



Blue Ridge

Gazette

SCHOOL'S OPEN
Drive Carefully!



VOL XLIX NO. IX

Published by and for the Residents of Blue Ridge

SEPTEMBER 2023



HAPPY LABOR DAY!



Chag Sameach to those who recognize the Jewish High Holidays.

NEW
POOL HOURS!

EFFECTIVE
SEPTEMBER 5th
POOL CLOSED
EXCEPT FOR
WEEKENDS



UPCOMING ELECTIONS!
SEPTEMBER 9th

CONDO I
SEE PAGE 24
CONDO II
SEE PAGE 31

Check Out
The
Blueridge
BUNNNNNN

Don't forget to
send us your recipes!

SEE PAGE 51

GAZETTE STAFF

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Blue Ridge Homeowners Association, Inc.
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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!
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FULL COLOR PRINTING

LETTER FROM THE EDITOR

A STATEMENT FROM THE EDITORIAL STAFF

Letters to the Editor is an open column to afford residents the opportunity to voice their ideas and opinions on items of interest to everyone. Feel free to agree or disagree with any issue of importance to the community. The opinions may not necessarily coincide with those of

Grand Parents

Submitted by: Lorraine Sparacino

Once upon a time there was a child ready to be born. The child asked God, "They tell me you are sending me to earth tomorrow, but how am I going to live there being so small and helpless?" God replied, "Among the angels, I'll choose one for you." The child further inquired, "But tell me, here in heaven I don't have to do anything but sing and smile to be happy." God said, "Your angel will sing for you and will also smile for you everyday. And you will feel your angel's love and be very happy."

Again the child asked, "And how am I going to be able to understand when people talk to me if I don't know the language?" God said, "Your angel will tell you the most beautiful and sweet

the editorial staff or the H.O.A., but nevertheless they will be printed for community awareness.

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

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

words you will ever hear, and with much patience and care, your angel will teach you how to speak."

"And what am I going to do when I want to talk to you?" God said, "Your angel will place your hands together and will teach you how to pray".

"I've heard that on Earth there are bad people. Who will protect me?" God said, "Your angel will defend you even if it means risking its life." "But I will always be sad because I will not see you anymore." God said, "Your angel will always talk to you about me and will teach you the way to come back to me, even though I will always be next to you."

At that moment there was much peace in heaven, but voices from Earth could be heard and the child hurriedly asked, "God if I am to leave now, please tell me my angel's name." God replied, "Her name is not important. You will simply call her, Grandma."

Old
System
Costing
You?

Start Saving
Today...

Financing Available
Licensed & Insured



**WE ARE EXPERTS IN CONDO HEATING
& A/C SERVICE AND INSTALLATION**

\$500 OFF
the purchase of a new system
with presentation of this coupon.
Offers cannot be combined.
exp 10-15-23

Call Now for a **FREE Energy Survey!** PLUS... Ask About Our "Peace of Mind" Service Agreement Starting at \$16.95/month. exp 10-15-23



www.USAirnheat.com
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and keep him warm for a
day... or you can call U.S. Air
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and keep him warm
for a lifetime!

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



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FEMALE FRIENDLY
Come Experience
the Pinkie Difference!

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- Install New Wiper Blades
- Rotate Tires
- Top Off All Fluids
- Check Drive Belts
- Standard Oil Change
- Check Brakes, Clean & Adjust Rear Brakes



\$179⁹⁹ plus tax

Expires 9/30/23



\$379.99 + Tax & disposal
INSTALLATION INCLUDED

50,000 Mile Warranty

Special Price Based On Stock Availability & Size
Tire price for P205/55R16 prices vary by size. Expires 9/30/23

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

Most cars, trucks & SUVs. Expires 9/30/23



Summer Freeze Special

AIR CONDITIONING

\$89⁹⁹ plus tax
ONLY

Labor Only Freon Additional
\$54.95 Per Pound

With coupon only. Expires 9/30/23



BRAKE SPECIAL

\$99⁹⁹ plus tax
ONLY

Pads & Labor Most Cars.
Disc Brakes Only

Rotor resurface or replace additional.
Trucks & exotic vehicles additional. Expires 9/30/23

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

www.pinkysautoservicecenter.com

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



711735-1



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
9/1/23

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	

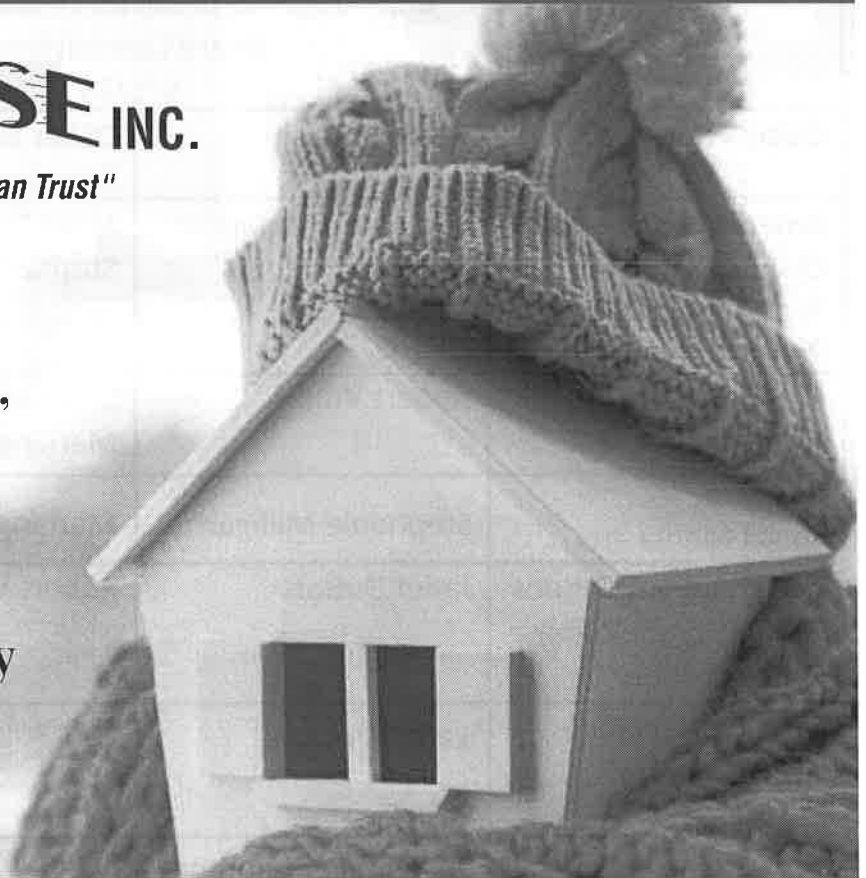
President:	Josephine Maiorano	Director:	Stephanie Milligan
Vice President:	Janet DuBois	Director:	Steve Wolmer
Treasurer:	Larry Browne	Director:	Kenneth Kimmel
Secretary:	Bob Vulpis	Director:	Gerald Gelfand
Asst. Treas.:	Mariangela Barbieri		
Consultants:	Pat Frabizio, Nick Gabriele, Tony Spataro		

The Bitter Cold Winter Will Soon be Upon Us!

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"Comfort You Can Trust"

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for those freezing cold,
blustery, days?

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inspection on your
heating system!



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oil systems

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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

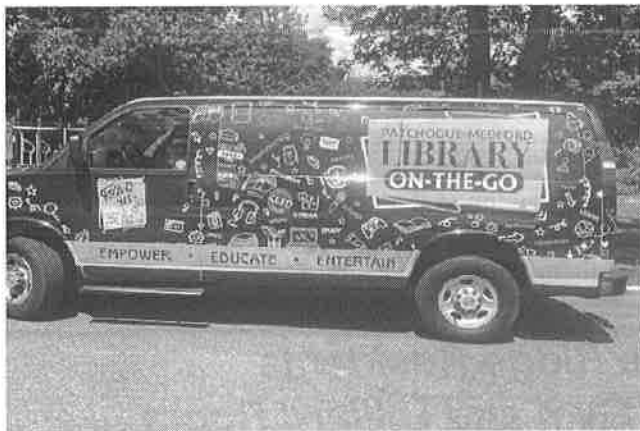
Type of Fee	Amount of Fee
Guest Pass – \$3.00 Minimum -	\$3.00 - \$30.00
Guest Pass – \$30.00 Maximum	
Lost I.D. Card Replacement	\$4.00
Renter Deposit (Refundable)	\$75.00 p/person
5 Years or older	\$25.00 under 18
Registration Fee & I.D. Card	\$3.00 p/person
Returned Check Fee	\$20.00
Faxes	\$1.00 per page
Copies	\$.25 per page

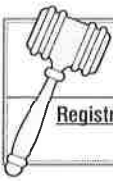
The H.O.A will not tolerate disruptive or abusive behavior toward any resident, employee, or board member. Any such behavior will result in suspension of privileges.

COMMUNITY MEET & GREET PAT-MED LIBRARIAN

The HOA hosted a community MEET & GREET for our PAT-MED LIBRARIAN, Danielle DeMicco Paisley and staff, in July in our Clubhouse Card Room. Event was attended by some 30 community residents.

A question & answer session spearheaded by librarian (in open formatted discussion), provided valuable insight into needs and desires of the community when library annex is completed and operational for our residents .





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Greetings From the H.O.A. Board

August was a very hot month at Blue Ridge. We had two great bands at the Tiki Bar: Good Times and Portion Road. And we had a highly successful 50-50 with winners Wai and Tony. We thank everyone for coming out and making these evenings so special.

One Saturday afternoon, we had esteemed members from the Patchogue-Medford Library tell us about the exciting programs offered at their new branch, on Horseblock Road, adjacent to Blue Ridge.

There will be many classes-- including those on exercise, health, and cooking--for all ages, from the very young to the elderly. They're currently expecting a late-October opening.

For our safety-minded citizens, on August 12th, we had a Defensive Driving Class for those looking to brush up on their skills.

We're happy to report that the Golf Course continues to shape up as the drains by holes 1, 3, and 7 are now complete. We thank Greg Fox and Long Island Golf, as well as our consultant Pat Frabizio, for their expertise.

The H.O.A. offers a big shout-out to our Pool Monitors, who did a great job this summer. We wish them a successful year in college, and look forward to welcoming them back next summer.

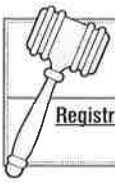
Our board wishes Joe Nischo continued recovery--we're anxious to see him back in the community. Clubhouse manager Steve Johnson and Justin Mazzeo did a fantastic job building the house for the Security Gates. And many thanks to Ed Preuss, who tirelessly helps in so many ways, often unseen by the community.

Bocce came to a climactic close this season. Look for scores in the next issue of the Gazette and the H.O.A. Facebook page. The anxiously awaited Bocce dinner will be held at the Meadow Club in Port Jefferson on Friday, September 22nd.

The Greens Committee will be presenting a Tri-Condo Invitational Golf Tournament between Blue Ridge, Bretton Woods, and Spring Lake, Saturday, Sept. 9th, 8:30 am, at Bretton Woods. Please sign up at the Golf Shack. The Committee is also presenting Nighttime Golf, Saturday, Sept. 16, at 7:30 pm.

Finally, please send in your favorite Recipes, your children's finest Artwork, and fun pictures of your Pets. Email them to gazetteblueridge@gmail.com or drop them in the Gazette Box at the Front Desk.

School's Open, Drive Carefully,
The H.O.A. Board of Directors



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

	ANNUAL BUDGET		YEAR-TO-DATE			THIS MONTH		
	TOTAL	BALANCE AVAILABLE	BUDGET	ACTUAL	DIFFERENCE	BUDGET	ACTUAL	DIFFERENCE
MAINTENANCE (HOA ONLY)	24,123	3,380	20,034	20,743	(709)	2,405	2,880	(475)
ADMINISTRATION	276,683	104,641	228,919	172,042	56,877	21,175	16,667	4,508
COMMUNITY BUILDING	501,683	50,701	404,462	450,982	(46,520)	35,854	47,648	(11,794)
POOLS	161,041	54,491	119,049	106,550	12,499	19,388	10,745	8,643
TENNIS	750	697	630	53	577	63	-	63
BOCCI	2,250	(654)	1,880	2,904	(1,024)	188	1,344	(1,156)
SEWER TREATMENT PLANT	350,038	88,031	290,091	262,007	28,084	29,549	36,884	(7,335)
GOLF COURSE	415,597	85,418	337,396	330,179	7,217	36,683	63,218	(26,535)
GENERAL EXPENSES	661,805	139,127	526,354	522,678	3,676	108,435	105,293	3,142
SECURITY	82,200	16,939	67,650	65,261	2,389	7,250	7,909	(659)
COMMUNITY ACTIVITIES ***	19,317	(923)	17,498	20,240	(2,742)	2,798	1,220	1,578
CAPITAL EXPENSES	148,105	106,060	71,600	42,045	29,555	6,085	-	6,085
TOTAL EXPENSES	2,643,592	647,908	2,085,563	1,995,684	89,879	269,873	293,808	(23,935)
LESS INCOME OTHER THAN COMMON CHARGES	(190,800)	(34,395)	(156,307)	(156,405)	98	(13,267)	(13,038)	(229)
EXPENSES TO BE REIMBURSED BY COMMON CHARGES	\$2,452,792	\$ 613,513	\$ 1,929,256	\$ 1,839,279	\$ 89,977	\$ 256,606	\$ 280,770	\$ (24,164)

*** DETAIL OF COMMUNITY ACTIVITIES

	ANNUAL BUDGET		YEAR-TO-DATE			THIS MONTH		
	TOTAL	BALANCE AVAILABLE	BUDGET	ACTUAL	DIFFERENCE	BUDGET	ACTUAL	DIFFERENCE
Gazette Income	17,000	7,081	14,500	9,919	4,581	1,500	887	613
Gazette Expenses	42,276	8,557	35,206	33,719	1,487	3,450	3,593	(143)
Net Gazette Expense	25,276	1,476	20,706	23,800	(3,094)	1,950	2,706	(756)
Bar Revenues	39,000	(543)	25,000	39,543	(14,543)	880	8,878	(7,998)
Bar Expenses	30,891	(109)	19,703	31,000	(11,297)	1,028	6,840	(5,812)
Net Bar Expense (Revenue)	(8,109)	434	(5,297)	(8,543)	3,246	148	(2,038)	2,186
Community Events Expense, Net	6,950	(4,618)	6,089	11,568	(5,479)	1,100	2,312	(1,212)
Party Rental Income	4,800	(1,785)	4,000	6,585	(2,585)	400	1,760	(1,360)
TOTAL COMMUNITY ACTIVITIES	\$ 19,317	(\$ 923)	\$ 17,498	\$ 20,240	(\$ 2,742)	\$ 2,798	\$ 1,220	\$ 1,578

Unaudited - For Internal Use Only



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

	ANNUAL BUDGET		YEAR-TO-DATE			THIS MONTH		
	TOTAL	BALANCE AVAILABLE	BUDGET	ACTUAL	DIFFERENCE	BUDGET	ACTUAL	DIFFERENCE
MAINTENANCE (HOA ONLY)	24,123	2,093	22,285	22,030	255	2,251	1,287	964
ADMINISTRATION	276,683	87,924	254,105	188,759	65,346	25,186	16,717	8,469
COMMUNITY BUILDING	501,683	(716)	453,719	502,399	(48,680)	49,257	51,418	(2,161)
POOLS	161,041	37,306	139,791	123,735	16,056	20,742	17,185	3,557
TENNIS	750	697	693	53	640	63	-	63
BOCCI	2,250	(654)	2,068	2,904	(836)	188	-	188
SEWER TREATMENT PLANT	350,038	72,237	319,356	277,801	41,555	29,265	15,792	13,473
GOLF COURSE	415,597	50,652	377,344	364,945	12,399	39,948	34,766	5,182
GENERAL EXPENSES	661,805	84,124	587,789	577,681	10,108	61,435	55,003	6,432
SECURITY	82,200	10,634	74,900	71,566	3,334	7,250	6,305	945
COMMUNITY ACTIVITIES ***	19,317	9,169	18,517	10,148	8,369	1,019	(10,093)	11,112
CAPITAL EXPENSES	148,105	106,223	77,685	41,882	35,803	6,085	(163)	6,248
TOTAL EXPENSES	2,643,592	459,689	2,328,252	2,183,903	144,349	242,689	188,217	54,472
LESS INCOME OTHER THAN COMMON CHARGES	(190,800)	(21,178)	(169,340)	(169,622)	282	(13,033)	(13,217)	184
EXPENSES TO BE REIMBURSED BY COMMON CHARGES	\$2,452,792	\$ 438,511	\$ 2,158,912	\$ 2,014,281	\$ 144,631	\$ 229,656	\$ 175,000	\$ 54,656

*** DETAIL OF COMMUNITY ACTIVITIES

	ANNUAL BUDGET		YEAR-TO-DATE			THIS MONTH		
	TOTAL	BALANCE AVAILABLE	BUDGET	ACTUAL	DIFFERENCE	BUDGET	ACTUAL	DIFFERENCE
Gazette Income	17,000	4,262	15,900	12,738	3,162	1,400	2,819	(1,419)
Gazette Expenses	42,276	5,064	38,819	37,212	1,607	3,613	3,492	121
Net Gazette Expense	25,276	802	22,919	24,474	(1,555)	2,213	673	1,540
Bar Revenues	39,000	(13,701)	32,000	52,701	(20,701)	7,000	13,158	(6,158)
Bar Expenses	30,891	(3,956)	25,209	34,847	(9,638)	5,506	3,847	1,659
Net Bar Expense (Revenue)	(8,109)	9,745	(6,791)	(17,854)	11,063	(1,494)	(9,311)	7,817
Community Events Expense, Net	6,950	(5,243)	6,789	12,193	(5,404)	700	625	75
Party Rental Income	4,800	(3,865)	4,400	8,665	(4,265)	400	2,080	(1,680)
TOTAL COMMUNITY ACTIVITIES	\$ 19,317	\$ 9,169	\$ 18,517	\$ 10,148	\$ 8,369	\$ 1,019	(\$ 10,093)	\$ 11,112

Unaudited - For Internal Use Only

Condo 1 Vs. Condo 2 Golf Tournament

We would like to thank Mike from Big Italy for donating trophies and baskets and all who helped make it a fun day.



Brian won closest to 8th hole and longest drive



Mike won the lowest score for men



Debra, Debra, Pat and Christine won lowest foursome score for women



Matt, Jimmy, Paul & Gene won lowest foursome score for men

Defensive Driving Course



Portion Road Band

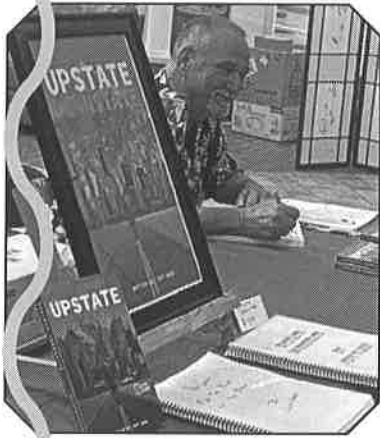




Hours of Operation

Monday: Closed
Tuesday through Sunday: 9-7

Jeff Ward Book Signing





Re-Elect **ROBIN D'ALESSANDRO**

to continue to
MAINTAIN and IMPROVE
the Condo I community.

Robin has served impressively on the Board for 5 years, and as President for the past 3. Robin is a proven leader with experience in contracting expert vendors at the top of their field and negotiating for the best deals for the community.

She has encouraged residents who are professionals in their fields to run for the Board and they have demonstrated, time and again, their ability to solve issues as they arise which benefits all of us.

Robin, along with the Condo I Board, has been instrumental in bringing about great improvements to our aging community such as:

- Installation of the new security gates
- Replacement of more than 215 roofs under her watch
- New gas lines, and fiber optic service
- Re-pavement of the roads & parking plazas

Please re-elect **Robin D'Alessandro** to the Condo I board so that she may continue to **maintain and improve** our community because

SHE'S NOT DONE YET!

Please REMEMBER to VOTE — Saturday, September 9th from 9am to 1pm

Paid for by Friends of Robin D'Alessandro

IV Seasons Painting & Decorating LLC.

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All Phases of

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- Always Free Estimates -

*Have a
Happy and Safe
Holiday Season*

Bob Pedretti (631) 275-5782

ivseasons@live.com



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

MESSAGE FROM THE PRESIDENT _____

Condo 1 Residents:

Well, summer is almost over and a new school year begins. Good luck to all of our students!

A lot of work has been done in the community recently. This includes the beginning of the gate installation, new gas lines from National Grid, new fiber optic cable from Optimum, water main replacements and now roads and parking plazas will be addressed! In addition, we have replaced over 35 roofs in the last fiscal year. The Condo 1 Board of Managers is proud of the work we are doing to keep the community maintained.

The elections will be held on Saturday, September 9, 2023, from 9am to 1pm and we have several candidates running. I hope you all came to "Meet the Candidates" night and vote.

Thank you,

Robin D'Alessandro

President, Blue Ridge Condo 1 BOM



CONDO I BOARD of MANAGERS

Important Information

♦ COMMON CHARGES

All common charges are **due and payable on the first (1st) of each month**. Condo I will extend the period that you can pay without penalty to 1:00pm on the fifteenth (15th) of the month. After 1:00pm on the fifteenth of the month due, there will be a late charge of \$35.00. If the fifteenth of the month falls on a Saturday, Sunday or major holiday, this grace period will extend **until the next working day**. **NO EXCEPTIONS WILL BE MADE. Post dated checks will not be accepted.**

♦ FEES/FINES



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

Illegal Parking
First a Written Warning, then \$100 after 5 days.
All other Violations of Rules & Regulations
First a Written Warning, then \$100 after 10 days, and \$250 after that.

♦ KEYS

It is imperative that the Condo I office have a copy of your front door key on file. If you are not at home and there is an emergency, it may result in extensive damage to your home that could have been avoided. Our files will be reviewed to determine which units have not complied with this requirement.



♦ UNIT NUMBERS

1 2 3 4

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

♦ DISPOSAL of WIPES

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

♦ SPRINKLERS

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

♦ PET WASTE

Pet owners are responsible to pick up their dog waste. If you are identified as an offender, at a minimum, you will be responsible to pay a \$250 fine. Do not confront an offender. If you can safely photograph them, submit it to Condo I on an Incident Report. Please include date, time and location of the offense. Your identity will be kept confidential.

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



♦ COMMON AREAS

All permanent or semi-permanent personal items must be removed from the common areas adjoining your patio as soon as possible. This includes barbeques, storage boxes, patio furniture and/or any other personal items in the common area. According to the By-Laws of Condo I, this rule is irrevocable and the common ground cannot be used without prior consent of the Board of Managers. As serious infractions are identified, the resident will be notified and given 10 days to remove those items. If not removed within 10 days, a fine of \$100 will be imposed, payable within 10 days. If the violation still continues, a fine of \$250 will be imposed and payable within 10 days. If violation continues, the items will be removed by Maintenance by order of the Condo I Board of Managers. The offending resident will lose Condo and HOA privileges immediately.





CONDO I BOARD of MANAGERS

Important Information

◆ PARKING VIOLATIONS

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

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

◆ STOP SIGN VIOLATIONS

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

◆ DUMPSTERS

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



◆ SMOKING in your UNIT

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

◆ APPLIANCE DISPOSAL

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

◆ RENTAL FEE

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

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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



CONDO I BOARD of MANAGERS

Condo 1 Election News!

The current Condo 1 Board of Managers is pleased to announce the following residents are running for the three open seats on the Condo 1 Board: Fran Cacace, Robin D'Alessandro, Camille Garcia, Brian Lamberson, Patrizia Marrero, Carolyn Nook and Janette Velardi.

The Election will be held on Saturday, September 9, 2023, in the clubhouse from 9AM to 1PM. Three seats will be open and the top three candidates will be seated. Remember that a quorum of 232 votes is required or the election will be null and void. We urge

all residents to vote, have your voice heard and assure you that the Board is representing your best interests.

Proxies are available at the front desk, in the Gazette and at Condo 1 office for any resident who cannot attend the election. Remember that proxies can be assigned to the Secretary of the Board or to an individual you name, who will be available to vote in person on your behalf. All proxies shall be in writing and filed with the secretary prior to the meeting at which the same are to be used.

Condo I Candidates

Condo 1 Residents: All of the candidates running for the Condo I Board of Managers were invited to write a synopsis of their resume and why they are running for the Condo 1 Board.

Please see below.

Fran Cacace

Hello all,

I have been here since 2008. I have seen Condo 1 Board raise common charges very little to nothing and now in 2023 for the past few years raising common charges astronomically.

My virtue is common sense. I would love to use it on the Condo 1 Board to help stabilize our community.

Robin D'Alessandro

Dear Condo I Residents: I am pleased to have been Condo I President for three years. My primary focus is building a board that has experience with management in both their professional careers and past board experience. The goal was to set a long-term path forward to replace aged items in the community and build up reserves for future needs. The board has repaired or replaced walkways from Parking Plazas 12 to 18. We have a big walkway replacement project in Parking Plaza 1 scheduled for this year. Another goal was to review and replace previous vendors with more professional ones better equipped to work in a large community. We placed walkway signs with unit numbers, making it easier to find units by critical services (ambulances/police) and vendors (like Amazon). Two other condo communities have asked about our signs and followed our example. The roads that National Grid worked on are being replaced at no cost to the community, and the board is working on replacing the parking plazas (adding parking spots where we can) at a reduced cost and with a zero-interest loan. I love this community and look forward to continuing to service it.

Brian Lamberson

Brian Lamberson is a current member of the Condo 1 Board running for reelection.



CONDO I BOARD of MANAGERS

Camille Garcia

My name is Camille Garcia and I moved to Blue Ridge in September of 2020; I have lived in the Blue Ridge Community for almost three years. My work background in the legal field is extensive, as I have been a paralegal for about 10 years, and I have extensive knowledge regarding New York State law and Federal law. I currently work for an insurance defense law firm located in Manhattan. Recently, I have been made aware that there has been a real lack of transparency and communication from the Condo 1 board. I believe that some changes regarding transparency and communication could benefit the relationship between the residents and the Condo 1 board, help community morale and restore faith in the Condo 1 Board. The Condo 1 board is also severely lacking in the technology department as well and I would like to implement a series of tech upgrades.

Patrizia Marrero- Tabolt

Hello everyone. My name is Patrizia Tabolt. I have been living in this wonderful community for 3 years. I was born in Sicily. I have owned and operated many businesses, as well as worked in the construction industry both as an executive as well as an owner-operator. As a teacher and parent, I have managed organizations and clubs throughout my career. My mantra throughout my life, professional and personal, is transparency and accountability are a must. I believe that it is throughout complete transparency and accountability that one stays focused. I believe that a board member must always do what is best for the community, and that can be reached through a consensus of its homeowners. If I am elected, I plan to work with my fellow board members, to do what is best for the Blue Ridge community through complete transparency and accountability. I want to help close the technology gap during the meetings. I want to help make the board decisions more transparent and accountable. I want to help bring positive change to this community.

Carolyn Nook

Hello, Blue Ridge Residents! My name is Carolyn Nook. I have lived in the community for 22 years. I certainly am a seasoned homeowner. I want to serve the Condo I board to the best of my ability. Here is a list of my experiences; my first job was as secretary for home builders, had required through the years a Real Estate License, CDL license and a cosmetology license. Currently retired from all employment. I have the time to give my full attention to Blue Ridge. Hoping to help in anyway according to my ability for everyone living here. Thank you for taking the time to read my quick synopsis.

Janette Velardi

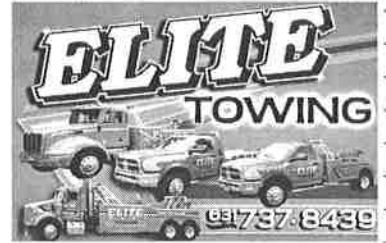
Hello Residents! I am Janette Velardi, I purchased my home in 2018. I LOVE living in this community. It is resort style living at its best. I am seeking election to the Condo One board as I believe my experiences gained from my "professional" life will be of value to the community. Since 2011 I have been employed at a School District and have held positions as the Purchasing Agent and School District Treasurer. Previous positions in the private sector include Purchasing Agent, Junior Accountant and Accounts Payable manager. I have also been involved in a community service project that formed the Farmingville Civic Association which tasked the Town of Brookhaven to write a piece of Town Code defining what is considered a commercial laundromat v. a small retail laundromat. I believe these life experiences coupled with my desire to be a good citizen of this community will enhance your life here in Blue Ridge.

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CONDO I BOARD of MANAGERS

Blue Ridge Condo I July Budget 2023

EXPENSES	2022/2023 Budget	Expense as of 6/30/23	Jul-23	Expense to Date	YTD Balance
ADMINISTRATIVE					
Accounting	\$9,850.00	\$7,400.00	\$650.00	\$8,050.00	\$1,800.00
Data Processing	\$5,600.00	\$5,046.13	\$393.66	\$5,439.79	\$160.21
Legal	\$12,000.00	\$7,413.84	\$215.00	\$7,628.84	\$4,371.16
Office	\$14,300.00	\$9,459.04	\$1,081.75	\$10,540.79	\$3,759.21
Payroll Taxes	\$17,000.00	\$8,464.93	\$2,314.90	\$10,779.83	\$6,220.17
Reserve Study	\$9,000.00	\$0.00	\$0.00	\$0.00	\$9,000.00
Salary/Wages	\$44,000.00	\$27,072.25	\$2,739.53	\$29,811.78	\$14,188.22
State & Fed Taxes	\$2,500.00	\$150.00	\$0.00	\$150.00	\$2,350.00
INSURANCE					
Property & Liability	\$400,000.00	\$362,134.13	\$35,547.72	\$397,681.85	\$2,318.15
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	\$247,046.84	\$17,696.78	\$264,743.62	-\$21,743.62
HOA Material Cost	\$30,000.00	\$27,498.18	\$3,198.91	\$30,697.09	-\$697.09
OTHER MAINT. & OPERATION					
Alarm System	\$18,000.00	\$10,360.20	\$575.15	\$10,935.35	\$7,064.65
Concrete	\$15,000.00	\$12,777.24	\$4,312.41	\$17,089.65	-\$2,089.65
Electrical Panels	\$5,000.00	\$650.00	\$0.00	\$650.00	\$4,350.00
Fence Incentives	\$8,800.00	\$4,000.00	\$800.00	\$4,800.00	\$4,000.00
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	\$115,094.28	\$10,000.00	\$125,094.28	-\$3,094.28
Outside Contractors (Misc.)	\$3,000.00	\$1,647.03	\$458.85	\$2,105.88	\$894.12
Painting	\$15,000.00	\$12,070.00	\$0.00	\$12,070.00	\$2,930.00
Parking Lot Repairs	\$5,000.00	\$0.00	\$1,955.25	\$1,955.25	\$3,044.75
Pest Control	\$8,000.00	\$11,422.08	\$651.76	\$12,073.84	-\$4,073.84
Playgrounds	\$500.00	\$12,545.00	\$0.00	\$12,545.00	-\$12,045.00
Plumbing Back Up/Drainage Repairs	\$45,000.00	\$43,295.95	\$16,155.51	\$59,451.46	-\$14,451.46
Railings	\$2,000.00	\$0.00	\$0.00	\$0.00	\$2,000.00
Refuse	\$85,000.00	\$79,051.84	\$7,223.56	\$86,275.40	-\$1,275.40
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	\$45,788.57	\$0.00	\$45,788.57	-\$5,788.57
Tree Removal	\$8,000.00	\$5,865.75	\$7,821.00	\$13,686.75	-\$5,686.75
Walkway Lights Maintenance	\$14,000.00	\$10,910.01	\$0.00	\$10,910.01	\$3,089.99
UTILITIES					
Electrical	\$23,000.00	\$22,523.20	\$1,755.67	\$24,278.87	-\$1,278.87
Telephone/Internet	\$3,300.00	\$2,387.61	\$212.17	\$2,599.78	\$700.22
Water	\$72,600.00	\$52,802.44	\$7,221.12	\$60,023.56	\$12,576.44
BAD DEBT					
Reserve for Bad Debt	\$25,000.00	\$0.00	\$0.00	\$0.00	\$25,000.00
LOANS					
Paving Loan	\$98,300.00	\$90,033.46	\$8,184.86	\$98,218.32	\$81.68
CAPITAL BUDGET					
Capital Replacement Reserves	\$200,000.00	\$175,280.00	\$14,400.00	\$189,680.00	\$10,320.00
TOTAL CONDO I BUDGET	\$1,763,750.00	\$1,508,376.19	\$145,565.56	\$1,653,941.75	\$109,808.25
INCOME					
Condo1 Common Charges	\$1,763,750.00	\$1,647,087.96	\$159,269.33	\$1,806,357.29	
Other Income	\$0.00	\$65,126.72	\$22,890.32	\$88,017.04	
Recovery & Misc. Income	\$0.00	\$42,951.53	\$636.00	\$43,587.53	
TOTAL INCOME	\$1,763,750.00	\$1,755,166.21	\$182,795.65	\$1,937,961.86	
Year to Date Totals				YTD Revenue	YTD Expenses
				\$1,937,961.86	\$1,653,941.75
				Net	\$284,020.11
HOA COMMON CHARGES					
HOA Common Charges Collected	\$1,279,413.12	\$1,126,551.23	\$101,899.10	\$1,228,450.33	
HOA Common Charges Paid to HOA	\$1,279,413.12	\$1,172,783.70	\$106,616.70	\$1,279,400.40	



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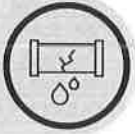
PLUMBING



DRAINS



WATER DAMAGE



COMMERCIAL



RESIDENTIAL



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CONDO II BOARD of MANAGERS

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

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



LETTER FROM CONDO II PRESIDENT

I hope everyone has been enjoying our beautiful summer season so far. The outdoor pool, the new Cafe owners (Soulshine), Bocce league night, and all the outside, warm weather events, especially the live music and DJs the HOA has organized this year at the Tiki bar area. We are truly blessed to have so many resort-style amenities in our community right at the convenience of our doorsteps. At the same time, your Condo II Board of Managers has been truly busy with this year's capital improvement projects. Some of these projects included the completion of the much-awaited security gates. Community perimeter fencing is scheduled for mid-October when the tree foliage is mostly down, giving the contractors a clear line of sight for installing the fencing. Also, the current upgrading of our aging water distribution system, National Grid's underground gas lines, and Altice's new fiber optic cable installation. In the upcoming weeks, the board will plan for a major capital improvement project to replace all main roadways and parking plazas affected by National Grid's gas line construction work, as this will be an enormous undertaking with major roadway and parking plaza closures expected. We will need the help of the Condo II residents with the relocation of their vehicles when their plazas are scheduled to be replaced. I thank you in advance for your patience and cooperation.

John Mills, *Current President and
Standing Board of Managers*

Advertise your Business in the BLUE RIDGE GAZETTE!



- Advertising Rates -

(based on size):

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



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

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

ASK ABOUT OUR SPECIAL DISCOUNTS!

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

631-698-8394

or send an email to: gazetteblueridge@gmail.com

CONDO II BOARD of MANAGERS



ELECTION 2023

For the September 2023 elections, you will be voting for two incumbents, as the Condo II Board of Managers did not receive any resumes.

The two incumbents are:

William (Bill) Roach is currently Vice President

Joan Convery is currently Board Manager

There is one open seat, and once the voting and the appointing Board of Managers' roles are completed, we will request resumes for individuals with background such as but not limited to (construction, legal, groundskeeping, and electrical knowledge) to join our Board of Managers.



Suppose you purchase a new automobile when the security gates are being completed. In that case, you **MUST** come to the Condo II office to update your information to ensure that we have the correct automobile on the list when the security tags are given. You are required to provide a copy of the new vehicle's registration card for the update.

COMMON FEES

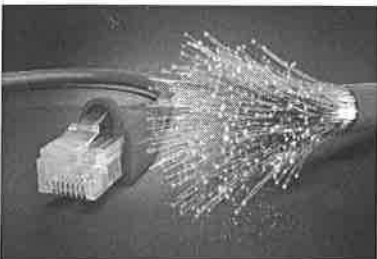
As a reminder, below are the new common fees for Condo II residents beginning on August 1st, 2023. The following are the new fees based on the unit types:

Adams	--	\$483.31
Upper Blair	-	\$485.26
Lower Blair	-	\$477.83
Carlton	-	\$567.44
Eaton	-	\$626.27
Edgewood	-	\$693.06
Forester	-	\$541.88

Ensure you have updated your autopayment method whether you are using either AppFolio or personal banking. The Condo II Board of Managers also continues to accept checks either by dropping in the office mailbox, directly to the office, or by mail.

Note: If you have already sent your check / money order prior to the new increase, please contact the office for the difference to ensure that you are up to date with the fees.

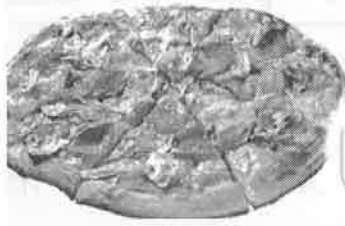
As a reminder, if you are using AppFolio eCheck, Appfolio is now charging \$2.49 effective August 1st, 2023.



FIBER OPTICS

The Condo II Board of Managers has received calls asking if Altice Fiber Optics is live. As of this writing, it is not. We will notify the community as soon as we receive notification.

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



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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 Holidays

Includes one soda, coffee or tea, a small house salad, includes cookies 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

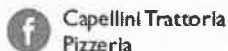


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CONDO II BOARD of MANAGERS

FEEDING THE WILDLIFE

We all enjoy feeding the wildlife; however, it is not a good thing to do. Please read the information below as it will give you an understanding as to why it is not.

It can be easy to see wild animals in our backyards and public areas and think that they are just like our pets at home. It might even be tempting to sneak one of these critters a snack. But feeding wild animals, whether on purpose or by accident, can be harmful to their health and ours. Additionally, more vehicle collisions may occur as deer and turkey are drawn closer to roads nearby homes.



What is the difference between accidental and intentional feeding?

Accidental feeding is when the animal gains access to the food indirectly. Many accidental feedings occur when animals get into litter that's been left behind or loosely secured trash.

Intentional feeding is when an animal gains access to food because of direct human interaction. This type of feeding might include leaving food out for an animal in your backyard or encouraging an animal to eat out of your hand.

Hand feeding or leaving food out for a wild animal would be intentional feeding.

Most wild animals have grown to have a specific diet over time. Some may thrive best on insects; others may feed only on plants. Regardless, human, or domestic pet food is not part of a wild animal's diet. Food designed for humans or domestic pets is meant to meet the nutritional needs of the species it is designed for. If a wild animal were to eat food like this, they might not get the nutrients they need to survive. Malnourished animals are likely to die from lack of proper nutrients or predation due to their weakened body. Pet food is just as harmful to wildlife as human food.

Wild animals can become too accustomed to people and become dangerous.

Wild animals that gain regular access to human or domestic pet food slowly get used to being in busy areas and seeing humans. Over time, these usually calm and docile animals may become aggressive and cause harm to people in the area.

Wild animals might expose you or your loved ones to disease.

Interacting with and feeding wildlife can be dangerous to humans too. Animals can carry diseases, including hantavirus and rabies. Avoid exposing yourself to these harmful diseases by taking care not to feed or closely interact with wildlife.



CONDO II BOARD of MANAGERS

Blue Ridge Condo II Fiscal Year Budget 2022-2023
Spent Through July 31st, 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	1,409,004	\$ 46,396
HOA COMMON CHARGES	1,171,852	1,171,840	12
LESS: NON-PAYING UNITS (5)	(29,000)	-	(29,000)
SECURITY GATE ASSESSMENT INCOME *	-	1,535	(1,535)
OTHER INCOME	29,000	47,956	(18,956)
TOTAL REVENUE	\$ 2,627,252	\$ 2,630,335	\$ (3,083)
EXPENSES			
HOA COMMON CHARGES	1,171,852	1,171,840	12
LESS: NON-PAYING UNITS (5)	(15,000)	-	(15,000)
HOA MAINTENANCE	195,000	201,367	(6,367)
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	-	5,000
EXTERMINATING	8,000	8,920	(920)
FENCES (INCENTIVES)	10,000	12,300	(2,300)
FIRE ALARMS	15,000	9,782	5,218
FIRE HYDRANT TESTING	5,000	4,289	711
GUTTER CLEANING	6,000	7,685	(1,685)
LANDSCAPING	137,000	123,859	13,141
PAINTING	20,000	-	20,000
RAILINGS	8,000	10,834	(2,834)
REFUSE	77,000	76,021	979
REPAIRS & SUPPLIES MAINT.	20,000	46,534	(26,534)
ROAD REPAIR/SPEED TABLES	10,000	-	10,000
ROOFING	130,000	144,994	(14,994)
SNOW REMOVAL	115,000	70,611	44,389
IRRIGATION	40,000	47,803	(7,803)
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	22,742	7,258
INCOME TAXES	1,000	-	1,000
INSURANCE	360,000	367,440	(7,440)
LEGAL SERVICES	15,000	21,314	(6,314)
OFFICE SUPPLIES AND EXPENSES	9,000	8,278	722
EQUIPMENT LEASES	4,000	3,820	180
PAYROLL AND PAYROLL TAXES	55,000	59,910	(4,910)
PHONE & INTERNET	5,000	3,295	1,705
SUBSCRIPTIONS	7,000	7,100	(100)
WATER	54,400	62,440	(8,040)
CAPITAL RESERVE ALLOCATION	10,000	-	10,000
TOTAL EXPENSES	\$ 2,627,252	\$ 2,591,684	\$ 60,648
REVENUES (LESS THAN) EXPENSES	\$ -	\$ 38,651	

* Special Assessment for Security Gate approved in prior fiscal year



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



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)

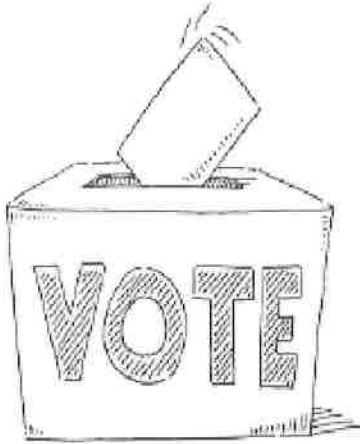
For residents currently on AutoPay, **effective July 31, 2023**, a \$2.49 transaction fee will be added when you use eCheck. If you no longer wish to use eCheck, please do the following on your AppFolio Portal:

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



DON'T FORGET TO VOTE

CONDO I AND II ELECTIONS

For open Board positions

Saturday, September 9th, 2023

In the Blue Ridge Clubhouse from

9:00 AM until 1:00 PM

Be part of the solution.

Make your voice heard.



JOINT CONDO I & CONDO II BOARD of MANAGERS

REQUIREMENT FROM OUR INSURANCE COMPANY

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

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

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

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

Condo I – Lisa Manas: BlueRidgeCondo1@optonline.net

Condo II – Wendi Peycke: OfficeBRCondo2@optonline.net

Jeannette Dreydoppel

Senior Account Advisor - Ext 655

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

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



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



JOINT CONDO I & CONDO II BOARD of MANAGERS

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

WORK PROPOSAL / WORK ORDER

Date: _____

Contractor / Subcontractor:

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

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

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

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

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

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

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

By: _____ Date _____
Owner

By: _____ Date _____
Subcontractor



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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
PREMIER PROPERTIES



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Office: 631-585-8400

E: rbejarano@signaturepremier.com



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Delicious Club Sandwiches & Wraps!**

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Monday - Sunday

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BLUE RIDGE CLUB NEWS



BLUE RIDGE LADIES GOLF CLUB

Submitted by Lynne Ward



We held our annual pizza party on Friday August 4th. Although not everyone could make it, it was a fun time. Glad Donna Coyne could join us.

The month of July tournaments saw the following winners:

Even Holes:

- 1st place for Flight A was Debbie K,
- 2nd place Christine K
- 1st place for Flight B was Betty,
- 2nd place Jean M
- Closest to the pin was Debbie K

Low Gross:

- 1st place for Flight A was Kristine 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: (2,3,5,6+7)

- 1st place for Flight A was Debbie K,
- 2nd place was Kristina H
- 1st place for Flight B was Isa,
- 2nd place was Nicole T
- Closest to the pin was Christine K (Again!)
- Giselle and Kristina H both got chip-ins!

The course still looks great, and the rough is still tough. Watch in the Gazette for night golf signups in September.

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

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

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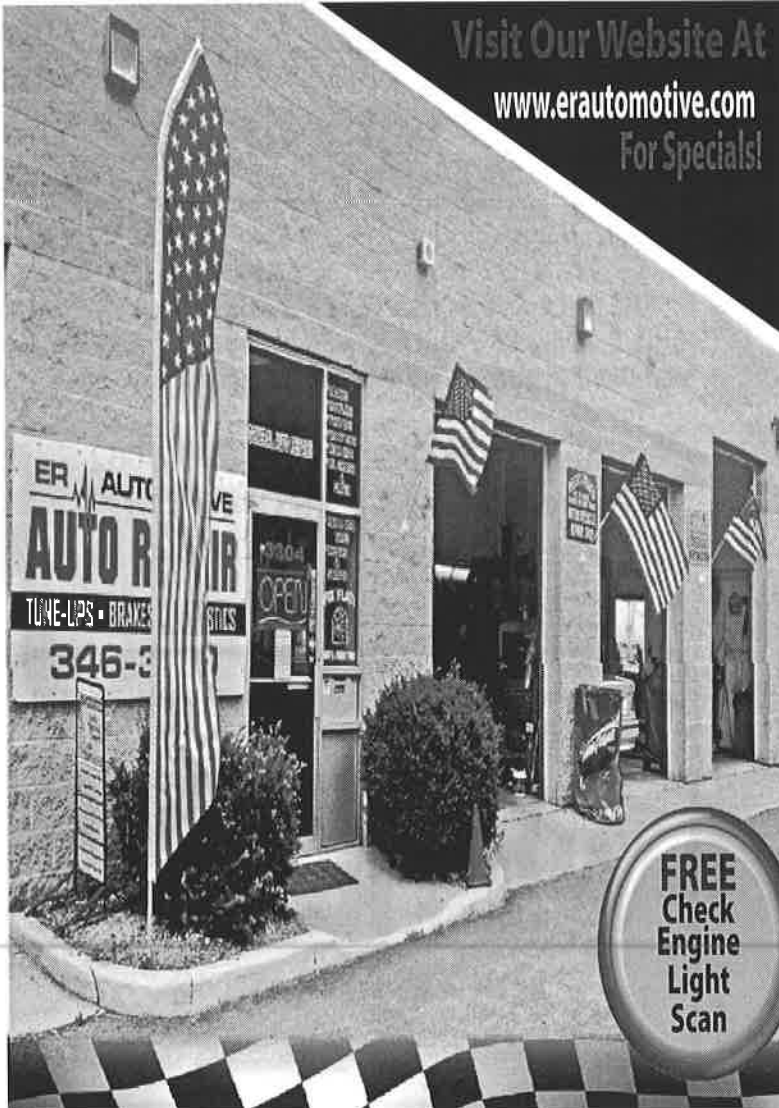
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BLUE RIDGE CLUB NEWS

MAH JONGG / CANASTA CLUB

Blue Ridge Condos
899 Golf Lane, Medford, New York



CANASTA TOURNAMENT

**Thursday,
September 28th**

Join us!

**The Tournament will last from
11:00am to 4:00pm.**

Sign-up is now going on in the cardroom on Thursdays
between 12:30 and 4:00pm or contact the front desk.

**There is no entry fee for club members.
Non-Club member fee: \$6**

**Light refreshments will be provided
by the
Mah Jongg/Canasta Club.**

And you may bring in your own snacks and drinks, if you like.

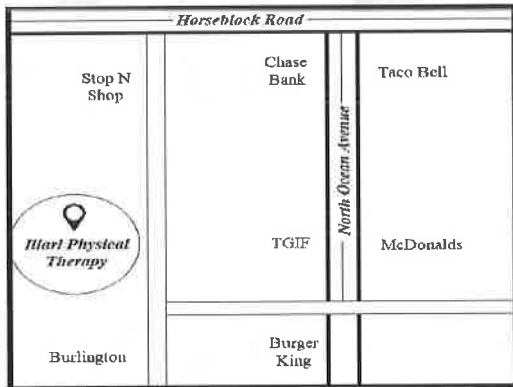
Hope to see you there!



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BLUE RIDGE CLUB NEWS

MAH JONGG / CANASTA CLUB

Blue Ridge Condos
899 Golf Lane, Medford, New York



INFORMAL

Fall

Mah Jongg Tournament **Thursday, October 19th**

Save the Date!

The Tournament will last from 10:00am to 4:00pm.
Sign-up is now going on in the cardroom on Thursdays
between 12:30 and 4:00pm or contact Mary at 631-245-3056.

The entry fee is: \$5 (Club members)
\$8 (Non-Club members)

No refreshments will be provided.

However, you can bring your own lunch, snacks, and beverages,
or buy lunch from our café.

Join the fun!

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- DO NOT PUT THESE ITEMS IN THE DUMPSTER.



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

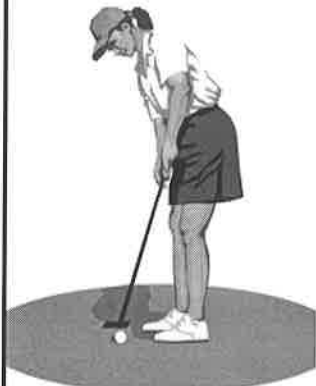
Tee time 9:00 am shotgun start

Please sign up at the golf shack.

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
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12th-16th

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- **DO NOT PUT THESE ITEMS IN THE DUMPSTER.**



The Blueridge Bulletin

Share Some Good News or Celebration With The Community.

Email: gazetteblueridge@gmail.com

Roxie the Snake is growing every day! Help it grow bigger by adding in your painted rock!



Big thanks to Kenny Groshans, John Mills, and Bill Roach for their tireless efforts last month to ensure the water line was fixed!

Congratulations to John Madonia and Kathleen Sposato on your upcoming wedding!

Reminder - Please share your recipes with Gazetteblueridge@gmail.com Let's get our Community Recipe Box started!

Thank you to Mike Gisler who filled in at the last minute as a guest bartender in July.

*Gazette Staff Shout Outs:
Thank you to Barbara Monello for your years of service. You have left big shoes to fill.
Thank you to Ray Miehle who not only coordinates the circulation but also does numerous routes on his own. **IF YOU ARE INTERESTED IN BECOMING A GAZETTE DELIVERER PLEASE EMAIL**
Gazetteblueridge@gmail.com.*



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GAZETTE DELIVERERS for August 2023

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Jen Daub
Mary Desjeunes
Louis Driscoll
Michael Gisler
Kathy Hansen
Kenny Kimmel
Brian Lamberson
Gerry Maroney
Raymond Miehl
Leonard Mirabile
Vincent Monello
Tina Myer

Carolyn Nook
Lee Ann Orlando
Jeanann Pappaeliou
Bud Rego
Marguerite Bellucci
Mindy Rigert
Tom Rivoli
Bill Roach
Chrissie Roach
Ira Sachs
George Scholl
Caryn Sheridan
Debbie Ungaro
Jeff Ward
Steve Wolmer

Attention Gazette Deliverers!

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

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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

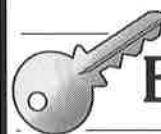
and then advise maintenance immediately, no matter what day or time this occurs.

**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



SEPTEMBER

2023

Prepared by the H.O.A.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1 Aquacize 10:00 A.M. <u>Tiki Bar</u> 6:30 -10:30 PM	2 TIKI BAR 3-10:30 PM
3 TIKI BAR 3-8	4 Aquacize 10:00 A.M. Labor Day Pool Party 1:00-8:00 PM DJ 2:00-7:00 PM	5 Men's Card Club Library 6 PM Closed Condo 1 Meeting 7:00 PM	6 Aquacize 10:00 A.M.	7 Mah- Jongg/Canasta Club Card Room 12:30 PM	8 Aquacize 10:00 A.M. <u>Tiki Bar</u> 6:30 -10:30 PM	9 TIKI BAR CLOSED Condo 1 & Condo 2 Board Election Day
10 TIKI BAR 1-5 PM	11 Aquacize 10:00 A.M. Blue Ridge Men's Breakfast	12 Men's Card Club Library 6 PM A.C.C. Meeting 10:00 AM Closed Condo 2 Meeting 7:00 pm Gazette Deadline	13 Aquacize 10:00 A.M. Closed HOA Executive Board Meeting 10 AM Closed HOA Full Board Meeting 7 PM	14 Mah- Jongg/Canasta Club Card Room 12:30 PM	15 Aquacize 10:00 A.M. <u>Tiki Bar</u> 6:30 -10:30 PM	16 TIKI BAR 6:30-11:30 PM Greens Committee Night Golf
17 TIKI BAR 1-5 PM	18 Aquacize 10:00 A.M.	19 Men's Card Club Library 6 PM Closed Condo 1 Meeting 7:00 PM	20 Aquacize 10:00 A.M.	21 Mah- Jongg/Canasta Club Card Room 12:30 PM	22 Aquacize 10:00 A.M. <u>BOCCE</u> <u>DINNER</u>	23 TIKI BAR CLOSED
24 TIKI BAR 1-5 PM	25 Aquacize 10:00 A.M.	26 Men's Card Club Library 6 PM Closed Condo 2 Meeting 7:00 pm	27 Aquacize 10:00 A.M. Closed HOA Executive Board Meeting 10 AM Closed HOA Full Board Meeting 7 PM	28 Canasta Tournament Card Room 11:00 AM	29 Aquacize 10:00 A.M. <u>Tiki Bar</u> 6:30 -10:30 PM	30 TIKI BAR CLOSED



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