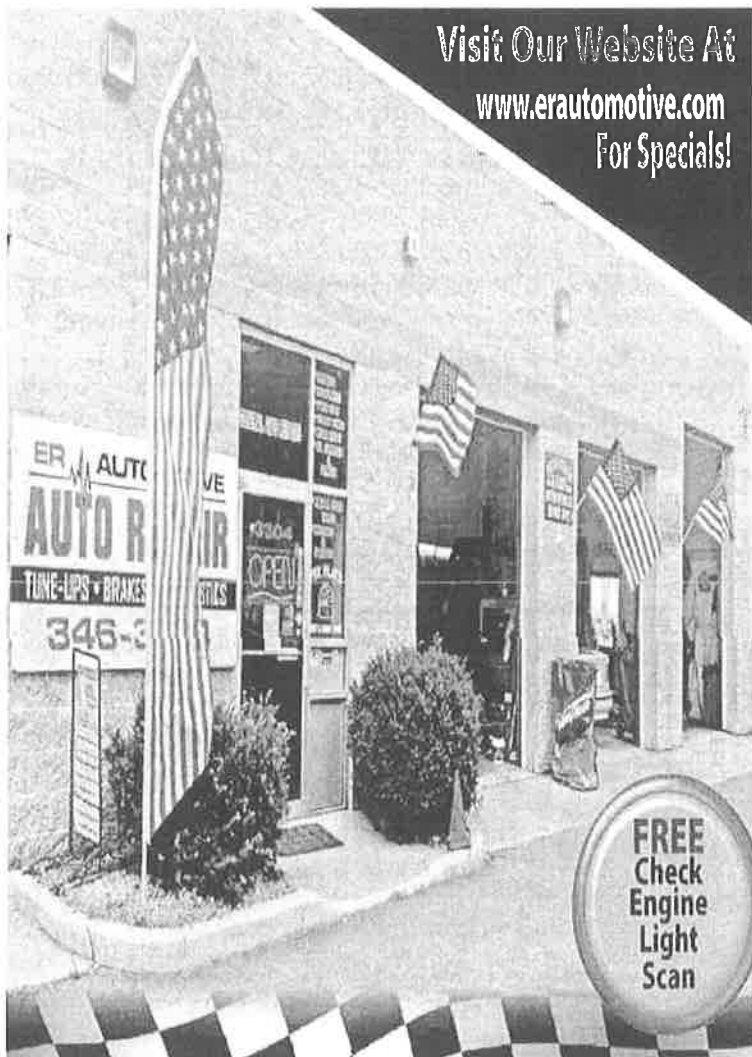
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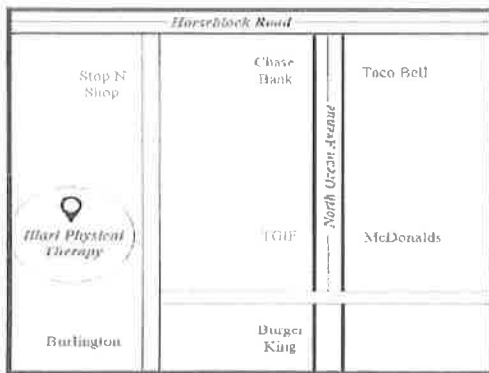
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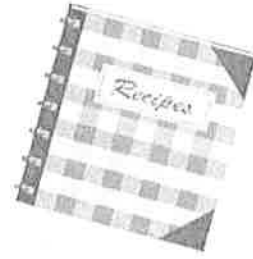
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Blue Ridge Recipe Box

CINNAMON COFFEE CAKE (Submitted by Josephine Maiorano)

Ingredients:

Cake:

- 2 Eggs
- 1 Cup Sugar
- 1/2 Cup Butter
- 1 1/4 Sour Cream
- 1 tsp Vanilla
- 1 tsp Baking Powder
- 1 tsp Baking Soda
- 1 tsp Salt
- 2 Cups Flour

Topping:

- 1/2 Cup Brown Sugar
- 1/2 Cup White Sugar
- 3 tbl Flour
- 3 tbl Butter
- 2 tsp Cinnamon
- Chopped Walnuts Optional

Directions:

1. Cream together: 2 Eggs, 1 cup Sugar, 1/2 cup Butter
 2. Mix in: 1 tsp. Baking Powder, 1 tsp Baking Soda, 1 tsp Salt, 2 cups Flour
 3. Pour 1/2 Batter into Greased lube Pan
 4. Sprinkle 1/2 Cake Topping
 5. Pour in Rest of Cake Batter
 6. Add Remaining Batter
 7. Sprinkle Remaining Topping Bake 350 degrees, 50-60 minutes
 8. When cool, Drizzle Glaze over Cake: 1 cup Powdered Sugar, 2 ts.milk.
-

BROWN SUGAR CHEWIES (Submitted by Marie Colwell)

Ingredients:

- 1/4 c. butter
- 3/4 c. brown sugar
- 1 egg, beaten
- 3/4 c. flour
- 1 tsp. baking powder
- 1 tsp. Vanilla
- confectioners' sugar

Directions:

1. Spray 8" pan. Melt butter in a saucepan.
 2. Turn off heat; add brown sugar and stir until smooth.
 3. Stir in egg.
 4. Sift flour & baking powder into sugar mix.
 5. Add vanilla and pour into pan.
 6. Bake at 350 for 17 minutes until brown.
 7. Cool; dust with confectioner's sugar; cut into squares.
-

Have a recipe you want to share?? Email your recipe to gazetteblueridge@gmail.com .



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rent it, ask for it or offer it!*

MISCELLANEOUS

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

EXPERIENCED UNISEX HAIRDRESSER: I will gladly come to your home. I specialize in haircuts, color, highlights and corrective work. Blowouts, style, and up-do's. Attentive to all your special needs. Call Marie (516) 835-1015

HOMECARE/COMPANION/CAREGIVER/NURSING

35 years experience in geriatric care including
**Alzheimer, Parkinsons, Dementia, Cancer,
Hip and Shoulder Replacement, and more**

- Meal preparation, light housekeeping, shower patients, laundry
- Personal care, errands, doctor appointments

Contact Sue (Coram resident)

631-451-8082

References available upon request

Reliable, Trustworthy with a passion for senior care

**Reach the Entire Blue Ridge
Community and More!**



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Blue Ridge Gazette**

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VEHICLE REQUIREMENTS

WARNING

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

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

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

PARKING RULES AND REGULATIONS

1) Under no circumstances will the following vehicles be allowed to park overnight in any parking plaza or upon our streets. This includes:

- A) Buses, trucks (any type), snow plows, trailers
- B) Motor homes, recreational vehicles, boats & boat trailers
- C) Any vehicle with commercial plates, livery plates, or printed advertising
- D) Any unregistered or unlicensed vehicle

2) Under no circumstances will any vehicle park at anytime in the following areas:

- A) In any area where there is yellow pavement or curb markings
- B) In two parking spots
- C) In front of any garbage dumpster or fire hydrant
- D) In any area designated to be a fire zone
- E) In front of any walkway
- F) On the grass or common property
- G) In an area where NO PARKING signs are posted
- H) In front of the clubhouse
- I) At designated areas during snow season
- J) At entrance to sewer treatment plant
- K) On patios (motorcycles)

Washing vehicles is prohibited.

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

BLUE RIDGE EMERGENCY INFO KEEP POSTED IN YOUR HOME

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

IMPORTANT TELEPHONE NUMBERS

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

ALL OTHER EMERGENCIES
CALL 911

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

Regarding electric fireplaces:

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

DUMPSTERS

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

FIRE ALARMS

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

PLEASE CALL 911

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

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

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

Thank you for your cooperation.

Condo I and Condo II Board of Managers



EMERGENCY KEYS

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

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

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





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

CALENDAR OF EVENTS



2023

Prepared by the H.O.A.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 Aquacize 10:00 A.M	3 Men's Card Club Library 6 PM Closed Condo 1 Meeting 7:00 PM	4 Aquacize 10:00 A.M	5 Mah- Jongg/Canasta Club Card Room 12:30 PM	6 Aquacize 10:00 A.M. Tiki Bar 6:30 -10:30 PM	7
8	9 Aquacize 10:00 A.M Indigenous People Day (Columbus Day) School Closed	10 Men's Card Club Library 6 PM Gazette Meeting A.C.C. Meeting 10:00 AM Closed Condo 2 Meeting 7:00 PM	11 Aquacize 10:00 A.M Closed HOA Executive Board Meeting 10 AM Closed HOA Full Board Meeting 7 PM	12 Mah- Jongg/Canasta Club Card Room 12:30 PM Meet the Local Politicians Night 6 PM	13 Aquacize 10:00 A.M. Tiki Bar 6:30 -10:30 PM Gazette Deadline	14
15 Private Party 	16 Aquacize 10:00 A.M Blue Ridge Men's Breakfast	17 Men's Card Club Library 6 PM Closed Condo 1 Meeting 7:00 pm	18 Aquacize 10:00 A.M	19 Mah- Jongg/Canasta Club Tournament Card Room 10 AM- 4 PM	20 Aquacize 10:00 A.M. Tiki Bar 6:30 -10:30 PM	21 Children's Halloween Party 
22	23 Aquacize 10:00 A.M	24 Men's Card Club Library 6 PM Closed Condo 2 Meeting 7:00 PM	25 Aquacize 10:00 A.M Closed HOA Executive Board Meeting 10 AM Closed HOA Full Board Meeting 7 PM	26 Mah- Jongg/Canasta Club Card Room 12:30 PM	27 Aquacize 10:00 A.M. Tiki Bar 6:30 -10:30 PM	28 Adult's Halloween Party 6 PM - 10 PM 
29	30 Aquacize 10:00 A.M	31 Men's Card Club Library 6 PM Closed Condo 1 Meeting 7:00 PM 	27 Aquacize 10:00 A.M	28 Mah- Jongg/Canasta Club Card Room 12:30 PM	29 Aquacize 10:00 A.M. Tiki Bar 6:30 -10:30 PM	30

CALL FOR OFF PREMISES CATERING PACKAGES FOR ALL OCCASIONS.
ANNIVERSARIES, BIRTHDAYS, SHOWERS



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 cannolis 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



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Capellini Trattoria
Pizzeria

Hours: Open Daily 11 am - 10 pm



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