



# The Hidden Ridge GEM

April 2016



Issue 16-01



## The President's Message



Dear Fellow Hidden Ridgers,

As I sat down to write this column, I looked at the weather forecast for this week at Hidden Ridge. Could you believe they predicted snow for the second week of spring?

This past winter was much milder than last year's; although, there were some frigid days and some snow and ice that had to be conquered. From all reports that I have received, our crew needs to be commended for the way they handled the icy roads and snowy conditions. There were fewer reports of ice damming and roof leaks than in the past. Thank you Mother Nature for being so kind to our homes!

Several trees were identified as being a danger to some of our homes. I personally received a call last week that one of the trees in front of my unit had the potential of causing extensive damage. It was one of several trees that were removed this winter by either our crew or, in some cases, when they were too large for our crew, by a tree service that was able to cut them down safely. Our maintenance crew was then able to cart the large pieces of tree away and make them into firewood. Stumps that detract from the curb appeal and beauty of the common property will also be removed.

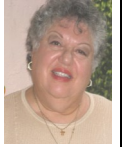
A special thank you goes to Lenny Kirschenbaum and Jerry Bassik, and our maintenance and safety crews for their work this winter in making sure that those residents at Hidden Ridge were safe and their maintenance needs were met.

As part of their spring cleaning and maintenance, our crew will be cleaning up broken branches and leaves, repairing and filling pot holes, replacing sinking drains and reseeding lawns, clearing gutters and power washing our buildings (if they have access to running water). Please be patient and cooperate with the contractors and our maintenance staff.

As was mentioned in the last issue of the GEM, we will be installing gates at both entrances to our community. The gates will prevent unwanted vehicular traffic from entering our property. Installation will begin shortly and the gates should be fully operational by the middle of June. We thank you in advance for your cooperation and patience during this period of time.

It is our hope that the weather will remain calm and mild for the remainder of the spring and that we may

## From the Editor



*Spring has sprung! The earth and all of its inhabitants are beginning to warm up. April is washing the world with its showers of rain that is the harbinger of the early bird, Robin,. He will be digging up the softened ground searching for worms to feed his new family. And in the process, he will be turning the earth readying it for that gorgeous and colorful blanket of flowers we all look forward to each year.*

*Before I turn around, we will be packing to come back up North. I will have missed the Spring flowers I used to love - daffodils, tulips, jonquils and hyacinths . It will be too soon for lilacs (my favorite) and peonies (my second favorite) which will come and go in a hot minute and disappear until next year.*

*So on one of my first stops up there, I plan to take myself to a nursery hothouse and enjoy all of the flowers that Spring brings - or maybe I'll indulge in one of my old favorite things to do buy a coloring book of flowers (new latest trend from Barnes and Noble) and some colored pencils and markers. Wishing all of my fellow Hidden Ridge residents and my friends a most wonderful Spring into Summer and for those observing the holiday, a sweet and joyous Passover. Please enjoy those spring flowers for me until I get there!*

Linda

prepare the pool for an anticipated Memorial Day Weekend opening. Of course, we do not have control of the weather and there needs to be a repair to seal the crack before the normal preparation can begin. It is too early to make any promises. We will have the pool open as early as possible.

The Board members have been planning for the upcoming summer season. We have communicated with each other by email and by phone in order to conduct business. The Social Committee, along with the Board has been working on planning several social events as well as a schedule of meetings.

On a personal note, I look forward to my return to Hidden Ridge in mid-May to see all of you and to enjoy the upcoming summer season. For those who are traveling, safe journey!

Bonnie

## 2015-2016 Board of Directors

Bonnie Siegel	President	791-6056 917-969-9646
Lenny Kirschenbaum	V. Pres	794-3395
Fred Hirsh	Secretary	516-639-0238
Chuck Greenberg	Treasurer	516-445-3845
Jerry Bassik	Director	791-4273
Ed Hertz	Director	791-7209 561-706-3301
Karen Seltzer	Director	794-2752 917-861-6291

**Hidden Ridge H.O.A.  
PO Box 976**

**Monticello, NY 12701**

**Patrol/Safety number: 845-794-8180**

## Hidden Ridge H.O.A. Committee Liaisons

Advertising	Chuck
Audit	Chuck
Beautification	Ed
Clubhouse	Karen
Cul-de-Sac Liaisons	Jerry
GEM/Website	Bonnie/Jerry
Grievance	Fred
Insurance Certifications	Bonnie/Jerry
Insurance Matters	Bonnie/Jerry
Legal	Fred/Bonnie
Liaison to Veria	Bonnie
Long Range Planning Committee	Fred
Maintenance	Bonnie/Lenny/Ed
Pool and Pool Pavilion	Lenny
Safety	Lenny
Sales and Rentals	Ed/Bonnie
Sanitation and Recycling	Lenny/Jerry
Snow Removal	Lenny
Social Committee	Karen

## Get Well Wishes

**Jerry Bassik  
Thelma Friedenthal**

*Wishing all a full and speedy recovery*



Want to announce something to our community? Call Linda and place an ad in the GEM.

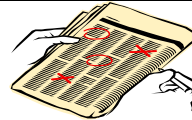
Please call 917-747-8660 or email: [bonsdiva@aol.com](mailto:bonsdiva@aol.com)

**DEADLINE for JUNE ISSUE - May 20<sup>th</sup>**

## Important Reminder



President Bonnie Siegel reminds all homeowners that a current copy of your insurance certification is required to be on file with the HOA. This form should include the unit number as well as the effective dates of coverage. A copy of the Declarations page is acceptable and preferred. Handwritten details on these documents as well as premium notices are not acceptable. Send your certification forms directly to the Hidden Ridge Office, PO Box 976, Monticello, NY 12701.



## Classifieds

**Wanted:** Ads to defray costs of printing the *GEM*, such as, business cards, etc.

Prices for ad space in newsletter:

• full page	\$25/issue	\$125/year
• 1/2 page	\$15/issue	\$ 75/year
• 1/4 page	\$10/issue	\$ 50/year
• business card	\$ 5/issue	\$ 25/year

Call Linda: 845-791-6056 (May-Oct.) 561-498-9338 (Oct.-May)

## GEM Staff

<i>Editor-in-Chief</i>	Linda Solomon
<i>Senior Editor</i>	Bonnie Siegel
<i>Business Manager</i>	Sol Klein
<i>Advertising</i>	Jerry Bassik



<i>Contributing Writers:</i>	Allan Meyers	Chuck Greenberg
	Peter Morello	Fred Hirsh
	Janet Lieberman	Karen Seltzer
	Robbie Schecter	Terry Steinberg

*If you would like to contribute to the June issue or consider writing a regular byline, please notify the Editor-in-Chief  
Please send your information to:  
Linda Solomon at [bonsdiva@aol.com](mailto:bonsdiva@aol.com)*

## Liberty Pest Control

Liberty Pest Control will address interior concerns.

Please call them at the following number to make arrangements and be sure to let them know you are part of Hidden Ridge Homeowners Association.

**845-361-3100**

If you have any questions, speak to Bonnie Siegel.  
Thank you.

## Life Cycle Events



Tax Day  
15 April



Passover  
22 April



Earth Day  
22 April



1 May Day



Cinco de  
Mayo May 5



Mother's Day  
May 8



Memorial Day  
May 30



April - Birthstone: Diamond  
May - Birthstone: Emerald



Gemini (May 21 - June 20)  
Aries (Mar. 21 - Apr. 19)  
Taurus (Apr. 20 - May 20)

## Happy Birthday

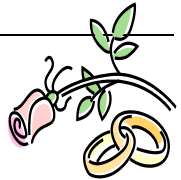
04-06 Donald Singer	05-03 Roberta Shapiro
04-07 Carole Levine	05-04 Fran Zatz
04-08 Warren Streisand	05-05 Mel Perlman
04-09 Robbie Schecter	05-12 Rita Kukafka
04-16 Stan Schecter	Penny Schatten
Jason Keigher	05-16 Marlene Marcus
04-20 Charney Greenberg	Ron Kukafka
Sy Rosdeitcher	05-17 Helen Klein
04-24 Betty Fuchs	Allan Shapiro
Ilana Zablocki	05-20 Frieda Jacobowicz
04-25 Joe Gluck	05-23 Sol Klein
04-27 Harvey Levine	Ilene Mizrach
04-28 Arthur Cooperberg	05-25 Jerry Bassik
	Thelma Friedenthal
	05-27 Diane Silber
	Liora Wilkins

## Happy Anniversary

- |                                     |                                  |
|-------------------------------------|----------------------------------|
| 1. Clocks and Watches               | 15. Watches                      |
| 2. China                            | 16. Silver Hollowware            |
| 3. Crystal and Glass                | 17. Furniture                    |
| 4. Electrical Appliances            | 18. Porcelain                    |
| 5. Silverware                       | 19. Bronze                       |
| 6. Wood                             | 20. Platinum Watches and Jewelry |
| 7. Desk Sets - Pens and Pencil Sets | 25. Sterling Silver Jubilee      |
| 8. Linens and Laces                 | 30. Diamond Watches and Jewelry  |
| 9. Leather                          | 35. Jade                         |
| 10. Diamond Watches and Jewelry     | 40. Ruby                         |
| 11. Fashion Jewelry and Accessories | 45. Sapphire                     |
| 12. Pearl or Colored Gems           | 50. Golden Jubilee               |

04-03  
04-09  
04-11  
05-11  
05-19  
05-29  
05-29

Hermine & Barry Block  
Sylvia & Donald Singer  
Myrna & Arnold Young  
Andrea & Theo Goldstein  
Cantor Max & Lena Rubin  
Roberta & Allan Shapiro  
Glenn Meyers & Jason Keigher



## Please join us for our annual WELCOME BACK BRUNCH

Lox and Bagels and...  
\$10.00 per person

**Date:** Sunday, June 12, 2016  
**Time:** 10:30 AM  
**Place:** Hidden Ridge Clubhouse

**PLEASE RESERVE YOUR  
PLACE BY JUNE 9, 2016**

**Call Karen Seltzer  
845-794-2752  
(15 Hidden Ridge Drive)**

**Please bring checks (only) to Karen  
Payable to "HRHOA" by June 9, 2016**

**Open Seating**

## Dining and Entertainment

### *Robbie's Recipes*

*submitted by Robbie Schecter*



#### **Not Your Mother's Tuna Salad Tuna With A Kick!**

Welcome Spring! Put the soup away & bring on the salads...

2 cans solid white tuna in water, drained  
5 T mayonnaise  
1 T Dijon mustard  
4 T finely diced onion  
4 T finely diced celery  
1/8-1/4 tsp. cayenne pepper

Mix all together & refrigerate  
Enjoy!!

### **DIRECTORY INFORMATION SHEET UPDATE NEEDED**

Have you been receiving emails from the Board of Directors? If you have not, it means that we do not have a current email address on file for you.

Please complete the back page of the GEM to update your information. If you do not have an email address, please let us know so that we can form a telephone squad to call you if we have to disseminate information quickly to the residents of the community. All information will be kept confidential.

A new directory will be published this summer.

Thank you for your cooperation.

### **Welcome New Neighbors**



***Welcome !***

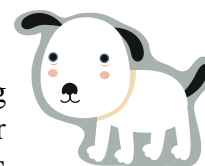
*Ronald Greco and Richard Delia  
92 Hidden Ridge Drive*

## **A MESSAGE FROM THE BOARD OF DIRECTORS**

The Board is made up of a group of dedicated volunteers who have agreed to serve our community. Some of us live here full time, while others of us are seasonal residents. We like to enjoy our community and lives just the way everyone else does. We are requesting that we receive phone calls **during normal business hours only** unless you have a true emergency. Calls after 6 PM to get someone's phone number or to ask a question can usually wait for the next day. Think about how you would feel if you were out to dinner or having a night out and received calls like these.

Thank you for your cooperation.

### **DOG REGISTRATION**



The following rules concerning dogs have been accepted into our documents. All residents (owners and renters) are to adhere to the following:

- Homeowners and renters are to register their dogs (including service dogs as well as those visiting for a short time) with the homeowners association and provide proof of current rabies vaccination. Please send this information to the office.
- All dogs residing in Hidden Ridge for a period of 30 consecutive days must also be registered and licensed in the Town of Thompson. Proof of this license must be presented to the homeowners association. All homeowners shall provide proof the dog is licensed in the jurisdiction in which the dog's primary residence is maintained, if the dog does not reside for a period of 30 consecutive days in Hidden Ridge.
- Dog owners are responsible for abiding by the regulations set forth by the Town of Thompson which includes picking up after their dog, walking dogs on leashes, avoiding excessive barking, etc.
- There is a limit of 2 dogs per unit. If you have more than two dogs you MAY NOT replace the extra dog(s) as you lose them.

If you need a copy of the Town of Thompson regulations, or if you have any questions, please contact: Bonnie Siegel 917-969-9646 [siegelmath@aol.com](mailto:siegelmath@aol.com)



*We are saddened to announce  
the passing of our neighbors  
and friends,*

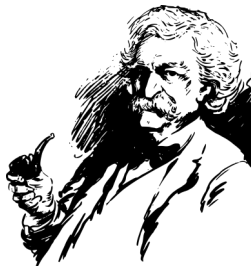
**Karl Levy  
Morty Lynch  
Judith Stein  
Bertha Goldman  
Les Winston**

*May their memories be for  
a blessing.*

## FAMOUS QUOTES

In the spring I have  
counted one hundred and  
thirty-six different kinds  
of weather inside of four  
and twenty hours.

~ Mark Twain ~



## BARKY'S COLUMN

*For all of our dog  
lovers and smart  
phone lovers at  
Hidden Ridge,  
keep smiling!*



## HOLD THE DATE! \*

- Sunday, May 29 - Board of Directors Meeting
- Sunday, June 12 - Welcome Back Brunch
- Sunday, June 26 - Association General Meeting
- Sunday, July 10 - Board of Directors Meeting
- Sunday, July 17 - Meet the Candidates
- Sunday, July 31 - Annual Meeting and Elections
- Sunday, August 7 - Board of Directors Meeting
- Sunday, August 21 - Board of Directors Meeting
- Sunday, August 28 - Association General Meeting
- Sunday, Sept. 11 - Board of Directors Meeting

\* Dates are subject to change, please check bulletin board and web site.

## Cul-de-Sac Liaisons

Cul-de-Sac	Numbers	Liaison
Azaleas	15-23D	Karen Seltzer
Birch	29-43D	Helen Klein
Camellias	59-73D	Betty Fuchs
Daffodils	89-103D	Fran Zatz
Elms	107-125D	Julia Glaz
Firs	149-171D	Lenny Kirschenbaum
Gardenias	173-187D	Jerry Bassik
Hemlocks	193-205D	Michael Valcin
Iris	196-214D	Harriet Kopelman
Juniper	126-148D	Jeff Lynn
Kerrias	74-96D	Rhoda Hertz
Laurels	44-58D	Robbie Schecter
Magnolias	29-43T	Sheila Cole
Narcissus	45-58T	Joe Gluck
Oaks	28-46T	Jill Friedman
Petunias	6-26T	Bonnie Siegel
Roses	8-14D	Helene Schulman

## Suggestions from the Board of Directors:

The GEM is available online at our website [www.hiddenridgehoa.org](http://www.hiddenridgehoa.org) after it is published (September, December, April, June, July and August)

If you no longer want to receive a paper copy sent to you (or put in your door) please contact Bonnie R. Siegel at [Siegelmath@aol.com](mailto:Siegelmath@aol.com). If you do not contact her, you will automatically receive a paper copy. Thank you for your cooperation.

## Legal Speak... by Fred Hirsch



This article is not designed to provide anyone with legal advice. It is to provide information regarding the differences between condominiums and homeowner's associations and to provide member owners of the Hidden Ridge community with information regarding their rights and obligations as members of the Hidden Ridge Homeowners Association. This article does not cover all the rights and obligations of either the HOA or the individual members.

As we head into the season when most Hidden Ridgers will be returning, all unit owners should be aware of some of the basic differences between a condominium and a homeowner's association. Condominiums and HOAs have a lot of similarities and some very important differences.

One of the most common misconceptions about Hidden Ridge is that it is a condominium. It is not. Hidden Ridge is a Homeowners Association (HOA).

A condominium is a form of ownership of a unit in a multi-unit building. Owners of units in a condominium own the unit and an undivided fractional interest in the common element in the building or property with the owners of the other units. The common elements of a condominium include the land on which the building is located and items such as the foundation, walls, roofs and other portions of the structure, basements, cellars, recreational and community facilities, elevators, heating and air conditioning systems, plumbing, etc. A full list of the items that constitute the common elements of a condominium can be found in New York State Real Property Law §339-e(3).

In an HOA, each unit owner is the owner of the lot upon which the unit is located. In Hidden Ridge, the lot line of each unit runs approximately 3 feet out from the building. All member owners of the Hidden Ridge HOA have an easement of enjoyment of the common areas. This easement of enjoyment can be suspended should a member owner become more than 30 days delinquent in payment of HOA fees or for violation of the HOA's Declaration of Covenants, Restrictions, Easements, Charges and Liens, by-laws and/or published rules and regulations.

The rules and regulations are additional rules adopted by the Board and supplement the rules and regulations contained in the Declaration and by-laws. The Declaration and original by-laws are in the offering book. Copies of the amendments to the by-laws can be obtained from the Board. The Rules and Regulations were last updated in 2014 and are contained in the Hidden Ridge Homeowners Association Rules and Regulation Book, the A to Z Directory. A copy of the Rules and Regulations was delivered to each owner member.

In an HOA, the HOA owns the common areas. In Hidden Ridge, the HOA owns all the property located outside the property line of each individual unit including the walkways leading to the units, the roadways and cul-de-sacs, the pool and its associated structures, the clubhouse, the parking areas by the pool and the clubhouse. The Hidden Ridge HOA does not own, operate, maintain or control the water supply system or the sewer system.

The Declaration makes the Hidden Ridge HOA responsible for the maintenance and repair of the common areas and unit roofs. Maintenance of the exterior of the unit, other than the roof, is the responsibility of the owner of each unit. The Hidden Ridge Declaration and by-laws prohibit modifications of the exterior of

the unit unless such modification is approved by the Board or an architectural review committee established by the board. At the present time, the Board has not established an architectural review committee.

In a condominium or HOA, the Declaration creating the condominium or HOA must be filed with the recording officer of the county in which the property is located. A condominium must also file its by-laws with the recording officer. An HOA does not have to file its by-laws with the recording officer. Any amendment to the by-laws of a condominium does not become effective until it is filed with the recording officer of the county in which the condominium is located. Amendments to the by-laws of an HOA become effective when properly approved.

The major difference between a condominium and an HOA relates to the obligation to insure and repair the buildings if the buildings are damaged by fire or other hazard.

In a condominium, the Condominium Board is obligated, except in very limited circumstances, to rebuild and/or repair the structure if the structure is damaged by fire or other hazard. A condominium generally insures the entire structure against damage by fire or other hazards and is required to use the proceeds of the insurance to rebuild or repair damage to the structure. Unit owners in condominiums generally insure the interior fixtures and contents of the unit.

In an HOA, the individual unit owner is obligated to maintain and repair the entire structure should the unit be damaged by fire or other hazard. To protect against such a loss, the unit owner in an HOA should obtain and maintain the same type of insurance the owner of a one family home obtains, insurance that provides funds to rebuild or repair the unit if the unit is damaged by fire, broken water pipes or other hazards.

Article X Section 2 of the Hidden Ridge Declaration requires the owner of each unit to obtain and maintain insurance sufficient to cover the full cost of repairing or reconstructing the unit should the unit be damaged by fire or other hazard. The same section of the Declaration permits the Hidden Ridge Board to obtain the required insurance on the unit should a member fail to obtain or maintain such insurance and to charge the unit owner the premium incurred in purchasing such insurance.

If you have a mortgage on your unit, the bank that holds the mortgage generally requires you to maintain such insurance coverage, to name the bank as a loss payee and collects escrow payments to pay the annual insurance premium.

All member owners of the Hidden Ridge community are encouraged to review their homeowners insurance to make certain they have the proper coverage. Should you have any questions regarding your insurance or any other obligations you might have as a member-owner of the Hidden Ridge Homeowner's Association, please contact any member of the Board.

Mindy and I are looking forward to another great year at Hidden Ridge, the Jewel of the Catskills.

**"....Spring, Spring, Spring!"  
(from Seven Brides for Seven  
Brothers)**

*Hidden Ridge, April 4, 2016*

*Photo: Richard Spears*





## Queen Bee on Austin Street

*Susanna in her scented domain ...  
Soft meditative music wafts between peach  
hued rooms...  
Attracts hordes of hopeful women,  
Common aging daises;  
Transformed, exfoliated, toned...  
Susanna toils over furrowed faces/ lathers,  
smoothes exotic oils, crèmes, masques  
Mentors, reassures in soft accented tones,  
earnest and beguiling...  
Fellow handmaidens, partakers of illusion,  
murmur praises...  
Devotees depart/ pampered, rejuvenated  
Suspended in time, caught in traffic  
on Austin Street.*

Janet Lieberman

March 25, 2016

## Social Committee

**Karen Seltzer, Chair**

Hi, hope everyone is well, and counting the days until we return to Hidden Ridge. Members of the Social Committee are busy planning events and Saturday night entertainment. There will be some new and different activities.

It has been suggested by a sub-committee that people have something dressy or "glitzy" at the Ridge this summer for a dress up affair. If any other Hidden Ridgers have some new ideas they would like us to try on other nights, please feel free to let me know.

Our welcome back breakfast will be June 12 at 10:30 PM.

Looking forward to seeing my friends and neighbors. Stay well, and see you soon.

Karen



*To all our friends and neighbors in Hidden Ridge who observe the holiday, we offer our sincere good wishes for a Happy, Healthy, and Sweet Passover.*

Jerry Bassik  
Hermine & Barry Block  
Alice & Jerry Chiappetta  
Fran Katz  
Eddie Erlich Kudler & Brian Kudler  
Robert Gannon  
Charney & Chuck Greenberg  
Myra & Joe Gluck  
Mindy & Fred Hirsh  
Lenny Kirschenbaum & Brenda Nickerson  
Janet Lieberman & David Muirhead  
Meryl & Larry Miles  
Peter Morello  
Gloria & Arnold Plotsky  
Robbie & Stan Schechter  
Karen Seltzer  
Esther & Sy Seltzer  
Sylvia & Donald Singer  
Bonnie Siegel & Linda Solomon  
Marsha Wilkins  
Fran Zatz

## HOLIDAY GREETINGS REMINDER

Two more opportunities to be included in the 2016 Holiday Greetings - September and December! On the **bottom of the last page** of this issue is the form to be returned to us. It includes a space for you to **write your name(s) exactly as you would like it to appear in the holiday greetings**, i.e. "Joe and Jane Smith" or "John Doe and Jane Jones." For just \$3.00 this year, you can still have your name appear in the September and December Holiday Greetings. Do it now, send in your check and form (below).

-----  
Please complete this form and submit with \$3 to Linda Solomon, GEM Editor-in-Chief (address on back cover).

Name(s) (as you want it to appear in the Holiday Greetings)

\_\_\_\_\_

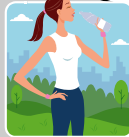
Your Name

\_\_\_\_\_

HR Address

## For Your Information

### Terry's Fitness & Health Corner



#### PORTION DISTORTION

With the coming of Spring and its reminder of rebirth and new beginnings, it is a good time to examine oneself and see what healthy new starts we may want to embark on. 70% of adults living in the UNITED STATES ARE OVERWEIGHT or obese. We overeat but often we are undernourished with the worry of potential hypertension, increased glucose levels and physical inactivity resulting. As portion sizes have grown in restaurants, diners, supermarkets, take out ordering food services and even at home, it's become harder to avoid overeating. For example, I have listed some major changes that might prove my point about portion distortion and how we must look at this more realistically, each time we eat:

*Bagel:* 15 years ago - 3 inch in diameter 140 calories. Today - 6 inch in diameter 350-400 cal. In most BAGEL SPECIALTY STORES they are even bigger 500-600 cal. (without butter or cream cheese).

*Turkey Sandwich:* 15 years ago - 320 cal. Today - 820 cal. (without the Russian Dressing).

*Pasta :* 15 yrs ago 1 cup of pasta with any sauce 500 cal. Today: 2 cups of pasta and sauce 1,025 calories!

*French Fries:* 15 yrs ago - 2.4 oz., 210 cal. Today - 6.9 oz., 610 cal. (average serving).

*Soda:* 10 years ago - 6.5 oz 85 cal., 4 T sugar. Today - 20 oz. 250 cal. 350 cal., 8 T sugar!

We all struggle to balance our innate need for instant gratification by gobbling up candy, chips, cookies or celebrating a special day with overeating at a special meal with loved ones.....without little regard for caloric intake.. And this poor eating is compounded by environmental prompts, including relentless marketing of high calorie and high fat "comfort foods." If this isn't enough, research shows that TASTE trumps healthfulness when we choose foods! So, as we begin a new season, let's try to start with healthy food choices BUT if will power loses out, at least become fully aware of PORTIONS and that is a good first step!!!

## HOMEOWNERS!

If you are planning to rent your unit for any time during 2016, please contact **Bonnie Siegel** since she is compiling a comprehensive list of units for rent so that she can share the information with potential renters. She has already received phone calls from potential renters.

**siegelmath@aol.com 917-969-9646**

#### Rentals at Hidden Ridge - Updated Rules

The rental rules were revised in the summer of 2010 and 2014. We are printing them again to remind those homeowners who are renting their units this year.

##### Rental Rules:

1. The homes in our community are to be used for residential purposes only. The Board defines "residential purposes" as including the following:  
A home may be deemed to be used for "residential purposes" if said home, or a portion of said home, is leased to one (1) individual or a group of individuals for any period of time up to a maximum of twelve (12) months over a period of eighteen (18) months. The leasing of a home, or portion of a home, for any portion of a given month during the twelve (12) month period referenced herein, shall be deemed leasing for an entire month for the purposes of calculating the aforesaid eighteen (18) month period. All leases will be for one year and non-renewable.
2. The rental fee for a twelve (12) month period will be \$1200.
3. The rental fee for a summer rental (May - October) will be \$500.
4. Homeowners who rent their units are to provide to the Homeowners Association a copy of the lease along with the appropriate fees. **The lease and the fee are to be sent to the office at least 30 days prior to the occupancy of the tenants.** A late fee of \$250 will be assessed to the owner if the rental fee is not paid two weeks prior to occupancy. The homeowner is to complete and submit the 2016 rental form along with the lease and appropriate fee.
5. In order for the tenant to be able to use the facilities and participate in any HOA activities, all maintenance fees must be current.
6. Unit owners are required to hand the keys to the unit and mailbox as well as the *Revised A-Z Booklet* to the renter.
7. Units are rented "as is." It is the owner's obligation, not the Homeowners Association to repair and maintain the inside of the unit.

A copy of the rental form can be found on our website or by calling Bonnie.

**Please note\*** If you already have a potential tenant, please let Bonnie know this, too.



## ALLAN'S ALLEY

*submitted by Allan Meyers*



*With apologies to the author and his many readers, I submit not only our April edition of Allan's Alley, but his December 2015 by-line as well. It is with sadness as we read this first story, we note the passing of Morty Lynch, Allan's friend and neighbor.*

### SO LONG, FAREWELL & GOODBYE 2015

It really didn't start out to be a good year. When we came up to Hidden Ridge for Thanksgiving, our house was blocked with almost 4 feet of snow. In January, we flew to Los Angeles for my grandson Alexander's Bar Mitzvah and we couldn't fly home because the whole East Coast was snowed in. We couldn't come up (to Hidden Ridge) in March because the water pipes were broken by the new Spa builders, and we couldn't come in April because the ground was so frozen the houses had no water. Poor Oscar Pavloff was stranded. Arthur Press and Blossom Cohen were gone and Sylvan and Sandra Gelber did not rent this summer. At least we still had Morty and Yetta Lynch to hang out with.

The NY Mets started out lousy as usual but then started to have a very good year. Of course, Barry and Hermine Block and Joe and Myra Glick were elated or upset every time our I-phones dinged with the score.

Karen Seltzer spent her every waking moment having the Social Committee entertain us every day. Jeff Lynn made sure we had movies every Thursday night. Would you believe that one night only 3 or 4 people showed up and a lady with a large hat sat in front of us?

The Saturday night entertainment was very entertaining. My favorite was the night of the three women comedians. I hear they are coming back some time in 2067. Good we'll all be gone by then. The Kutsher movie drew a full house. It starred our own Yetta Lynch. Even when told what scenes she was in I couldn't find her.

We tried to avoid Charney and Chucky Greenberg and Robbie and Stan Schechter - all they want to do is talk about their grandchildren. It's our Grandkids that we want to talk about. (A six page article dealing only about the grandkids will appear in the next GEM). But all the East Coast grandkids did visit us - Daniel, Jonathan, Emma, Aliza and David with his girlfriend, Rachel. When we first bought here we used to send David and Daniel to Kutsher's Day Camp

Peter Morello and I would compliment each other's articles, and talk about our faux feud, and, of course, making fun of our favorite topic, the editor of the GEM. Peter is such a good guy I might even read one of his articles next year.

There was a wine and cheese pool party hosted by Karen's subcommittee, chaired by Eddie Erlich and Betty Fuchs. They bought an inordinate amount of food. As with all Jewish mothers, their theory was "God forbid somebody should go hungry!" Bonnie who works 28 hours a day and 8 days a week, made sure we had perfect weather.

We usually sit with Morty and Yetta at the Labor Day party, but it was Yetta's birthday and she celebrated with her family. Adrienne and I were forced to sit at another table. Our resentment abated when they turned out to be not only friendly but lovable - Connie Needleman, Helen Badain, Fran Katz, Sue Mc Mahon and Darryl Questore.

That morning, Isabel and Warren Streistand and Warren's

Mother, Bess, helped to set up the tables and at night we watched Bess dance as she celebrated her 101<sup>st</sup> birthday! As Larry and Shelly Strickler danced you could hear people saying "Oy, they dance like Ginger and Fred!"

We spent many happy days during the summer with Mike and Lois Mondschein, Marv and Jill Friedman, Helene Shulman, and Robert and Bonnie Fernandez.

As Sinatra once sang "It was a very good year."

## MORE ALLAN'S ALLEY



### I'LL COME CLEAN-I DID IT

My mother always insisted that we change our socks, shirts and underwear each and every day. After all it's embarrassing, when you get hurt, to go to a hospital with dirty underwear. Mom did the laundry and dad took our shirts to the Chinese laundry. Dad manufactured Little Boy Suits, and when business got better mom sent our dirty clothes to the Brighton Laundry.



In my first day in the army, I was issued numerous articles of clothing, winter, summer and fatigue uniforms. Only three pair of underwear and three pair of socks were given. After three days I ran out of clean underwear and socks. I, therefore, had only two choices to make - leave the army or do the wash. Leaving the service might have me wind up in the stockade for a few years, so after much thought I decided to wash my clothes. The latrine had a large tub and wash board. I threw my underwear into hot water and used GI soap. Voila, my underwear came out clean, but not white, it came out a yellowish brown.

After that, I sent my sheets and summer and fatigue uniforms, which need to be starched, to the army laundry service. The rest of my clothes I took to the laundry building. For 45 cents you had use of the washer, extractor and the dryer. First I used Rinso then Duz, but Tide turned out to be the best soap. I didn't wash my clothes every week. When I no longer had clean underwear and clean socks, I just went to the PX and bought more. I wore Khaki socks for years after I was discharged.

Recently, Adrienne had an operation on her leg. She had a hard time walking and certainly would not be able to go up and down the stairs. Since I am a very very good husband I voluntarily volunteered to do the laundry. Adrienne asked me if I knew how to do the laundry? Is she kidding? I'm an expert. Doing laundry is like riding a bike. It may be more than 60 years, but one never forgets. As I carried the laundry down, I received all of the caveats. Don't use hot water, not too much soap, separate the clothes, the Tide is liquid not powder, yaddah, yaddah.

I was in the laundry room for a little over a half an hour when Adrienne called down asking if everything was right. "I'm having a little trouble. I can't find the extractor nor can I locate the slots where you put in the coins."

## FROM THE PEN OF....

Peter Morello



### The “F” Word

#### Forward

*I must give credit for the following story to the person who inspired me with its idea and title. It was completely by happenstance that this occurred and sometimes that's the best way.*

*I was standing outside the clubhouse waiting for the doors to open for the Labor Day Party in September 2015, when Robbie Schecter came up to me and said, “Peter, look at all these people waiting on line. Do you know what they're thinking?” I honestly had no idea but knew we could safely eliminate sex as an answer which, I must admit, was on my mind at the time. “Robbie, I really don't know what they're thinking,” I responded, not anticipating her answer. “They're thinking the ‘F’ word, Peter.” I sort of cringed at the thought of what this might mean and asked Robbie what that stood for. “Food,” she said. I burst out laughing and promised her I would write a story about what she had just said.*

*As I continued to wait on line, I began writing the story in my head and following is what I came up with. I genuinely hope you enjoy reading it as much as I have enjoyed writing it for you.*

For the last several years I have thoroughly enjoyed the annual “pot luck” dinner we have been having at the clubhouse. I enjoy cooking, not to mention eating, and it gives everyone who chooses to participate, a chance to share a good meal with good company. However, last year I had a problem with one of our fellow Hidden Ridgers. You know the type I'm referring to. Someone who believes the food will run out and gets all pushy and has this “me first” attitude - the kind who pretends to be everyone's friend but in whose heart lurks the personality of a glutton and keeps their eyes peeled for anything edible. They starve themselves all day so they can fill their stomachs with every possible gastronomic delight and worry about the gastric consequences later. They go to their doctors and swear they have no idea why their cholesterol is so high considering they follow a “strict dietary regimen and eat like a bird.” These, ladies and gentleman, are some of our neighbors.

I, like the rest of you, was waiting on line for my chance to heave some food on my plate when a very disturbing incident occurred. I had just reached the location where some delicious looking pasta was staring me in the face when I was accosted. A woman of about five foot two and some considerable heft gave me a sharp elbow to my ribs and essentially pushed me out of the way so she could get to the pasta first. I stood there staring at her waiting for her to say she was sorry or excuse herself to some degree. She

went about her business of hoisting food on her plate carefully balancing what could easily have been a meal for two. When she didn't even bother to acknowledge my existence, I decided I had had enough.

“Hey lady, what gives?”

“What do you mean,” she asked seeming oblivious to what had just occurred and moving to the next food station.

“You know what you did. There's plenty of food for everyone. You didn't have to give it to me in the ribs to get your share. That's what I'm talking about – the ribs”

“Oh, you have no idea how much I love beef ribs. I see they don't have any here but I go wild for some fall-off-the-bone ribs and I especially love them when they're braised.”

I looked at this broad incredulously and knew right away she wasn't joking. She really didn't get it and had a hungry if not feral look in her eyes. My greatest concern was that she didn't realize a person was in front of her but was thinking I was a stalk of celery or something.

“Lady, forget about beef ribs – I'm referring to my ribs and you don't seem to understand what I'm saying. All I'm trying to do is get to the meat and potatoes of the issue and ...”

“It's funny you mention meat and potatoes. For my money nothing beats a delicious, medium rare, roasted, prime rib with some creamy new potatoes on the side and maybe some asparagus. Every year right around Chanukah I try to make a rib roast with all the trimmings.”

“Look, forget about food for a moment,” I said feeling exasperated. All I'm trying to do is establish that what you did was rude and uncalled for and now you're driving me nuts.”

“I enjoy all kind of nuts but especially walnuts. There's something about the flavor of walnuts that really gets me going. I sometimes even sprinkle some on ice cream. You should try it – it's great.”

“It's a good thing I didn't say you drive me bananas – you would probably think it was an edible phallic symbol. Listen, I see it doesn't take much to egg you on and I...”

“Scrambled is my favorite – especially with hash browns. I tell ya, it's a good way to get the day started. Nothing like a nice, hearty breakfast.”

“From where I'm standing, you seem to enjoy a good, stick to the tucas breakfast,” I said.

By this time I was really annoyed and wanted nothing more than to just sit down and eat but I thought I would try one last time to talk sense into this woman. “Ma'am, this all started with you elbowing me in the ribs and then it went from that to a grocery list of what foods turn you on. I mean, I know there's no use in crying over spilled milk but I feel...”

“When I was a little girl I used to have a glass of milk when I came home from school. Even before I put my schoolbooks down, I would pour myself a glass of ice cold milk. I would then pour some Bosco in, mix it up real good and have it with some Oreo cookies and then be ready for dinner. Those were the days.”

*(continued on page 11)*

(continued from page 10, Morello)

With this last exchange, I noticed several people listening in on our conversation. They were smiling and seemed to be enjoying my frustration. "You see, lady, you're making a spectacle of yourself in front of other people. You really know how to ham it up, don't you?"

"You know even though I'm Jewish, I appreciate a good ham now and then - butt, not shank, with the bone in for me - more flavor, you know," she said smiling like a knowing Martha Stewart.

"Lady, for the last time, you're not getting it. It's a simple concept - in fact, for most people it's a piece of cake. You need..."

"Oh, please, don't get me started on cake. There's nothing like Tiramisu. If ever a person could have a sexual experience while eating food it would be while eating Tiramisu. Oh the cream, the moistness, the velvety texture - why, just thinking about Tiramisu gets me hot.

There was flushness in her face and beads of sweat forming on her brow. Her breathing became somewhat heavy and irregular. Could this be what it seems to be, I thought?

By this time, I was tired, hungry and frustrated and began to realize that no matter what I had to say, this woman would somehow associate it with food. I excused myself and went to my table, enjoyed the meal and subsequently enjoyed the show and dessert. All the while, I couldn't get this woman out of my mind and her single-minded approach to our one-sided conversation.

As the evening was winding down, I started to walk towards the door of the clubhouse and right before I got to the door, I met my next door neighbor, Erica Sadowsky, who had a concerned look on her face.

"My dear, you seem so unhappy. What's the matter?" Erica inquired.

"Gee, Erica, I'm glad I could talk to you. I know you're the voice of reason around here. You see, I met this woman who hit me in my ribs with her elbow and pushed me out of the way to get some food. Then from there it went to meat, potatoes, nuts and all kinds of other foods. She was a virtual encyclopedia about food and I couldn't get a word in edgewise. I mean, just between you and me, something is really fishy here at Hidden Ridge.

"Oh, I just adore fish. No bottom dwellers for me; kosher, you know. But you may remember when we went to the Blue Horizon a while back; I had a nice fillet of sole with vegetables on the side. It was so good and I..."

You just can't win, can you?

## The Treasurer's Report

Submitted by Chuck Greenberg



### HIDDEN RIDGE INCOME & EXPENSES

February 2016 vs. 2015

	Feb.29,2016	Feb.28,2015	Over/(Under)
			Prior Year
<u>Cash in Bank</u>			
Checking	32176	63617	(31441)
Money Market	3019	20008	(16989)
Reserve	151000	151000	0
Total Cash	186195	234625	(48430)
<u>Income &amp; Expenses Over/(Under) in 000's</u>			
<u>Income</u>			
Late Fee Income			1
Legal Fee Income			-1
Maintenance Fee Income			30
Misc Income			3
Rental Fees			2
Transfer Fees			-2
Total Income:			33
<u>Expenses:</u>			
Advertising			-1
Accounting			2
Clubhouse Expenses			
Heating		2	
Maintenance		12	
Meeting & Entertainment Expense		1	
Total clubhouse expense			15
Electric			-1
Heat & Gas			-2
Insurance			-1
Landscape maintenance			1
Legal Fees			-1
General Maintenance:			
Gas		-1	
General		15	
Octagon Windows		-18	
Paving		6	
Retaining Walls		-9	
Roof Repairs		14	
Sidewalks		1	
Total General Maintenance Expenses			8
Maintenance Equipment			5
Office Expenses			3
Payroll Expenses:			
Maintenance		6	
Safety		-4	
Payroll Taxes		-4	
Total Payroll Expenses			-2
Pool Maintenance			-5
Snow Removal			-17
Uniforms			1
Total Expenses:			5
Total Net Income			28

\*\*Note: We still have receivables in excess of \$100,000 from homeowners.

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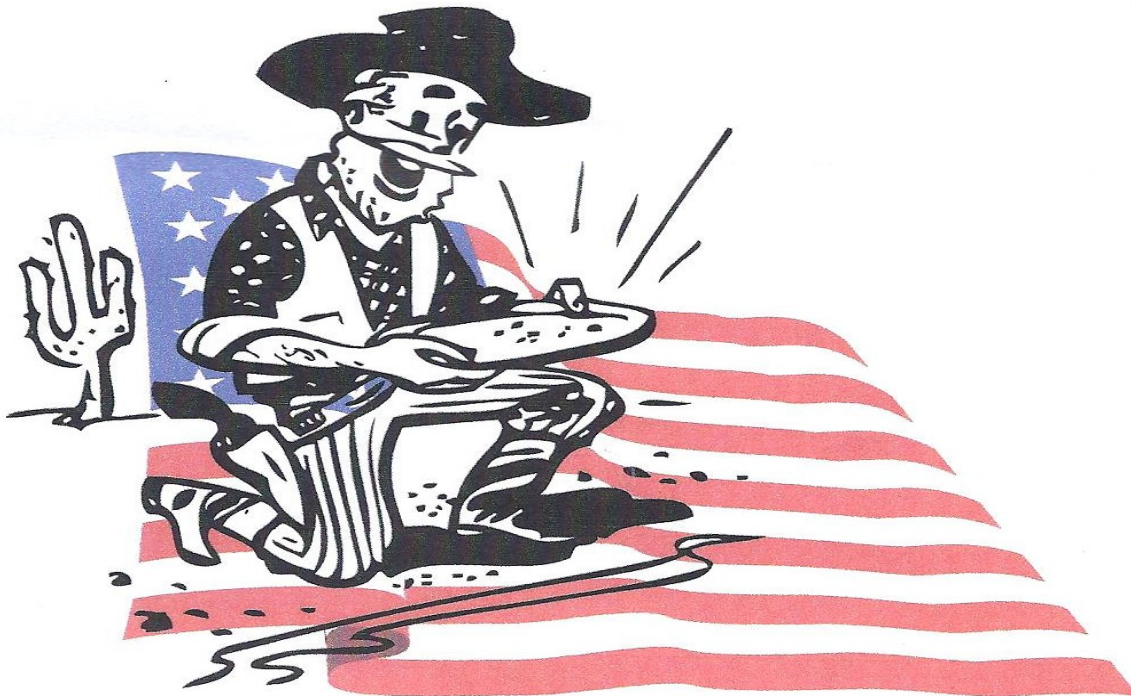
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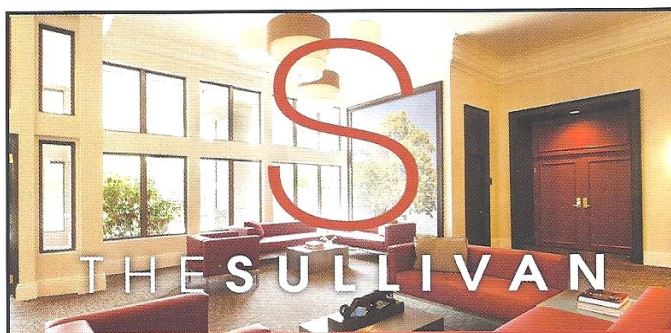
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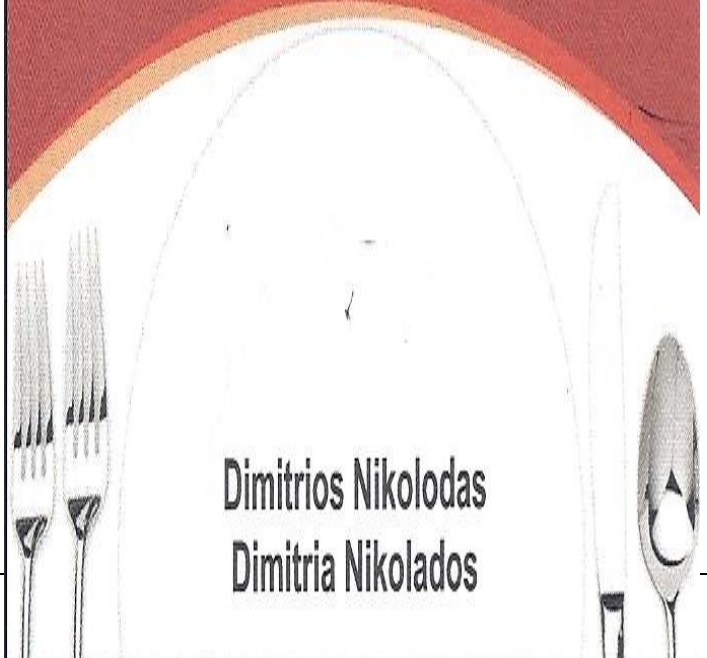


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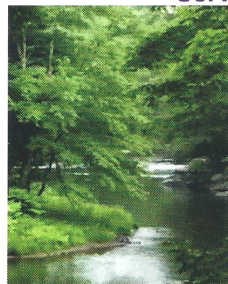
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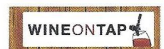
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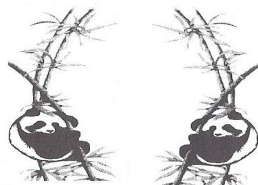
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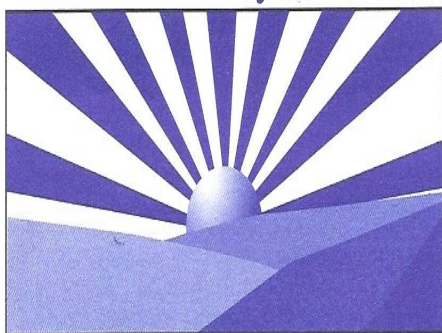
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Issue 16-01



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**The following information will be kept confidential.**

**However, it will be included in the Hidden Ridge Directory if you check the appropriate line(s). Please indicate below.**

☐ *I want my alternate address/es and phone numbers included in the Hidden Ridge Directory.*

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