



## **The President's Message**



Dear Hidden Ridgers,

As 2017 comes to an end and we look towards 2018 at Hidden Ridge, here are a few items that are important to us:

**Monthly Maintenance Fees:** At the present time the Monthly Maintenance fees for January 1- June 30, 2018 will remain at \$325 per month. Should there be a need to change this amount; based upon an approved budget for May 1, 2018- April 30, 2019, you will be notified in June 2018. You are reminded that the fee is due on the 1<sup>st</sup> of the month and any remittance with a postmark later than the 10<sup>th</sup> of the month will be considered late and a late fee will be assessed to your account. Those who are in arrears for more than 30 days will receive letters indicating that certain services may be suspended if payments are not current. Other actions will be instituted for those who are in arrears three months or more.

**Voucher Booklets:** Payment Vouchers and mailing labels for January –June 2018 are included in this mailing (except for those homeowners who opted out due to automatic payments from their banks). Another set of vouchers will be distributed in June 2018 based upon our approved budget.

**Winter Maintenance.** Our crew has been working very hard to accommodate the increasing number of full time residents and the maintenance of our property. They are addressing all maintenance needs - cleaning and repairing gutters, removing brush and leaves from the grounds, repairing storm drains, replacing cedar shingles in the front of units and making Hidden Ridge ready for spring. If you have a maintenance issue, please complete a maintenance request form and place it in the maintenance mailbox attached to the bulletin board. We ask for your patience and cooperation. If you have any serious concerns that cannot be addressed in this manner, contact Lenny Kirschenbaum, our Property Manager.

**Snow removal:** Our crew, with our two trucks with snow plows is able to handle all of our snow removal needs. Please be reminded that the sequence of the plowing is as follows: main roads, cul de sacs and then walkways. The crew has a list of those homeowners who need to get to work and will try to prioritize their work accordingly. Please be patient. If there is a significant amount of snow accumulation on your roof, they will remove it as well. If you have any specific issues or questions or if you are coming up to Hidden Ridge for a weekend and want to make sure that your walkway is cleared, contact Lenny Kirschenbaum at 845-794-3395.

**Sales and Rentals:** Since September, we welcomed several new homeowners to Hidden Ridge. We hope they become active members of our community. We are compiling a list of available rentals for the summer of 2018. If you have already rented or plan to rent your unit, please contact me.

## **From the Editor**



Dear Hidden Ridgers,

*I hope you enjoy this last issue of 2017. As we wind down and prepare for the winter, I am thinking very seriously of downsizing my responsibilities. None of us is indispensable and I find that I am overwhelmed and not enjoying my retirement to the fullest.*

*I am looking for someone to consider taking over the editorial responsibilities for the GEM. I will gladly provide as much assistance as is needed, at least initially; however, the time has come for someone younger to take over the helm. Please contact me if you are interested in the position.*

*I thank all of you for your support over the past 10 years. I hope you have been entertained and informed.*

*Finally, here's wishing all of you a happy and healthy holiday season and a joyous and peaceful New Year!*



Linda

**The future of Monticello:** It will be very exciting thus spring when most of us return to see the changes to Monticello. The Casino is scheduled to open in March 2018 and the Veria Wellness Center is scheduled to open soon thereafter. In late September, Fred Hirsh, Lenny Kirschenbaum and I were taken on a behind the scenes tour of the construction of the Veria Living Spa at Bailey Lake. We witnessed several hundred workers busily getting the facility ready. I recently received the following photo from Paul Neiger of the front of the wellness center.

On behalf of the Board of Directors, I wish you all a Happy and Healthy Holiday Season!

Bonnie



## 2017-2018 Board of Directors

Bonnie Siegel	President	917-969-9646
Ben Lorick	V. Pres	845-423-2801
Fred Hirsh	Secretary	516-639-0238
Chuck Greenberg	Treasurer	516-445-3845
Warren Berkowitz	Director	516-972-2099
Shelly Kleinberger	Director	845-798-3255
Robbie Schecter	Director	347-385-4373

**Hidden Ridge H.O.A.**  
**PO Box 190**  
**Mongaup Valley, NY 12762**

**Property Manager**  
**Lenny Kirschenbaum 845-794-3395**

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

Activities	Warren, Bonnie
Advertising	Warren, Fred
Audit, Budget, Finance	Chuck
Beautification	Robbie
Clubhouse	Shelly, Bonnie
Community Outreach	Bonnie, Ben
Cul-de-Sac Liaisons	Robbie
GEM/Website	Bonnie
Grievance	Fred
Insurance Certifications	Bonnie, Ben
Insurance Matters	Bonnie, Ben
Legal Matters	Fred
Long Range Planning Committee	Fred
Maintenance of Grounds /Pool	Bonnie, Robbie
Daily Pool & Pool Pavilion Op.	Shelly
Sales and Rentals	Bonnie
Sanitation and Recycling	Bonnie

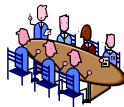
## Upcoming Events

**Next Board Meeting: TBA**

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)

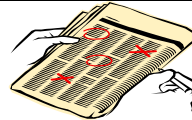
**DEADLINE for APRIL ISSUE - Mar. 20**



## 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 190, Mongaup Valley, NY 12762.



## 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

**Editor-in-Chief**  
**Senior Editor**

Linda Solomon  
 Bonnie Siegel



**Contributing Writers:**

Chuck Greenberg  
 Janet Lieberman  
 Allan Meyers \* on vacation  
 Peter Morello  
 Terry Steinberg

**Guest Writers:**

Fred Hirsh  
 Robbie Schecter

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



Dec. 12 - Chanukah



Dec. 25 - Christmas



Dec. 26 - Kwanzaa

Jan. 15 - Martin Luther King Day



Mar. 17 -  
St. Patrick's Day



Feb. 14 -  
Valentine's Day

Feb. 19 - Presidents' Day



March 31 -  
Passover



March 30 -  
Good Friday



## Happy Birthday

12-03 Lauren Steinberg	01-25 George List
12-04 Paul Neiger	01-27 Shelly Kleinberger
12-07 Evangaline Mooror	01-29 Carole Baken
12-09 Tiffany Franco	01-31 Mindy Hirsh
12-10 Bob Cole	Andrea Goldstein
12-12 Rosemarie DelBove	02-04 Norman Sadowsky
12-14 Michael Cserhalmi	02-08 Nada Bosnjak
Sara Schleider	02-08 Corinne Needleman
12-15 Sy Seltzer	02-11 Erica Sadowsky
12-16 Keith Marcus	02-15 Lenny Keusch
12-17 Florence Sachs	02-19 Danny Smith
Jonathan Ehrenberg	02-20 Bonnie Siegel
12-20 Chris Sadowski	02-21 Randi Berkowitz
Karen Seltzer	02-28 Marie Pierre Pulcini
Sharlene Perez	
12-21 Barry Gold	03-02 Jim Seliya
12-24 Jeff Lynn	03-04 Stan Want
12-29 Espi Turetsky	03-06 Janet Stein
Lenny Kirschenbaum	03-07 Myrna Young
	03-09 Frank Polera
01-02 Jack Gruber	03-10 Bob Turetsky
01-03 Wilma Martinez	03-11 Ed Hertz
01-04 Chuck Greenberg	Rose Storch
Lois Mondschein	03-15 Fred Hirsh
01-11 Helene Schulman	Lawrence Gisonda
01-13 Arlene Rowen	Leonard Stein
01-16 Allan Meyers	03-20 Warren Berkowitz
01-18 Myra Gluck	03-23 Henri Mazares
01-19 Myrna Want	03-25 Isabel Streisand
Milton Kopelman	Jerry Chiappetta
Maxine Kopp	03-26 Marsha Wilkins
01-21 Sam Glaser	03-31 Julia Glaz
01-24 Sam Schleider	

## 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               |
| 13. Textiles or Furs                | 55. Emerald                      |



12-01 Paul & Linda Neiger

12-04 Myra & Joe Gluck

12-09 Esther & Sy Seltzer

Charney & Chuck Greenberg

12-13 Isabel & Warren Streisand

12-22 Julia & Ilya Glaz

12-23 Eddie Erlich Kudler & Brian Kudler

12-25 Harriet & Milton Kopelman

12-30 Steve Friedenthal & Jim Seliya

01-01 Darryl Questore & Sue McMahon

01-09 Iris & Jeff Lynn

01-12 Espi & Bob Turetsky

01-18 Carole & Bruce Baken

02-01 Dennis & Arlene Rowen

02-14 Ben Lorick & Micael Valcin

02-21 Alice & Jerry Chiappetta

02-25 Adrienne & Allan Meyers

02-28 Henri & Michele Mazares

03-13 Sara & Sam Schleider



## Monthly Signs

Sagittarius  
(Nov. 22-Dec. 21)



Capricorn  
(Dec. 22-Jan. 19)



Aquarius  
(Jan. 20- Feb. 18)



Pisces  
(Feb. 19-Mar. 20)



Aries  
(Mar. 20-Apr. 19)





## MAINTENANCE REQUEST FORMS

ALL requests for exterior maintenance must be written on **Maintenance Service Request Forms**. Copies may be picked up in the **pocket envelope** on the bulletin board. All requests should be placed in the **maintenance mailbox** on the right side of the main bulletin board.



### Use one form per request.

If you have any questions regarding maintenance, please contact Lenny Kirschenbaum or Bonnie Siegel.  
Thank you for your cooperation.



## PROPERTY TAX REMINDER

All homeowners should receive a bill for the property taxes in the near future. They are due in January. If you have not received this bill, contact Doreen Huebner, Tax Receiver (845)794-2500 x320

## Welcome New Neighbors



Anita Suchoff  
29 HR Drive

Frank Polera  
33 HR Drive

Nella Velasco  
46 HR Drive

Tiffany Kostoff  
173 HR Drive

David Weiss  
29 HR Terrace

Elizabeth Burke & Rosemarie DelBove  
37 HR Terrace

## Cul-de-Sac Liaisons

Cul-de-Sac	Numbers	Liaison
Azaleas	15-25D	Karen Seltzer
Birch	29-43D	Michael Zwicker
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	Debra Fanning
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

## WANTED!

### UNITS FOR RENT SUMMER 2018

If you want your unit listed for rental for the Summer of 2018, please let Bonnie know ASAP. There already are people interested in securing a place here at Hidden Ridge for next summer. Thank you!

## Get Well Wishes

*Wishing a full and speedy recovery*

*Karen Seltzer*



## Hidden Ridge needs you!

The Board of Directors request that you as a resident of Hidden Ridge sign up for one or more of our committees.

Please consider offering your expertise and experience to our community.

Please contact the following liaisons for:

- Advertising - Warren Berkowitz  
(warrenb107@aol.com) or  
Fred Hirsh (factor328@aol.com)
- Audit, Budget and Finance Committee -  
Chuck Greenberg (math2000@aol.com)
- Beautification - Robbie Schecter  
(rschecter0409@hotmail.com)
- Community Activities - Warren Berkowitz  
(warrenb107@aol.com)
- Long Range Planning - Fred Hirsh  
(factor328@aol.com)



## Terry's Fitness & Health Corner



### Natural Detox — 5 Steps for Better Digestive Health

by Terry Steinberg

Optimal health consists of all of our body's systems working the best they can and often the question is asked about accomplishing this with de-toxifying. What is it and how could we get rid of unwanted impurities daily, naturally and without any stressful or unhelpful dieting/de-tox drinks? Below are 5 Suggestions for optimal digestion and better all around health. These tips help to give your system the resources it needs to support its natural elimination process instead of challenging, frustrating and irritating it with poor habits:

1. Every day consume foods whose nutrients support a natural detoxification system. These foods are vegetables fruits, nuts, grains, seeds and healthy fats.
2. Choose PLANTS more often for protein and fats - such as olives, avocados, legumes, pinto beans chick peas, humus and healthy oils (not processed)(sesame oils)
3. Consume foods closest to the form they are found in nature: dates, figs, coconut, mango, melons, yams, corn, squash, pumpkin, beets, turnips, etc. There are so many varieties for taste and satisfaction.
4. GO NUTS from walnuts to cashews to sun flower/pumpkin seeds, hemp, etc.
5. LOOK TO THE RAINBOW go green, yellow, purple, red - eat and drink those colors! Choose naturally pressed and squeezed fruit and vegetable juices. NOT FROM A CHEMISTRY LAB (ON SOME STORE SHELVES ) BUT FROM NATURE.! Eat daily: bananas spinach, strawberries, berries, red and orange peppers and all vibrant foods. You can eat these fresh or FROZEN (they are nutritious and yummy). BUY ORGANIC WHEN YOU CAN. Learn to make your own drinks. It's so much easier to do these days. YOU WILL SEE A DIFFERENCE IN HOW YOU FEEL....

Your good habits and better lifestyle and body are in your hands - your choices! Have a wonderful and healthy winter....



This concludes the holiday greetings to your neighbors and friends in 2017. Collection for the 2018 holiday greetings will begin in January. If you would like to participate, complete the form below and send to the editor with a check for \$3.00. Thank you to all who have contributed in the past and those of you who have already sent me a check for 2018. We look forward to seeing your names listed here again next year!

.....  
Please complete this form and submit with \$3 to  
Linda Solomon, GEM Editor-in-Chief.

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

\_\_\_\_\_

Your Name

\_\_\_\_\_

HR Address

\_\_\_\_\_

Send to: Linda Solomon  
6675 Overland Drive, Delray Beach, FL 33484

## The Poet's Corner

Janet Lieberman



### My Lost Adroid

*\*Sammy, oh Sammy my heart aches!  
You vanished/swiped in internet stratosphere  
Where oh where did you go slim Sammy...  
Cherished companion to google gossip  
You compelled, enchanted, mesmerized me,  
Captivated my subconscious with myriad images...  
Your garish pinkish purple cover still coerces  
Please squeak our muted private messages  
Peek out from your cracked casing buried deep...  
Toss your shattered pink purple shadows, surprise me!  
Bequeath some token voicemail images to social media  
Relieve my heartache, lasso my sincere regrets...  
We betrayed each other, my android phantom!  
Lips forever locked, baffling enigma unresolved...  
Your pulse silent/eternal as rain on the silver screen.  
November 7, 2017*

*We offer condolences to friends and family  
of our neighbors and friends*

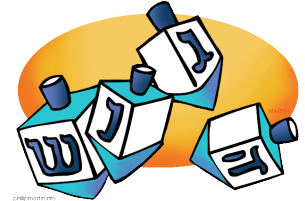
**Ron Greco**

*husband of Richard Delia  
and*

**Michael Mondschein**

*husband of Lois Mondschein*

*May their memories be for a blessing.*



Helen Badain  
 Bruce & Carol Baken  
 Jerry Bassik  
 Elizabeth Burke & Rosemarie DelBove  
 Jerry & Alice Chiappetta  
 Michael & Eleanor Dovdavany  
 Robert Gannon  
 Sam Glaser  
 Joe & Myra Gluck  
 Chuck & Charney Greenberg  
 Fred & Mindy Hirsh  
 Fran Katz  
 Jeff & Iris Lynn  
 Lenny Kirschenbaum  
 Eddie Erlich Kudler & Brian Kudler  
 Janet Lieberman & David Muirhead  
 Ben Lorick & Michael Valcin  
 Larry & Meryl Miles  
 Steve & Carrie Miller  
 Peter Morello  
 Sharlene Perez & Mel Perlman  
 Robert Piersa & Lawrence Gisonda  
 Doris & Sy Rosdeitcher  
 Florence, Jack & Howie Sachs  
 The Schatten Family  
 Robbie & Stan Schechter  
 Sam & Sara Schleider  
 Karen Seltzer  
 Bonnie Siegel & Linda Solomon  
 Donald & Sylvia Singer  
 Norman & Erica Sadowsky  
 Leonard Stein  
 Larry Sternfeld  
 Rose Storch & Leonard Jacobs  
 Stan & Myrna Want  
 Marsha Wilkins  
 Arnold & Myrna Young  
 Vera Zabloski & Felix Pierson  
 Fran Zatz

To all our friends and neighbors in Hidden Ridge we offer our sincere good  
 wishes for a Happy and Healthy, Christmas, Chanukah, and Kwanzaa, and  
 Peaceful New Year!



## FROM THE PEN OF....

*Peter Morello*



There has been much talk, if not controversy, concerning the entertainment that is provided during the summer over a ten week period of time. There are those who really enjoy the shows and regularly attend, those that hate them and never come, or have never even seen any of them, and those that attend shows sporadically.

When I purchased my home at Hidden Ridge, the entertainment was a major reason I made my decision because I enjoyed that type of thing and it's something to do in an otherwise economically depressed area. I must admit, I was pleasantly surprised at the quality of most of the shows. The majority were very entertaining and I met a lot of nice people along the way. There were large crowds of people and if you didn't get there early, you risked not getting a good seat. Even if the show wasn't particularly entertaining, at least I was with some good company.

Over time, crowds have thinned with the passing or moving of those who attended on a regular basis. Newcomers for some reason don't seem as interested in this type of entertainment and many have not given it a chance, which I urge you to do. I did notice with much happiness that the July Fourth and Labor Day events were well-attended. I also must commend the board for doing its part in trying to provide new avenues for people to get together and mingle as opposed to the traditional type of shows from past years, realizing the changes that have occurred in the community. Their creativity and willingness to try new things has had a positive effect, I believe, and requires courage because change inevitably cedes to criticism. The issue of entertainment seems to be evolving and I'm sure there are changes coming and who knows what effect if any the new hotel will have on what we do in our community.

For those of you who have never been to a show, I encourage you to try it and see what you think. The worst that can happen is that you'll make some new friends and have some lasting memories. In fact, I've always been on the shy side and if I could make friends, then how could you not do the same.

Now that I think about it, some of the best entertainment wasn't even part of the show. On more than one occasion I actually got up to dance and that was probably the most entertaining event of the evening. I was fortunate to have an understanding dance partner who forgave the fact that I moved like a wheel barrow with a flat tire. She never once laughed in my face – she waited until I went to the restroom and then let loose. I was surprised to find out that you're supposed to move with the music and this was why the lady kept stepping on my toes. This dancing stuff is way too complicated and comes with strings attached.

My dancing was almost as funny as some of the other things I've experienced or that have been told to me over the last few months. Following is a recap of some of the best moments.

I went to the manager at Walmart and demanded he show me something made in America. He told me to go to Costco.

Jeff Lynn told me he sold his convertible. I was surprised to hear this since so many people love driving with the top down. When I asked him why he made this decision he said he was tired of having his hair messed up.

Many of you know that Warren Streisand is quite athletic. One day he asked me if I played tennis and I responded by telling him I never played the game.



"You mean you don't have a racket, Peter," Warren inquired.

"A racket I have – loan sharking," I responded.

I went to a Jewish deli in Manhattan and I was very undecided as to what to order. The waiter suggested a tongue sandwich but I informed him I would never eat anything that came from a cow's mouth. I ordered two hardboiled eggs.

I saw my neighbor, Lenny Keusch, walking his dog in our cul de sac. As he approached me I could see he had the words "All Clad" in large raised letters across his forehead.

"Hey kid, how ya doin'?" Lenny asked nonchalantly, seemingly oblivious to the billboard on his forehead.

"I'm fine, Lenny, but are you aware you have the words, *All Clad* across your forehead? What happened?"

"I had an argument with Tammy and she hit me with a frying pan?"

"Oh, you poor man – that must have hurt something awful," I said with great concern.

"Not at all, Peter, it was nonstick."

When Fred Hirsch became a judge his whole personality changed. Ever since that day he required his wife, Mindy, to stand in front of their bed before retiring and ask, "Your Honor, may I approach the bed?" On several occasions permission was denied on the basis of a penal code violation.

Hollywood sex fiend, Harvey Weinstein, is putting his money where his mouth is. He's donating money to establish a halfway house for women who don't want to go all the way. Who knows where his mouth has been.

Rhoda - You knew I was going to get on this topic, didn't you? She came to visit me shortly before I closed for the winter. She looked great as usual and was as engaging as ever. After a couple of hours she excused herself to go to the bathroom. After a few minutes she came out and was visibly angry.

"What's this, tiger?"

I glanced at her and quickly looked away. "What's what?" I asked while continuing to sip my Kool Aid and vodka.

"Look at me when I'm speaking to you. You see what I'm holding in my hand, don't you?"

"Ah, gee, Rho. Now you know my secret. You're not going to spread it around are you? I don't want anyone else in the community to know."

"Forget other people and let's talk about this. I thought you were a man – a real man. Now I find this tube of "Stiff" on your shelf in the bathroom and I'm ashamed to even know you. How many times have I told you that your hair looks perfectly fine without any of this crap all over it? Peter, are you okay. You look sick and you seem to be turning somewhat blue. Speak to me."

"You mean I was supposed to use that in my hair?"

There are those of you who saw me drink a lot of wine at the Labor Day party and assumed I was inebriated. Nothing could be further from the truth. Just because I danced at all, didn't mean I was drunk. Just because I danced with the lead singer of the Drifters Tribute act, didn't mean I was drunk and just because I danced with Eddie Ehrlich, didn't mean I was drunk. He's been after me a long time to cut a rug with him and I figured, why not.

In fact, I remember it well. We danced to a slow number and I had my head cradled on his left shoulder. After the song ended, I raised my head, gazed into Eddie's eyes and said, "You could use a shave, Karen"



## HOMEOWNERS!

If you are planning to rent your unit for any time during 2018, 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 following are the rental rules for Hidden Ridge. 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 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.

## A REQUEST FROM THE BOARD

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, emails or texts 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.

## GOING PAPERLESS – GEM

The GEM is available in color 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 complete the form below and return it to Bonnie R. Siegel. If you do not submit a form you will automatically receive a paper copy.

Thank you for your cooperation.

Please return this form to Bonnie Siegel (6675 Overland Drive, Delray Beach, FL 33484) or email her at [Siegelmath@aol.com](mailto:Siegelmath@aol.com):



***I do not wish to receive a paper copy of the GEM beginning with the April 2018 issue.***

**Name** \_\_\_\_\_

**Hidden Ridge Address** \_\_\_\_\_

**Email Address** \_\_\_\_\_



## MESSAGES FROM THE BOARD

### IMPORTANT REMINDER TO MEMBERS WORK ON THE EXTERIOR OF YOUR UNIT

*By Fred Hirsh*

Over the past several months, members have performed or commenced work on the exterior of their unit that required Board approval without obtaining approval from the Board.

Any changes or modifications you are planning to make to the exterior of your unit probably needs approval of the Board. Before you do any work on the exterior of your unit such as painting a door, changing the windows or doors or basement doors, replacing a storm door, constructing a deck, patio or shed, and/or affixing anything on the exterior of the unit that requires that you place screws or nails through the roof or siding, please consult with the Board to determine if you need Board approval before the work commences. **ALL REQUESTS MUST BE IN WRITING.**

The names and telephone numbers of the Board members are on Page 2 of The Gem.

## WATER AT HIDDEN RIDGE

### LEAD IN WATER

I recently participated in the Free Water Testing Pilot Program offered by the New York State Dept. of Health.

Two samples of my kitchen tap water were analyzed. The "first draw" sample (water collected from my kitchen faucet following an 8 hour period of non use) FAILED New York State guidelines for lead in drinking water. The "flush sample" (collected after letting later run for at least 30 seconds) was within acceptable limits.

The following were among recommendations that accompanied the report:

1. Do not cook with, or drink, water from the hot water tap. Lead dissolves more easily into hot water.
2. Do not boil water to remove lead. Boiling water will not reduce the lead.

If you wish to participate in the free DOH lead testing program for your home, information and instructions are available at our local DOH office on North Street in Monticello, or you can access the information on line at: [health.ny.gov](http://health.ny.gov).

LET'S GET THE LEAD OUT!

Robbie

## FINAL TAX GRIEVANCE REPORT

*by Fred Hirsh*

Owners of 106 units in Hidden Ridge joined together to challenge the real property assessment on their homes. As a result of this proceeding, the assessment of all the these owners units was reduced to \$48,400 for real estate tax purposes.

The owners of the units that did not challenge their assessment have also had their assessment reduced by the Assessor of the Town of Thompson to \$48,400.

All Monticello Central School District, Town of Thompson and Sullivan County real property taxes for all unit owners will now be calculated based upon an assessed value of \$48,400 starting with the Monticello Central School District real property taxes that were due and payable in September 2017. Based upon the current assessment, all homeowners in Hidden Ridge should have paid school taxes of \$1013. Full-time residents who have a STAR Exemption or Enhanced STAR Exemption paid less.

Fred Hirsh has spoken to the assessor. There is little likelihood of a town-wide reassessment in the foreseeable future. The local municipalities are waiting to see how the opening of the casino, the Veria Health Spa and their related facilities affect their revenue and expenses before deciding on whether to conduct a town-wide reassessment.

Thanks to Warren Berkowitz for all the work he did to obtain the assessment reduction.

## MONTHLY PAYMENTS REQUEST

*by Fred Hirsh*

The records of payment of the monthly HOA fees are kept by address and not name. To make our bookkeeper's job easier and to insure that your monthly payments are promptly and properly credited, please put your address in the memo section of your check. For those on Hidden Ridge Drive, please put the number of the unit followed by "HRD" on your check. For those on the Hidden Ridge Terrace, please put your unit number followed by "HRT" on your check. Thank you for your cooperation.

The Board

## Slow Down and STOP

The speed limit on Hidden Ridge Drive and Terrace is 15 miles per hour.



# The Treasurer's Report



As of 11/25/2017

## Cash in Bank:

Chase:	Checking:	8260		
	Reserve:	<u>140165</u>	148425	
Wayne:	Checking:	2587		
	Money Market	<u>6022</u>	<u>8609</u>	<u>157034</u>

## Expenses:

	Current Year	<Under> Over L/Year			
Clubhouse:	28400	2800	Insurance:	14700	<3100>
Equip Rntl:	3600	2800	Paving:	27500	15500
Legal Fees:	15800	13300	Maint Equip:	4900	<7010>
Gen Maint/oth:	53000	11100	PR/PR Tx:	108800	<19100>
Roof Repair:	48700	<7100>	Pool:	7300	<500>
Misc.:	30400	3400	Water	22900	400
Refuse Removal	7700	1900	Heat/Gas:	10600	2900
			Electric:	<u>6500</u>	900

Total Expenses:	386700
Net Income/ <Loss>	<u>22100</u>
Net Income vs Last Year	<u>&lt;33300&gt;</u>

Resident Balances Due:	88900
Advance Payments:	<u>16200</u>
Total Due	<u>105100</u>

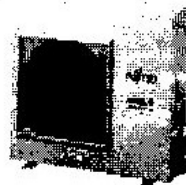
## LARSON'S HEATING & Cooling Inc.

www.LarsonsHeating.com

FUJITSU



- Ductless wall mounted units
- Efficient cooling & heating for year round comfort
- Residential or commercial installations
- Free Estimates



Financing Available



Middletown  
344-3030

Monroe  
782-9181

Newburgh  
565-2303

Warwick  
988-0048

**Small Animal  
Preventative Care**

**Medical  
&  
Surgical Care  
Boarding**

We handle



with care

**0% Financing**  
with debit card and  
valid driver's license

**Perka Rewards  
& 10% Veteran's  
Discount**  
with Favor Card

# ANIMAL HOSPITAL OF SULLIVAN COUNTY

*Barbara J. Bodolosky, DVM*

The ONLY AAHA Accredited Animal Hospital  
in Sullivan County

— Full Service Animal Hospital —

667 Harris Rd., Ferndale, NY

**845-292-6711**



For 27 years  
The Standard of  
Veterinary Excellence  
Since 1988

## Yanni's Gyro Express Cafe

28 Pleasant St. Monticello, NY

(845) 794-2044

Daily Homemade  
Lunch & Dinner Specials  
Drive-up/Pick-up Window



Richard Frasca, Owner  
Margie Frasca, President

## FRASCA CONSTRUCTION

COMPLETE RENOVATION  
OLD AND NEW WORK

CARPENTRY • PLUMBING • PAINTING  
ELECTRIC WORK • VINYL SIDING • LIGHT EXCAVATION  
CARPET CLEANING • CARETAKING

ELLENVILLE, NEW YORK

TEL. # 845-647-4982

CELL # 914-799-0110

NELDA COLEMAN  
OWNER



## Nelda's Cutting Edge

UNISEX FULL SERVICE SALON

FACIALS • WAXING • BRIDAL PARTIES • AND MORE

82 Forestburgh Rd  
Monticello, NY 12701



(845) 794-CUTS  
(845) 794-2887

Finish your great meal at Yanni's with a  
wonderful dessert next door....

**Christo's Sweet Shop and Soft Serve**



Call me for nagging little repairs that you've  
been putting off - painting, plumbing, electrical,  
landscape, and general house repairs

Cabinetry or leaky faucets - same precision work

## Steve Brechner Cabinetmaker

PO Box 366  
White Lake, NY  
845-583-7913

Cabinetry  
Custom Countertops  
Interior Design

Marlene Marcus  
Baskets of Joy

Owner  
Custom Baskets  
For All Occasions



P.O. Box 1368  
Scarsdale, N.Y. 10583  
(914) 325-3382  
(914) 779-9512

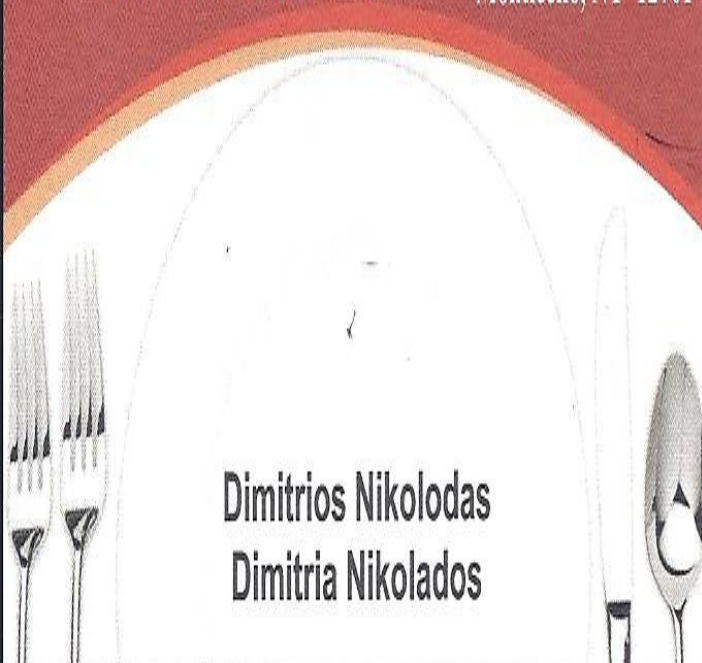
[basketsofjoy2@aol.com](mailto:basketsofjoy2@aol.com)

## Miss Monticello Diner

845-791-8934

*"Home Style Cooking"*

405 Broadway  
Monticello, NY 12701



Dimitrios Nikolodas  
Dimitria Nikolados

**NYK-RAPP Enterprises, LLC**  
Entertainment is our only Business

Arnold Graham  
Vice-President  
88 Pine Street, Suite 1701  
New York, NY 10005

[unclearnold3956@aol.com](mailto:unclearnold3956@aol.com)  
[www.nykrapp.com](http://www.nykrapp.com)  
212-247-6646/917-539-4159

## 10% OFF ENTIRE STORE

excluding sale items



## Sneaker World

32 Mountain Mall Plaza suite #2  
MONTICELLO, NY 12701

PH: 845-791-4440

Fax: 845-791-4441

Email: [josh@sneakerworld.us](mailto:josh@sneakerworld.us)

**KAZ'S WINES & LIQUORS**

**KAZ'S HAS IT!**

10 Thompson Square  
Monticello, NY 12701

T:(845) 791-1085  
F:(845) 791-1084

RICHARD KAZANSKY







# Rock Ridge Kennels

*"Where It's Always Reigning  
Cats and Dogs"*

**BOARDING and GROOMING**

**89 Rock Ridge Drive  
Monticello, NY 12701**

**(845) 791-7444**

**Fax: (845) 791-7450**



# BRICK OVEN PIZZA

CLASSIC ITALIAN

- Dine-In or Take Out
- Open 7 Days a Week
- 11:30am-9pm
- Catering Available
- Featuring Specials



845. 796. 4444  
CRUSTEATERY.COM



# DODGE INN STEAK

AMERICAN STEAKHOUSE

- Weekly Specials
- Home of the Dodge Inn Steak
- Live Lobsters
- Fish & Steakhouse
- Open 4pm Mon-Sun



845. 796. 3333  
BERNIESHOLIDAYRESTAURANT.COM



# PRESSED BURGERS

BURGERS, BEER & SPIRITS

- Serving Lunch & Dinner
- Burgers & Beer
- Full bar
- Live music Friday & Saturday
- 10 Craft Beers on Tap



845. 796. 2222  
BREWROCKHILL.COM



We can beat any price.  
**GUARANTEED.**

PROPANE COMING SOON

- 24/7 Customer Service
- Same-day or Next-day Delivery Service
- Automatic Delivery
- Budget Plans
- We Accept HEAP

RESNICK  ENERGY

845. 436. 6441  
RESNICKENERGYNY.COM



# Professional Representation from Start to Finish



**BUYING  
or  
SELLING**

**Minimize Stress Maximize Success**

Call NYS Licensed Real Estate Broker/Owner

**Brenda Gaebel**

**SULLIVAN REALTY**

40 Kitz Rd & 17B Monticello, NY 12701

**845-791-4700**

 **catskillrehabilitation  
& sports medicine**

**Barry M. Scheinfeld, MD**

Diplomate - American Board of Physical Medicine and Rehabilitation

TEL 845-794-0209 • FAX 845-794-0716

14 Harris Bushville Road • PO Box 426 • Harris, NY 12742

[www.catskillrehab.com](http://www.catskillrehab.com)

 **FROSCH®**

**Julia Glaz**

Independent Travel Consultant

909 Third Avenue, 12th Floor  
New York, NY 10022-4731

Direct: 212-784-0212

Phone: 212-404-6300 ext. 2374

Fax: 212-421-2790

[julia.glaz@frosch.com](mailto:julia.glaz@frosch.com)

[www.frosch.com](http://www.frosch.com)

Corporate Travel • Group Travel • Leisure Travel • Global Services • Rewards & Incentives

Welcome to the....

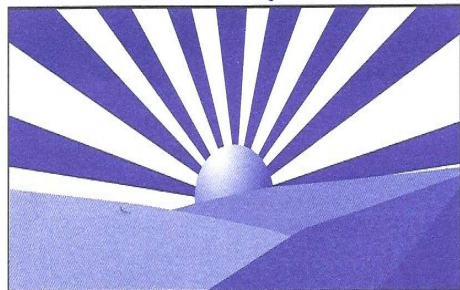
Tel: (845) 796-2210

Fax: (845) 796-1523

**Blue Horizon**

ROUTE 17 • EXIT 105B • ROUTE 42 • NORTH MONTICELLO, NY 12701

**"Your Home Away From Home"**



**Specializing in:** Banquet Facilities Available **Ask About Our:**  
Fresh Seafood **All Baking Done On Premises** Daily Specials and  
Home Cooking, Sunday Breakfast Buffet - 8:00 - 12 noon  
Steaks & Chops **Beer - Wine - Cocktails** Have a Great Day!

Complete Renovations  
Neat and Clean



Turning Houses  
into Homes

Ray Reynolds (845) 701-5990



Newly enlarged and  
modernized

Open 7 days a week -  
6-10 PM

Breakfast, Lunch and  
Dinner specials

Accessible parking  
and ramp





*Thank you for your continued patronage.  
It is always our pleasure seeing and serving  
you in our Cafe! Hope you are all enjoying a safe and  
healthy winter. With best wishes for a  
Happy Holiday Season!  
George Poulos*

(845) 292-3152

*Yia'sou Cafe*

*Lucky Boy North*  
1980 STATE RTE. 52  
LIBERTY, NEW YORK 12754