The Hidden Ridge GEM

July 2018

Issue 18-03



The President's Message



Dear Fellow Hidden Ridgers;

Our Kick off to Summer Event held poolside on June 30th was attended by over 80 residents and was a huge success. An afternoon of food, drink and fun was had by all. A "Summer Fun" trivia game provided by Warren Berkowitz added to the enjoyment of those who attended. Thanks to all who lent a hand to help us with the planning, setting up and clean up. The July 7nd BBQ Dinner and Show was attended by

The July 7^{hd} BBQ Dinner and Show was attended by over 125 residents and their guests. Judging by the number of people on the dance floor, it appeared that all were having a good time. Thanks to all of the volunteers who helped to set up, serve and clean up.

It always amazes me that we get a decent turnout to these social events while at our general meeting the attendance was less than 50 residents, and at our Board meetings we have had less than 20 residents in attendance. What does that say???? It says to me that the majority of the homeowners are either apathetic and do not care about this community or they feel that the Board is doing a great job! It says to me that only a handful of residents care enough about this community to either attend meetings or volunteer to assist the Board of Directors manage our community. What are the rest of you doing?? I am sure if the Board was considering a change in the policy on repairs and replacement of roofs or imposing an assessment on each homeowner, the clubhouse would be filled- am I correct?

Can you spare an hour a week to help set up the clubhouse for our Saturday night activities? As everyone can see when they walk into the clubhouse- all is set up for your enjoyment- it just doesn't happen by itself! Do you have any ideas for different activities that we would all enjoy? See Warren Berkowitz, chairman of the Activities Committee. Set up is every week on Saturday mornings at 10 AM in the Clubhouse (unless otherwise noted)

Elections for four directors will be held on July 22nd as part of our Annual Meeting. Bagels and coffee will be served starting at 10 AM. The candidates who were nominated or filed letters of intent have written statements that appear in this issue of the GEM. It is important that each of you exercise your right to vote. If you cannot attend the meeting in person, you can send in an absentee ballot or

A Special Thank You:

To Shelly Kleinberger and Fred Hirsh who distributed the June issue of the GEM to the residents

To all the residents who donated and/or planted flowers at the entrances of their cul de sacs special thank you to Eddie Ehrlich-Kudler, Brian Kudler and Shelly Kleinberger for their donation of plants for the common areas around the community. Their purchases can be seen hanging on several of the light poles around the community as well as the garden at the Liberty Road entrance.

To all the volunteers who helped made our **Kick off to Summer** event at the pool a huge success.

Special thanks to Eddie Ehrlich-Kudler and his committee who set up, served and cleaned up, Ben Lorick for his assistance in ordering and delivering of the food and Warren Berkowitz and his helpers or the fun we all had with his "Summer Fun Trivia Game".

To **all** the volunteers who assisted with the **July 7 BBQ** dinner.

Thank you for shopping, setting up, cooking, serving and cleaning up.

Special thanks to Karen Seltzer for coordinating the reservations for the dinner.

Special thanks to Fred Hirsh, Lenny Kirschenbaum and Nella Velasco for being our chefs.

appoint someone as your proxy. Details are included with the election packet that is in this mailing. This is your community!

While there are currently four people running to fill four positions, more viable candidates may be put on the ballot. We need at least 75 people to vote in one of the ways

already described in order to have a quorum and for us to hold the meeting.

I want to remind the community that the Board of Directors as well as those volunteers who serve on various committees work on **their** time servicing the community in a variety of ways. If would like to help - contact one of the committee liaisons. While I know that volunteering is sometimes a thankless job, the occasional thank you makes it all worthwhile. Thank you to those who lend a helping hand and thank you to those who recognize our efforts. Bonnie

ELECTIONS 2018

Election packets were mailed to all homeowners recently. The letter explains that the annual meeting will be held on Sunday July 22, 2018 in the Clubhouse at 10:30 AM. There will be an election for four members of the Board of Directors. Currently there are four candidates running. They are: Brian Kudler, Ben Lorick, Robbie Schecter and Bonnie Siegel. They have each written something about themselves that appears in this edition of the GEM.. They will be available for questions on July 15, 2018 at 10:30 AM at "Meet the Candidates".

If you cannot attend the meeting in person, we encourage you to either send in an absentee ballot that was enclosed in your envelope or designate someone to vote on your behalf (proxy).

It is extremely important that everyone participates in the Annual meeting in one of the three ways listed (in person, by absentee ballot, or by proxy). At times in the past we have literally had to pull people out of bed to make a quorum. This is your community - everyone has a say in how it operates.

2017-2018 Board of	Directors	Important R	Reminder	Non Alexandre
Ben LorickV. Pres845-Fred HirshSecretary516-Chuck GreenbergTreasurer516-Warren BerkowitzDirector516-Shelly KleinbergerDirector845-		copy of your insurance the HOA. This form she effective dates of cove acceptable and preferre as well as premium not	el reminds all homeowne certification is required to ould include the unit numb rage. A copy of the Dec d. Handwritten details on tices are not acceptable. S o the Hidden Ridge Offic 2762.	b be on file with ber as well as the larations page is these documents send your certifi-
Property Manag Lenny Kirschenbaum 84			lassifieds	•••••
Hidden Ridge i Committee Liz Activities Advertising Audit, Budget, Finance Beautification Clubhouse Community Outreach Cul-de-Sac Liaisons GEM/Website Grievance Insurance Certifications Insurance Matters Legal Matters Long Range Planning Committee Maintenance of Grounds /Pool Daily Pool & Pool Pavilion Op. Sales and Rentals Sanitation and Recycling		such Prices for ad space in full page 1/2 page 1/4 page business Call Linda: 845-791-60. GEM Staff Editor-in-Chief Senior Editor Contributing Writers: Guest Writers:	\$25/issue \$15/issue \$10/issue card \$ 5/issue 56 (May-Oct.) 561-498-93 Linda Solomon Bonnie Siegel Chuck Greenberg Janet Lieberman Terry Steinberg Fred Hirsh Robbie	\$125/year \$75/year \$50/year \$25/year 38 (OctMay)
Upcoming Events Next Board Meeting:		If you would like to contribute to the August issue or consid- er writing a regular byline, please notify the Editor-in-Chief. Please send your information to: bonsdiva@aol.com Linda Solomon at bonsdiva@aol.com		
* Check bulletin board for	Ehrlich Pest Control Ehrlich Pest Control will address interior concerns.			
Want to announce somethin	Please call them at the following number to make arrangements and be sure to let them know you are			

community? Call Linda and place an ad in the GEM.

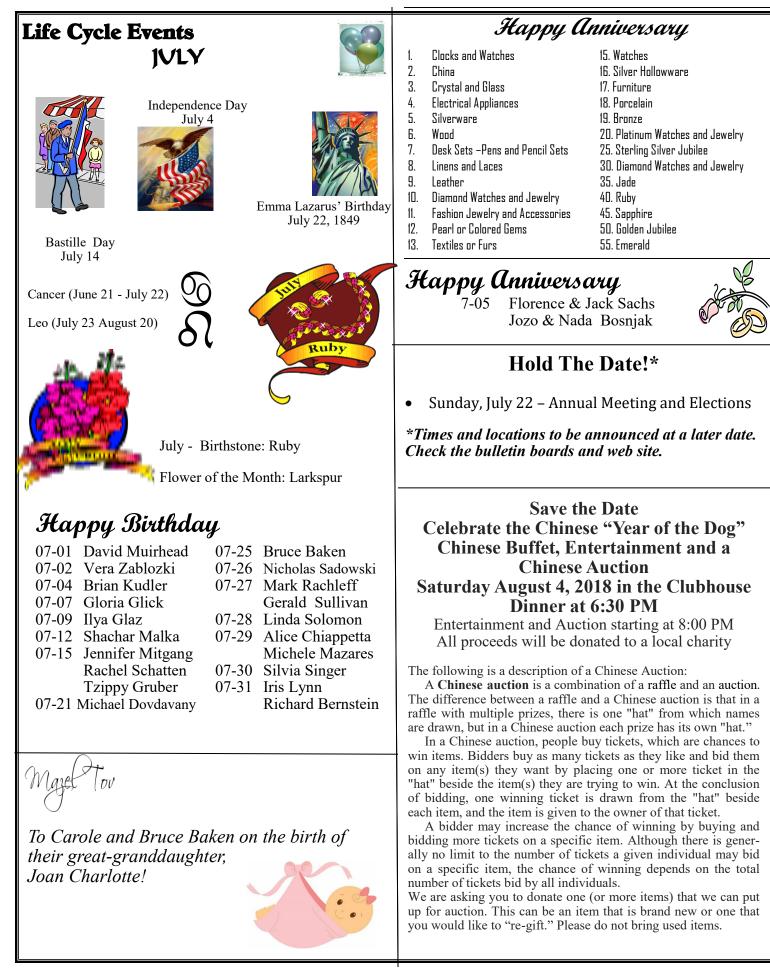
Please call 917-747-8660 or email: bonsdiva@aol.com

DEADLINE for JULY ISSUE - July 25^h

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.

845-239-1871

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



The Treasurer's Report

Submitted by Chuck Greenberg

		Hidden Ridge HOA					
					-		LY
		As of	7/6/2018				
CASH IN BA	NK						
CHASE	Checking		89,900				
	Reserve		140,200	230,100			
Wayne C	Checking		2,600				
	Money Marke	et .	14,000	16,600			
					246,700		229,600
Expenses				LY			
							LY
	Clubhouse		1,500	10,000	Insurance	1,900	800
	Legal Fees		3,000	4,100	Maint Equi		
	Tree Remo	val	3,800	0	Payroll	30,300	32,500
	Roof Repai	r	12,500	7,500	Pool	0	3,900
	Miscellane		33,300	41,700	Water	7,500	
	Refuse Ren	noval	3,800	3,500	Pest Contro		
						106,800	117,300
	Expenses n	nore sless	s> than last ve	ar			-10,500
	Expenses more, <less> than last year Net Income <loss></loss></less>						44,800
	Net Income vs. LY				5,300		
	Net income	- V3. L1					5,500
Resident Balances Due		-	112,000				
Advance Payments			12,800				
Total Due				-	124,800		

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.

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
Petunias	6-26T	Bonnie Siegel
Roses	8-14D	Karen Seltzer

WINNER'S CIRCLE

<u>July 2</u>

Jackie Weiss Stuart Moskowitz Seymour Spiegel Harriet Fox

July 9 Espi Turetsky Karen Seltzzer Bob Turetsky <u>July 11</u> Harriet Fox

Anita Suchoff

Meryl Miles

Esther Seltzer

Karen Seltzer

Meryl Miles

July 4

<u>50-50</u>

July 7 - Bonnie Siegel July 14 - Nella Velasco

The Hidden Ridge HOA Board would like to thank Chuck Greenberg for his years of service as a Director | Treasurer on the Board. We know he will continue to serve the Hidden Ridge Community in the future!

IMPORTANT INFORMATION

From Robbie Schecter and Lenny Kirschenbaum

EMERGENCY, MAINTENANCE & VENDOR CALL LIST

(tear off this column for future use)

Many Hidden Ridgers have been calling HOA President, Bonnie Siegel and/or Property Manager, Lenny Kirschenbaum with emergency, maintenance and private vendor issues. We have compiled the call list below to assist all residing at Hidden Ridge in directing your calls appropriately. We appreciate your concerns, but your needs will be more quickly and efficiently addressed by calling for emergency services and vendors directly.

1. FOR TRUE EMERGENCIES, CALL 911.

This includes police, fire and medical emergencies. Additionally, you can reach State Police: (845) 292-6600 and the Monticello Sheriff's Office: (845)794-7100.

2. For pest control:

HR has a contract that includes home interior service. Call Ehrlich Pest Control (845)239-1871 to make arrangements, and be sure to tell them that you are a member of the Hidden Ridge HOA.

3. For TV or internet service:

If your provider is Spectrum (Time Warner Cable) call (855) 707-7382. If you use another provider, your recent bill should have a current phone number.

4. For power issues or outages: Call NYSEG: (800)572-1131.

5. To report a stray or loose dog:

Call Town of Thompson Dog Control Officer, Nancy Marinchak (845) 796-4237.

6. For Hidden Ridge maintenance issues:

(Cul-de-Sac/street light outage, issues with gutters, retaining walls, general maintenance, etc.) please complete a Maintenance Request Form and place it in the Maintenance Box attached to the bulletin board near Friedman Road entrance.

7. For sewer problems and/or water issues: Contact Bonnie Siegel (917) 969-9646.

Need firewood? See Mike Bauer.



The Poet's Corner



Once Glorious Catskills

Let us celebrate century of life at singular places Lusty pursuit of leisure, lavish hotels/ Borscht belt retreats

Regular folks, celebrity clientele revel/comedians mock merriment

Spectators salivate gourmet banquet, devour pickled herring, lox platters

Let us celebrate/let us mourn once thriving culture!

Let us lament Catskills/observe catastrophic decline ... Piles of rubble, cement, discarded cable/modern day ruins...

Let us mourn moldy cathedrals/ glamour demolished Once glorious Catskills/now behold ashrams, Yeshivas, yoga retreats!

Let us sit Shiva, witness grand broken embryonic cage Roll call the Hotels... Pines, Grossinger's, Brown's, Kutcher's, Concord, Nevele

Mammoth drained swimming pools, empty coffins lined with graffiti...

Let us sit Shiva, view water drips echoing silence inside Let us lament, view dry leaves echoing neglect outside.

Now let us strive anew/celebrate evolving transition, revive rollcall...

Museum at Bethel Woods, Monticello Casino Raceway Hurleyville Arts Centre, Resorts World Catskills, Veria Spa Cure Ayurveda Wellness Center

Let us celebrate renaissance/radiant pearl tinged magnolia trees

Rediscover beauty amidst ruins/once glorious Catskills!

Janet Lieberman May 16, 2018

A MESSAGE 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 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.

ALLAN'S ALLEY submitted by Allan Mevers



THE AGE OF REASON!

My mother was born on Henry Street, on the lower East Side, early in the 20th Century. Nobody really knows the exact date that she was born. My grandfather said that mom was born when the bells where ringing on New Year's Eve. So, she was either the last birth of the old year or the first birth of a new year. There was no official birth certificate at that time.

Mom celebrated her birthday on the first of January, since it automatically made her a year younger. And I am sure that she shaved another year or two off of her age. Mom's mantra was "the best years of a woman's life were between the ages of 29 and 30."

When Social Security came into effect, my mom needed affidavits from friends and family plus school records from Washington Irving High School to prove her age. We were never sure even those were correct.

My paternal grandmother, Grandma Meyers, declared she was 49 years old at my father's 50th birthday party. When Grandpa passed away at age 86 years of age, grandma had engraved age 83 on his tomb stone. She did not want her friends to think that she was older than they were.

Last year I wrote about my baseball acumen. It was about the Phillies baseball scout that I was waiting for. At the end of the article I wrote, "It's been 60 years and I'm still waiting."

Bob Cole, after reading the article, wanted to know how, if both of us were born a month apart, how come I'm now 10 years younger than he is?

It's not that I'm bad in math. Actually I teach a math course at the College of Staten Island (CSI). The answer is easy. "Tradition!"

Welcome New Neighbors



Owner:

Mariano Ambroselli - 198 HR Drive

Renter: Susan Altbach

30 HR Terrace

FROM THE PEN OF.... Peter Morello



730 Montague Street - Part I

ou know what I'm looking for in these deals – just tell me the cap rate. Okay, so it's five-point five percent – that sounds good. Alright, so it's a twenty unit tenement, five stories and rent stabilized with an asking price of three point two million. It all sounds fine with me. Now, I'd

like to see the property..."

David Swenson had been down this road before. He was a fast-rising real estate investor who was snapping up as many properties as he could afford in his native Brooklyn. He had named his company "Swenson Associates" and was very bullish on the long-term prospects of the many still blighted neighborhoods in Brooklyn and he now had an opportunity to buy in Bushwick where he had grown up. The prospects were good for the future and he wanted to get in on as many deals as possible before prices reached levels that couldn't be supported by below market rents that rent stabilized buildings were characteristic of.

David was engaged in a telephone conversion with his longtime broker, Mark Whitelaw, and was anxious to get going before someone else snapped up the property in this hot market.

"So, Mark, give me the address and I'll swing by as soon as possible. I'll give it a quick once over and discuss it with my partners and get back to you as soon as possible. No use waiting for someone else to beat us to the finish line, if you know what I mean."

"Dave, the address is 730 Montague Street." There was a long pause on the other end of the phone and for a moment Mark thought they had been disconnected. "Dave, are you there – Dave?"

David's thoughts seemed frozen -730 Montague Street. He had heard the address clearly but wasn't sure if this was real or some kind of dream. A million thoughts flooded his head at once all jumbled together and seeming as one thought. He felt somewhat confused by hearing the address yet wasn't surprised given that the neighborhood was changing and slowly gentrifying.

"Yeah, I'm here, Mark. Yeah, I got it – 730 Montague Street. Got it. That's in Bushwick."

"Oh, you're familiar with the building," Mark inquisitively asked."

"Well, yeah sorta," David replied. I'll go and see it this afternoon and get back to you tomorrow and let you know if my partners and I are interested."

"Okay, David, but I think it's a great investment and you will want to add it to your portfolio. I mean, it's all rent stabilized but the true potential of this property can be unlocked and it can be very profitable in the long run. Vision is what it takes."

"Alright, I'll get back to you after I see it. Take care."

David felt a cold sweat forming on his brow. He knew he had to go see the building but was dreading it from the moment he had heard the address. He knew he had to get over this and the sooner the better. He decided to go right after lunch and was going to go alone.

He had done exceptionally well over the years having formed Swenson Associates fifteen years ago and he and his partners had accumulated a portfolio of properties that anyone would envy. There were apartment buildings of all sizes in Brooklyn and Queens, commercial properties that had class "A" office space that was for mostly medical businesses and even two shopping centers with some high-end retailers. He lived in a four-bedroom split level home in Larchmont with a three-car garage and swimming pool all set on over an acre of land. His two daughters were away in college and doing well and had managed to escape a lot of the normal pitfalls of being teenagers and young adults. He and his wife, Marilyn, had been married for twenty-two years and by all accounts got along well and she greatly appreciated the life style she was afforded having come from a modest background in Flushing, Queens. Life was good – real good.

David wasn't particularly hungry and just picked at his turkey sandwich. He thought it best to just go to Montague Street and see what he already knew was waiting for him.

He pulled out of the driveway of his office building in Rye to take the journey to Brooklyn over what he expected to be traffic clogged roadways. As his Lexus slowly crawled on the highway, he was nervously tapping his fingers on the steering wheel anticipating what he would find down on Montague Street.

Bushwick had been downtrodden for so long and he wasn't anticipating anything but a building that was run down and that maybe needed a lot of work. Nonetheless, it could prove to be a good investment no matter that all the apartments we rent stabilized. He and his company had become specialists in following a formula to "unlock" the potential in such buildings. Taking tenants to court for so called "lease violations" or owing modest amounts of back rent all with an eye towards having them give up the apartment so his company could renovate and charge market rate rents and greatly increase the value of the property. David knew that the area was ripe for gentrification and wanted to be in on it before prices went through the roof.

After ninety minutes of traffic induced stress, he slowly turned down Montague Street and quickly came upon number 730. As luck would have it, there was a parking spot right in front of the building next to several overflowing garbage cans that were covered with flies. As he slowly got out of his car, he looked up and down the street and over his shoulder before slowly approaching the front step. He hesitated at the bottom step and looked up at the five-story walkup building. The building appeared tired looking with a solid metal front door that had a small rectangular window that was scratched and had graffiti on it as well as the rest of the door. The three steps were made of cement and were badly cracked and needed replacement to say the least.

The street was filled with the laughter and screams of children, honking horns and intimidating looking people lurking in front of several buildings. There was garbage on the ground in front of the building and the streets revealed the detritus of many people living in a tenement filled neighborhood. Nonetheless, after twenty-eight years he beamed with pride now that he was standing in front of his childhood home where he was born.

He walked up the front steps and saw the intercom system on the left side of the door. The door was slightly ajar and the lock was broken and he decided to go inside and look around and see what he might be getting himself and his partners into. He carefully pushed the door open and he was hit with the slight odor of urine. There were four worn marble steps in front of him with another door at the top of the steps. As he entered the tiny vestibule, he looked at the mosaic tiles on the floor that seemed in remarkably good condition for a building built in 1913. The ceiling had a circular florescent bulb that was surrounded by a plaster medallion. The walls were thick with paint and also had decorative *Continued on page 8*

Continued from page 7

plaster moldings that revealed the original beauty of the building. He slowly made his way up the marble steps and carefully opened the unlocked door and entered the dark hallway that revealed no traces of the smell of urine. The hall was quiet and the floor was clean and had the appearance of having been recently mopped. There were four apartments on the first floor and as Da-

vid kept walking down the short hall he was hit by the pleasant odor of cooking wafting from the apartments. David instantly felt the pangs of hunger coming from the pit of his stomach.

As he reached the end of the hall, he made a right turn and started to climb the stairs to the second floor. He quickly reached the second floor and could hear the faint cries of a baby coming from the third floor. He stood in front of apartment B2 – his family's former apartment.

The door looked the same with the same decal for the apartment designation above the peephole. He stared at the apartment number for several seconds and ran his left hand over the number and down the door, finally resting his hand on the doorknob. He fingered the doorknob rubbing his hand over the cold metal and finally turning the knob slightly as he had done an infinite number of times before. The knob turned freely and he turned it slightly more and the door popped open slightly. David thought it strange that an apartment door should be left open in a neighborhood that had more than its share of danger.

"Hello," David called out as he placed his head near the slightly opened door. "Hello, anyone home," he called again without an answer. He opened the odor somewhat more and stuck his head inside. The apartment seemed empty as he fully opened the door and found himself staring at what his mother had always referred to as a "railroad" apartment. From the front door you could see clear to the window of the one bedroom in the back of the apartment. The bathroom, kitchen and living rooms were to the right of a long hallway than ran to the bedroom. He walked inside and stood in the foyer – looked to the right at the bathroom - walked a few feet ahead and saw the same tired looking kitchen to the right. Ahead and also to the right was the spacious living room and straight ahead was the sole bedroom. He had never seen the apartment devoid of furniture and it appeared quite a bit larger than he had remembered it when he lived there with his parents.

He waked into the bare kitchen with its built-in wood cupboard, linoleum floor and cracked plaster walls. There was no refrigerator and he stood where the refrigerator would have been, placed his back against the wall and surveyed the room. A fluorescent fixture with two circular bulbs that produced a weak light and noticeably hummed, lit the room. The curtains framing the solitary window were torn and heavily stained. He leaned against the wall and began to feel dizzy and somewhat nauseous. He slowly sank down until he found himself sitting on the dirt encrusted floor. He brought his knees to his chest and put his head on his knees as his dizziness increased. His thoughts began to drift back – way back in time.

Reminders from the Board of Directors

Barbeques: Barbeques may not be used on any front lawn and emptying coal on any common area is prohibited. (A fire extinguisher is recommended nearby.) You may use the barbeque away from your unit in the rear of your house. Never leave a barbeque unattended.

Outdoor Furniture: May be left on the grass areas. However, please move it to allow for lawn care from our maintenance crew/landscapers. Please do not leave outdoor furniture outside during the winter months.

<u>Wood</u>: Stacking of wood for your fireplace is permitted. **Do not stack the wood against your house or vinyl siding.** A distance of 3 feet is recommended. A wood holder is recommended.

Dogs: All residents (homeowners and renters) are to register their dogs (including service dogs) 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

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, dogs on leashes, no dogs at the pool, avoiding excessive barking, etc.

Landscaping: Each homeowner is responsible for the landscaping within the 3 $\frac{1}{2}$ feet of their unit in the front, back and sides (if an end unit). The common grounds of our community will be maintained by the maintenance crew. If a homeowner wants to exceed the 3 $\frac{1}{2}$ feet, they need approval from the Board.

Flushing: Do not flush anything but toilet paper down your toilets. **Cottenelle or other freshening wipes** will clog the sewer system and will disrupt the flow of sewerage from the community. We have had problems where wipes, sanitary napkins and per towels have caused problems for homeowners.

Bulk Garbage: Please do not put furniture, old appliances or large items in or next to the dumpsters. The dumpsters are for household garbage. If you need a bulk pick up, please arrange to have them carted away by the delivery people or by call Thompson Sanitation at 845 796 1032.







Get Well Wishes

Sue Mc Mahon

Wishing all a full and speedy recovery

Barky's Corner

SERVICE DOGS

The Board has recently learned that people are bringing their dogs into the pool area. No dog, except a service dog as defined by the ADA trained to assist a disabled person with a specific task, is permit-

ted to be in the pool enclosure or on the pool deck at any time.

Emotional support, companion, therapy and/or comfort dogs are not service dogs under the ADA and are not permitted on the pool deck or within the pool enclosure at any time for any reason.

No dogs are permitted in the pool at any time for any reason.

If the Health Department finds or learns of any dog, other than a service dog, being in the pool. on the pool deck or in the pool enclosure, the HOA may have its pool permit revoked and may be subject to fine. If the HOA's pool permit is revoked, the pool cannot be used.

No one, other than HOA staff should enter the pool area during the winter months. Snow and ice are not cleared from the pool deck. Anyone in the pool area during the winter runs the risk of falling on the snow and ice or into the pool and sustaining serious injury and/or causing significant damage to the pool and/or pool decking.

Several surveillance cameras showing the entire pool area are in operation at all times.

Anyone found bringing a dog, other than a service dog, into the pool area will have their pool privileges suspended.

Upcoming Events at Hidden Ridge

July 21 – Casino Night

- July 28 No Activity Scheduled
- August 4 Chinese Buffet, Entertainment and Chinese Auction
- August 11 Rob Falcone (Comedian) and Singer (TBD)
- August 18 Name That Tune
- August 25 Midnight Image Band
- September 1– End of Summer Pool Party (details to follow)
- September 2 Labor Day Dinner and Show (details to follow)

(Be sure to check our website, bulletin boards and emails for updates)

Collection for the 2018 holiday greetings began in January. There are two more opportunities this year to share your greetings with your neighbors. If you have not already done so and 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. We look forward to seeing your names listed here again in September!

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 6 Hidden Ridge Terrace, Monticello, NY 12701

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



Hydrate and Drink to Health.

By Terry Steinberg

This past weekend was the first weekend and the beginning of the July Fourth week long celebration for many of us at our country escape - Hidden Ridge. Along with beautiful summer weather came extreme heat and humidity! Under these conditions, it is most important that all of us and our pets practice the daily intake of proper hydration. It is difficult to overhydrate but often we aren't thirsty, we are only taking small sips thinking it is sufficient, a lack of sweating causes us the false impression that we don't need to drink and so we aren't really getting enough fluid.

Water is of major importance to All living things, some organisms up to 90% of body weight and up to 60% of human adult body is Water.....thus it must be replenished at all times.

Water is essential, not only for hydration; but, it is imperative for blood, skin, and brain functions. It regulates body heat; is vital for the digestion system, and all-our cells functions. SO, be sure to continue to always hydrate! Below are simple habits to follow optimal health:

1. **Drink** at least 8-10 8 oz. glasses of water . (Other fluids are fine, like herbal teas or non-sugar flavored waters, selt-zer or club soda okay but carbonation can be "gassy."

2. **DO NOT include caffeine drinks and alcohol in your intake.** These DEPLETE YOUR FLUIDS

3. **CARRY** a bottle with you that shows how much you have consumed daily so there's no guesswork or use a specific drinking cup

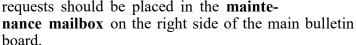
4. Remember, **be extra attentive** to your fluid intake. during hot weather and physical activity

5. ENRICH YOUR DIET IN ALL THE DELICIOUS SUMMER FRUITS AND VEGETABLES that you know have high water content. (watch sugar in fruits - veggies are best)

And let's all drink WATER - TO GOOD HEALTH!!!!!

MAINTENANCE REQUEST FORMS

ALL requests for exterior maintenance must be written on Maintenance Service Request Forms. Use one form per request. Copies may be picked up in the pocket envelope on the bulletin board. All , requests should be placed in the mainte-



If you have any questions regarding maintenance, please contact Lenny Kirschenbaum or Bonnie Siegel. Enclosed is a copy for your convenience. Thank you.

HIDDEN RIDGE ATTIRE

Wear your Hidden Ridge wardrobe around town and show your pride in our community!

Hidden Ridge T-Shirts:

Navy blue cotton tee shirt in sizes Small - 3X All sizes: \$10

Hidden Ridge Polo Shirts:

White piquot with HR logo in sizes Small -3X S-XL \$16; 1X-3X \$18

Hidden Ridge Sweatshirts:

Navy blue zippered hoodie with 2 pockets sizes S-3X All sizes: \$20

Most Sizes STILL Available!

Submit your order to Bonnie Siegel, 6 HR Terrace or pick them up at our Annual Meeting, July 22, 2018



Important Reminder about the Gates

- Please do not give out your entry code for the gates.
- All owners will receive an entry code and one remote for the gates.
- If you are renting your unit, please do not provide your entry code and remote to the tenant. The tenant will be assigned a separate entry code and will be provided with a remote upon payment of a \$25.00 deposit that will be refunded to the tenant when the tenant returns the remote. Tenants can

obtain a remote for the gates from Lenny Kirschenbaum who will collect the refundable deposit.

 Delivery people (FedEx, UPS, USPS, etc.) and utilities (Verizon, Spectrum, NYSEG, etc.) have been provided with a separate entry code. You do not need to provide them with your entry code. Emergency services such as ambulance services, Monticello Fire Department, Sullivan County Sheriff's Department have a special method for opening the gates.

MEET THE CANDIDATES

It is time to hear from the candidates to the Board for open positions for the term of 2018-2019. There are presently four candidates for four positions. Here are their blurbs in alphabetical order.

Brian Kudler

My name is Brian Kudler and I am pleased to run for a position on the Hidden Ridge HOA Board of Directors.

My husband, Eddie Erlich Kudler, and I have been homeowners in our community since 2006 and we have both been active members of Hidden Ridge because we care deeply about



this community. It's not about the dollars and cents value of our properties, but rather the fact that we wanted a "life style" of beauty and pleasure in the Catskill Region.

For this reason, I am committed to the continued vitality and the future viability of our community at Hidden Ridge. Over the years, Hidden Ridge has gone through many changes and transitions and it will continue to do so. When the original owners bought here, both the Concord and Kutsher's Hotel were still open and many of our homeowners had memberships there and depended on their facilities for leisure and entertainment. Many original homeowners were weekenders, like myself, and used their homes throughout the year.

Later on, as many homeowners retired, they transitioned into "snow birds" spending summers at Hidden Ridge and going home to Florida or other places during the winter. Today we have a mixture of not only snow birds and weekenders, but also many full-time residents who call Hidden Ridge home all year round.

This presents many challenges and oftentimes conflicting needs, which we as a community need to balance. I have seen that over the past year our board has been attempting to balance these different needs. I believe they have done a remarkable job and I feel that I can be an asset to this board in their endeavors.

One qualification that I possess is that I am not afraid to admit that I don't have all of the answers, nor are my opinions the last word on a subject. I am most willing to listen to others opinions and perceptions and needs and work with others to make a good, rational and honest decision for the benefit of all.

For the past 25 years I have worked as an owner in my family business, so I understand all of the issues of revenue generation, expense management, employment issues, growth and long-range planning, insurance, etc. I believe this will be of great benefit to me as a board member and will help me make a positive contribution to the board and our community.

Over the past 12 years, I have volunteered for the community in many areas, including at social events, the Long-Range Planning committee under the direction of Fred Hirsch and most notably with the "Water Commit-

tee" along with, Lois Mondschein, Robbie and Stan Schechter and Rhoda and Ed Hertz. This committee was independent of the board and was organized to "get to the bottom" of the polluted and contaminated water being supplied by Crystal Water, then wholly owned by the Kutscher family. By putting the pressure on the NY Board of Health, Crystal Water and the NY State Public Service Commission, we learned that our water supply was connected to the polluted Anawana Lake, that the water system was not properly disinfected, managed, or maintained. Because of our efforts, Crystal Water was forced to sever our water supply from the lake and connect us to a clean active well and also upgrade some of the facilities. Since then our community has had consistently good clean and safe water. As members of this committee all of us were tasked with different "jobs" to do and we got together regularly and reported to each other and we then strategized for further action. I feel that for the most part, we all worked well together and listened to each other, which is key when being a member or any organization.

I am very proud of the work we all did and what we accomplished. Of all of the activities I have volunteered for, none, in my opinion, was as important as being a member of the Water Committee.

My other general qualifications are as follows:

I have a Bachelor's degree in Economics. I have a JD and Master of Laws degree and worked as an attorney in general practice including areas of corporate legal compliance. I have volunteered for many different and varied organizations over the years including: The Whitman Walker Clinic (Buddy for Person with Aids) of Washington, D.C, Congregation Beth Mishpachah Rabbinic Services, Research Committee, The Gay Men's Health Crisis of NYC and the GLBTQ Community Center of NYC., Youth Leader for Congregation B'nai Israel of Staten Island USY Chapter, Congregation Beth Simchat Torah Community Chorus, etc.

All of these experiences demonstrate my dedication and willingness to building and improving the communities to which I belong and whether or not I am elected I will continue to do so for our Community at Hidden Ridge.

Thank you.

Ben Lorick

Dear Fellow Hidden Ridgers,

I have had the honor of serving you as a member of the Hidden Ridge HOA Board of Directors for the past two years. When I think of Hidden Ridge, I continue to think of community, continuity, compromise, tradition and transition. As I stated



two years ago, we all could have chosen a more isolated and individual form of property ownership to enjoy the beauty and wonders of the Catskill region. The idea of community really appealed to "city slickers" like my partner Mike, "Magic" and myself. Hidden Ridge has become our refuge from the stress of our city life. We have not missed a weekend despite rain, snow blizzard or unbelievable cold wintry weather! Moving into a community with a strong historical connection to the region and its traditions only added to the appeal of Hidden Ridge. I continued to be fascinated by the many stories of the Catskills fabled past that drew so many to become residents of Hidden Ridge.

While we should always honor the past, I believe that it is also important to embrace the future. We are a community in transition much like the Catskill region. There is evidence of a Catskill renaissance with the opening of the new casino and the YO1 Nature cure center. The question today is how this activity will affect and shape our community? How do we as a community help each other through this transitional process? How do we attempt to ensure that Hidden Ridge is prepared for the future that this transition portends not only for ourselves, but our children, grandchildren as well as prospective new residents?

As a board member we have the legal and fiduciary responsibility to insure the financial and fiscal health, as well as the physical well-being, of our community and its residents. Most importantly as a board member we must be open to the diversity of opinions, needs and concerns of our community members. To this end I continue to believe that we must be as transparent as possible in how we address issues facing our ever-changing community. We must make sure that everyone is heard in a respectful and civil manner. Policies adopted by the board must be implemented fairly and consistently across the board. In challenging times, we must strive to be kind to each other as neighbors. Kindness is the basis for building a strong and vibrant community.

We all have our thoughts as what would best position us to become the ideal community. Sometimes those ideas may conflict with each other or the reality of our financial situation as a community or individual situations as homeowners. That's where the idea of compromise is important as we go forward into the future both known and unknown. We can disagree, but we can disagree civilly. The diversity of our community is our greatest treasure as well as our strength. It is that diversity of experiences, backgrounds, thoughts and opinions that will make us the gem of the Catskills once again.

One of the functions of the board to help us to

Robbie Schecter

Stan & I have been owners here for nearly 13 years. We are long-weekend, year rounders. Being here in every season, I have seen the <u>best</u> & <u>worst</u> of Hidden Ridge. But knowing what the problems are is only a small part of finding



the solutions. It is critical that your Board members have qualifications and experience, as well as the ability to work together to achieve goals. I truly believe I have these attributes. Most of you know that I was elected the the Hidden Ridge HOA Board of Directors two years ago. I am now seeking re-election for another two year term.

Career & Volunteer Highlights

*46 years in health care; 23 as a Dental Hygienist, then back to school for BA/MS degrees, then 23 years as a Speech Language Pathologist.

*As a SLP I supervised and mentored graduate student interns.

*I worked with my nursing/rehab facility administrator and an architectural committee, designing a new facility.

*I served on the Board of Trustees, Temple Beth Sholom, Flushing for 15 years, during which time I co-chaired the Temple Bazaar for 2 years.

*With daughter Jenn, presented a workshop for non Hebrew reading adults, including our booklet of English transliteration of all common ritual prayers. This allowed our interfaith families to participate in services and celebrations together.

At Hidden Ridge

*In 2009-2010 I served on the Safe Water Committee here at HR to rid our water of dangerous chemicals.

*After witnessing excessive bullying during a Board meeting & elsewhere at HR, I wrote my "Let's Stop the Bullyshit" article.

*Served on several HR committees over the years.

*Elected to the Board of Directors in 2016.

Along with other responsibilities, my major focus has been on maintenance, beautification & water quality. My efforts regarding water quality have resulted in gaining access to water testing results and securing testing for lead in our water from 2018 forward. Working with our Property Mgr, Lenny Kirschenbaum, we were able to rid our community of trees, shrubs & tree limbs that could endanger our homes and common areas.

If re-elected, I will surely continue my strong commitment to service, community and achieving positive outcomes.

navigate our differences and guide us as a community towards the best possible solutions to the issues we face today. As a former practicing attorney and administrative law judge and now an educator, I have the experience, temperament and qualities that can be of benefit to our community -both its present and future. I believe that the board should be reflective of the hopes, aspirations and will of the community it serves. We are the servants not the masters of those we serve. I ask for your support as I seek to continue to serve our community as member of the Hidden Ridge Board of Directors.

Bonnie Siegel

I have been a resident at Hidden Ridge since 2005. It has been an honor and a pleasure to serve on the Board of Directors since November 2007, as Secretary (2007 – 2010) and then as President (2010 – present). I have also been an active member of the social /



activities committee, assisting in the planning, preparation and execution of the activities for the community.

My past experience includes 30+ years with the New York City Department of Education as a classroom teacher, staff developer, District and School Administrator and Principal of a school with 900 students in these roles I was responsible for overseeing budgets in excess of \$1,000,000, implementing and running summer school in 28 district schools and then in my own school. In these positions, one needs to be a quick thinker and problem solver.

I'm organized. I am visible. I get things done. I am task oriented and a problem solver. I know how to think on my feet and try to find solutions. If I cannot personally solve the problem, I find out who can do so and contact them, sometimes from 1400 miles away!

There is not one job that I cannot or have not performed at Hidden Ridge- from going to buy supplies for the clubhouse or materials needed to address a maintenance issue to planning the installation of gates at our entrances to reviewing expense patterns and formulating our budget.

There are days that I am busy from early in the morning till late at night whether it is physically doing something for the community or catching up on paperwork.

Over the past 8 years, I have been able to ensure that our board functions, that we work collegially and as a result we have been able to:

- avert a major law suit (\$100,000) that was dismissed due to meticulous records being kept by the Board,
- purchase and install security cameras to deter vandalism and theft
- oversee the installation of the gates at our entrances
- purchase and install a new heater, pump, and filter system for the pool
- renovate the pool deck and the bathrooms
- purchase new furniture for the pool pavilion
- purchase and installation of a new sound system in the clubhouse

- interact with our legal counsel, insurance broker and accountants
- improve the communication to the community - the GEM, email, bulletin board, cul de sac liaisons, yearly directory, revised A to Z Book, user friendly website
- provide a welcome orientation to our new homeowners
- meet with our full time residents to discuss their concerns and preparation for winters at Hidden Ridge
- ensure the continued beautification of our community encouraged cul de sac gardens, gardens at our entrance
- maintain a relationship with Kutshers and now Veria Lifestyles for our water and sewer companies
- establish relationships with Town of Thompson officials - Planning Board, Town Board, Assessor's Office
- organize our records i.e. Insurance certifications, dog registration, next of kin, yearly telephone and address directory

I have been told that the phrase that applies to me is: "If you want something done give it to a busy person." When not wearing my hat as President of Hidden Ridge I am involved in several other volunteer activities- Vice President of a social club in my other community in Florida, member of the Palm Beach County Sheriff's Office Volunteer. I assist in editing three newsletters (one of which is the Hidden Ridge GEM)

I try to be fair in my dealings with all with whom I interact. People seem to think that I know everyone in the community- close – I know 99%!

As our population is changing and becoming more diverse and several people are maintaining year-round residences the board needs to find creative ways of providing for all of our residents. I welcome the challenge and encourage our residents to assist the Board in moving forward.

I hope that my fellow Hidden Ridgers can detect the qualities I possess to continue my work on the Board. I further hope they have experienced a positive change in our community. I look forward to continuing to serve our Jewel of the Catskills.

HIDDEN RIDGE DIRECTORY INFORMATION SHEET

Please complete the following form and return it to Bonnie Siegel at the address above. If previously sent, return this form only if there are any recent changes. Name:

Hidden Ridge Address: _____

Phone:

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.

Alternate Address:

Phone:

____ I want my cell phone number/s included in the Hidden Ridge Directory.

Cell Phone: Cell Phone:

____I want my email address/es included in the Hidden Ridge Directory.

Email Address #1: _____

Email Address #2: _____

Birthday_____

Anniversary _____

Hidden Ridge Directory



The Directory is being prepared for 2018-19. If there are any changes to your listing from last year, please complete the form to the left of this newsletter and submit it to Bonnie Siegel immediately. The new directory will be ready for distribution in the near future.

Going paperless – Hidden Ridge GEM

The GEM is available in color online at our website 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 (6 Hidden Ridge Terrace) or email her at Siegelmath@aol.com:

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

Name

Hidden Ridge Address

Email Address_____

At Hidden Ridge. Come join us for a fun filled night.

501431

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CHMESE MEM

a portion of the proceeds will go to charity

adcost 974

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COST OF BUFFET DINNER - \$12.75 PER PERSON ENTERTAINMENT AND ADCTION IS FREE TO MEMBERS

CONTRIBUTIONS TO THE ADSTION OF NEW & BEGIFTED ITEMS ARE APPRECIATED - CONTAST BONNIE





CHINESE AVCTION

Saturday, August 4, 2018 8:00 PM



Chinese Dinner Menu

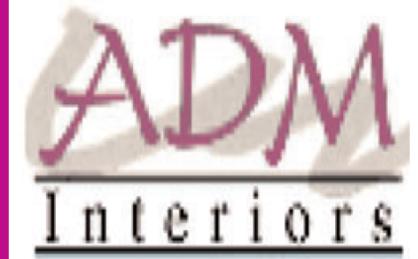
\$ 12.75 per person

6:30 PM

Vegetable Egg Roll Vegetable Fried Rice Vegetable Lo Mein Beef with Broccoli Chicken with Mixed Vegetables Tofu with Vegetables Egg Foo Yung

Reservations and payment for Dinner (open seating) are needed by: Thesday, July 31, 2018 Call Fred at \$45~796~0090 or 0516~639~0238





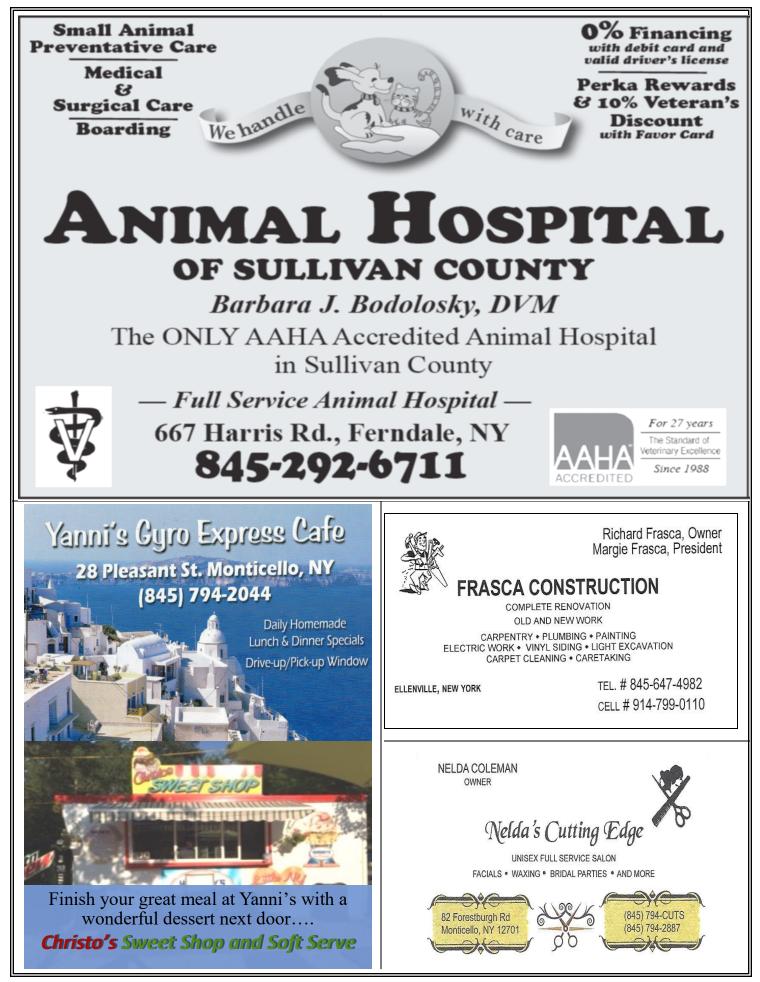
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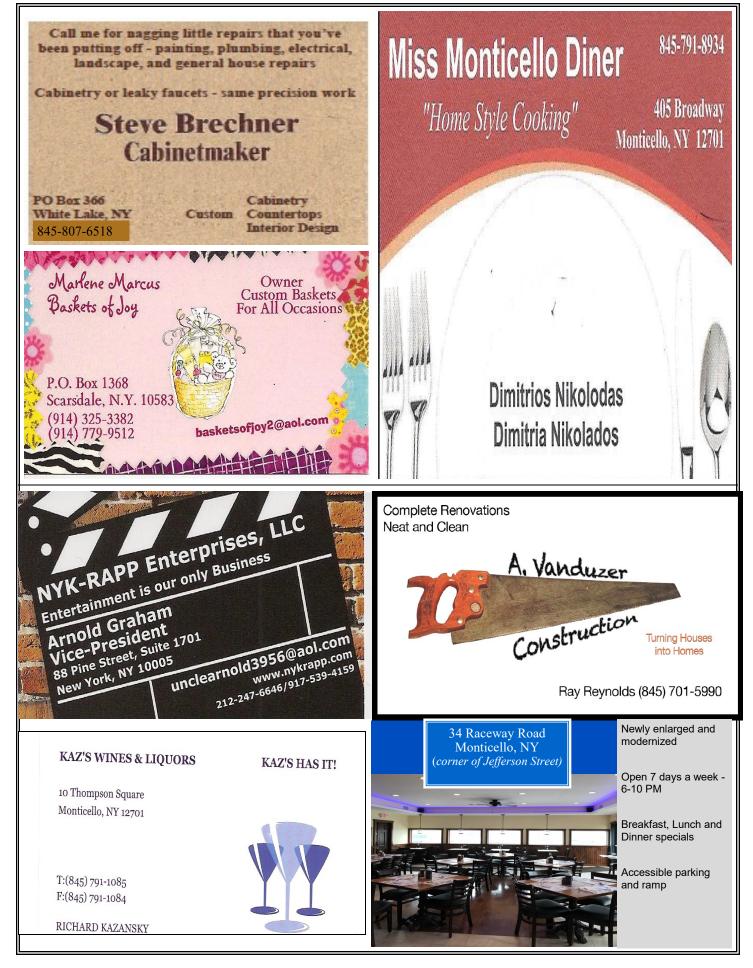
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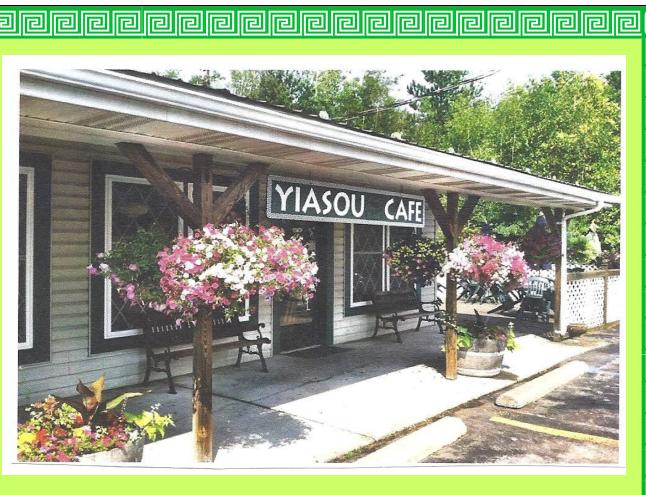
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