

Hidden Ridge Homeowners Association, Inc.
PO Box 976
Monticello, NY 12701
845-794-7173 extension 18
Fax: 845-794-4316



September 2016

Dear Homeowners:

If you are leaving Hidden Ridge for the winter, don't forget to:

- Stop delivery of the newspapers
- Advise the post office of the change of address
- Call the cable company (Time Warner 1-800- 431-8878) to place your service on winter vacation mode.
- Call the phone company (Verizon 1-800-837-4966) to place your service on vacation mode.
- Call NYSEG (1-800-572-1111) to place your unit on winter vacation mode, Remember to shut off all circuit breakers that will not be used.
- Call a local plumber to **turn off your water and prepare your pipes for the winter.**
- Check to make sure all windows and doors are closed and locked.
- Set your burglar alarm.

While many Hidden Ridgers flock to the South for the winter, many of you enjoy the Jewel of the Catskills all year round. Here is some important information that you need to know:

Preparing your home for the winter:

Please be advised that we have consulted with several roofers regarding how to prevent roof damage as a result of harsh winter weather. Over the past years they have done repairs on many of our roofs. They have stated that much of the damage was caused by inadequate insulation in the attics.

Therefore, it is imperative that all homeowners who leave the heat on during the winter months immediately arrange to have additional insulation installed in their attics.

This action will prevent much of the roof damage we experienced in past winters due to the ice and snow build up. A positive result and a direct benefit from this action will undoubtedly be a reduction in your heating bill.

Please note that if you choose not to take this much needed and preventive step in preserving the integrity of your roof and home then it will be your responsibility financially, and NOT that of the Homeowners Association, to repair and replace any and all damage which occurs to the roof due to ice and snow build-up over the winter. In addition, if you decide to have any ice or snow build up removed by a vendor not approved by the Board, you will void the Association's responsibility towards the repair of the roof.

The expense that we incurred in past winters was prohibitive. It was no fault of any one individual but a flaw in the inadequate insulation of our homes. Now that we have ascertained the problem and have a solution, it becomes incumbent upon you to protect and maintain your home and property.

Please note: Some homeowners have installed electrical heat tapes on their roof. If this is your consideration, make sure a professional installs them for you.

Safety service will be provided daily from 4:00 P.M. – 12:00 A.M. until the gates are operational.

Snow Removal:

There will be **snowplowing** of the main roads and cul-de-sacs when the snow fall is greater than three (3) inches. Poles will be placed to mark both sides of the walkways of those homes where the unit owner has indicated that the unit will be used this winter. They will try to the best of their ability not to pile snow in front of your walkway entrance.

Our maintenance crew will provide a path on the walkways for those who will be here and submit the attached **Winter at Hidden Ridge Form** in a timely fashion. They will also remove the snow from any steps that lead to the walkways. They will apply ice melting substances to the walkways and paths from the parking areas to your walkway. They will also use snow rakes to remove build up of snow on roofs.

If you will be coming up to Hidden Ridge unexpectedly during the winter you can call Lenny Kirschenbaum at 845 794 3395 and he will arrange to have your walkway cleared.

Maintenance:

Our maintenance crew will be performing other maintenance tasks as needed. Residents are reminded to put any maintenance requests in the mailbox by the bulletin board near the security booth. Blank forms are available there also. Their schedule will be flexible in order to accommodate their work load and snow removal responsibilities.

Roof Maintenance:

Our maintenance crew will be trimming the height off of all shrubs/bushes that are higher than the gutters. This will prevent any further damage to the roofs. When there is significant accumulation of snow on the roofs, our staff will remove it. Please notify them via maintenance request forms.

Firewood:

You are reminded that all firewood should be stacked outside and away from your home. This will prevent any infestation of carpenter ants to your home. If anyone needs firewood, see Mike Bauer.

Meeting for the Winter Residents:

All full time residents and those weekenders who will be enjoying our Jewel in the Catskills this winter are invited to a meeting on Sunday, September 18, 2016 at 10:00 AM to meet others who will be here and discuss mutual needs and concerns. Bagels and coffee will be served. Please RSVP no later than Thursday, September 15, 2016 to Bonnie Siegel at 917 969 9646 or by email at Siegelmath@aol.com.

Please note: If you do not inform us of your intentions of coming up to Hidden Ridge this winter, we cannot be responsible if the snow is plowed in front of your walkway and is so deep and/or frozen that it cannot be removed. If your home is listed with a realtor, make sure you submit this form. Please do not submit a form if you are not going to use your home this winter.

If your unit will be occupied at any time during these months, please submit the form below and mail it by October 6, 2016 to:

Hidden Ridge Homeowners Association
PO Box 976
Monticello, NY 12701
Or
Drop it off at 6 Hidden Ridge Terrace

Thank you for your cooperation.

The Board of Directors of the Hidden Ridge Homeowners Association

WINTER AT HIDDEN RIDGE- 2016/17

Unit # _____ **Hidden Ridge Phone #** _____

Name: _____

Away Address: _____

Away Phone #: _____ **Cell:** _____

Email: _____

The following is the schedule of dates that my Hidden Ridge unit will be open from October 31, 2016 – March 31, 2017 (full time, weekends, and/or holidays)

Dates: _____

Please indicate whether you are a Full time resident _____

Weekends and/or holidays _____

PLEASE RETURN THIS FORM NO LATER THAN OCTOBER 6, 2016 to

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Monticello, NY 12701
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