The Hidden Ridge GEM

July 2019

Issue 19-03



# The President's Message



Dear Fellow Hidden Ridgers:

- Our Welcome to Summer Event held poolside on June 29th was attended by over 80 residents and their guests, and was a huge success. An afternoon of food, drink and fun was had by all. The "Welcome to Summer" trivia game emceed by d by Warren Berkowitz added to the enjoyment of those who attended. Thanks to all who lent a hand to help us with the planning, shopping, setting up and cleaning up.
- The July 6th BBO Dinner and Just Sixties Show was attended by over 125 residents and their guests, who had plenty to eat and a nostalgic evening reminiscing the wonderful music of the 1960s. These social events do not just happen – there are several people who plan, shop, set up, serve, and clean up who deserve your gratitude for their efforts. Do not take them for granted! I am thankful to the members of the Board and their spouses who usually take the lead in making these events run so flawless. And yes there are a few residents who also jump in and help when they can. Their contributions are greatly appreciated! Those residents who attended received their new Hidden Ridge flashlight (and batteries). If you did not receive vours, check the GEM for the times of the next distribution.
- In our constant effort to make the pool an enjoyable place for all, we recently installed two parallel railings, instead of one, at the shallow end by the steps. Based on the positive comments that were made by our residents, we are planning to install two more on the other side of the shallow end. We will also be adding safety grips on all rails leading in and out of the pool.
- Our maintenance staff has been working diligently to maintain the landscape as well as address the individual needs of our residents. Please be patient. As long as you submit a maintenance request form for each item it will be addressed. *Please do not submit a list of several concerns on one form. Use a separate form for each maintenance request.*
- Elections for three directors will be held this month those candidates who were nominated or filed letters of intent are featured on page 9. At the present time there are three candidates running for the three openings. There may be more candidates running at a later time. We will also be voting on an amendment to our current bylaws. This amendment will pass if there are at least 101 "yes" votes. Remember you can vote in person, or by absentee ballot or by designating someone to act as your proxy. Once this amendment is passed we can begin to look at revising all of our by-laws that were written over 30 years ago- many which are obsolete! With your assistance you can assist our changing community. We need everyone to vote!

#### From the Editor



Hello, Hidden Ridgers,

I hope you are enjoying your summer! There is an activity practically every night in the clubhouse if you choose to participate. And there is that glorious pool with the new hand rails to make life easier for us all. For the most part, the weather so far in July has been cooperative and our big parties - the pool party and the barbeque have been quite successful. If you choose not to participate in any community activities, the Catskills are filled with many promising and exciting activities. As most of you know, I was born up here in Monticello and as a result, I am a big fan. I wouldn't trade one summer for another location! I hope you feel the same. So find something to do and enjoy! Linda

- You will have a chance to ask your questions of the candidates or about the proposed amendment change on July 14<sup>th</sup> at Meet the Candidates and then vote at our Annual Meeting on July 21<sup>st</sup>. Both activities will be in the clubhouse. Bagels and coffee will be served at the Annual Meeting. Please come out and vote every vote counts! I hope that this year we have all of our homeowners having their voices heard at the Annual Meeting.
- I want to thank those residents that have been respecting the Board members (especially me) and our property manager by not calling after normal business hours (8 AM 5 PM on weekdays) with non-emergencies. Calls after hours will go into voicemail; they will be listened to and dealt with on the following business day, unless it is deemed to be a true emergency. We will be more than happy to address your concerns during the day.

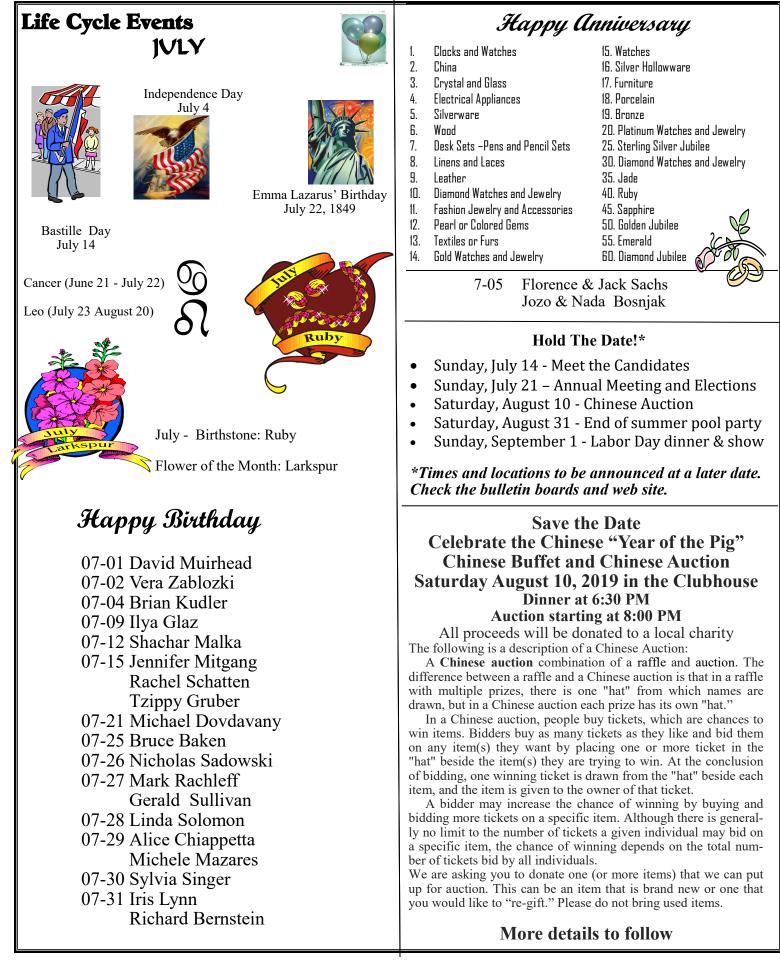
Have a Great July at our Jewel in the Catskills!

Bonnie



2018-2019 Board of Directors	Important Reminder
Bonnie SiegelPresident917-969-9646Ben LorickV. Pres845-423-2801Fred HirshSecretary516-639-0238Warren BerkowitzTreasurer516-972-2099Shelly KleinbergerDirector845-798-3255Brian KudlerDirector917-509-2278Robbie SchecterDirector347-385-4373Hidden Ridge H.O.A. PO Box 190PO Box 190Mongaup Valley, NY 12762 845-796-1800 (ask for Joan Woods)	President Bonnie Siegel reminds all homeowners that a curren 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 certifi- cation forms directly to the Hidden Ridge Office, PO Box 190 Monguap Valley, NY 12762.
<b>Property Manager</b> Lenny Kirschenbaum 845-794-3395	Classifieds
Hidden Ridge H.O.A. Committee LiaisonsActivitiesWarren, Bonnie, BrianAdvertisingWarren, FredAudit, Budget, FinanceWarren, BrianBeautificationRobbieClubhouseShelly, BonnieCommunity OutreachBonnie, BenCul-de-Sac LiaisonsRobbieGEM/WebsiteBonnieGrievanceFredInsurance CertificationsBonnie, BenInsurance MattersBonnie, FredLegal MattersFredLong Range Planning CommitteeFred, WarrenMaintenance of Grounds /PoolBonnie, RobbieDaily Pool & Pool Pavilion Op.ShellySales and RentalsBonnieSanitation and RecyclingBonnie	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    • 1/2 page  \$10/issue  \$75/year    • 1/4 page  \$10/issue  \$50/year    • business card  \$5/issue  \$25/year    Call Linda:  \$45-791-6056 (May-Oct.) 561-498-9338 (OctMay)    GEM Staff  Linda Solomon  Senior Editor    Bonnie Siegel  Contributing Writers:  Allan Meyers, Terry Steinberg, Warren Berkowitz    Guest Writers:  Fred Hirsh, Lenny Kirschenbaum Robbie Schecter    Distribution:  Fred Hirsh, Shelly Kleinberger    If you would like to contribute to the August issue or consid-
Upcoming Events Annual Meeting & Election: Sunday July 21	er writing a regular byline, please notify the Editor-in-Chief. Please send your information to: Linda Solomon at bonsdiva@aol.com
Clubhouse 10:30 Bagels & Coffee will be served 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	Ehrlich Pest Control Ehrlich 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. 845-394-4620 If you have any questions, speak to Bonnie Siegel. Thank you.

DEADLINE for AUGUST ISSUE - July 20<sup>th</sup>



## 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 5 PM or on weekends will be listened to and responded to the next business day unless it is a true emergency. This applies to the property manager as well.

Thank you for your cooperation.

#### HOA and the ROOFS

Submitted by Fred Hirsh Rumors are circulating around the community that the HOA will no longer be responsible for repair and maintenance of the unit roofs. This is simply not true.

A prospective purchaser of a unit at Hidden Ridge may choose not to purchase because he or she was advised by someone in our community that the HOA was no longer going to be responsible for the maintenance and repair of the roofs.

Article IX Section 1 of the Declaration of Covenants, Restrictions, Easements, Charges and Liens makes the HOA solely, exclusively and completely responsible for the maintenance and repair of the roofs. This provision of the Declaration can be amended only by a writing signed by 66 2/3% of the members of the Hidden Ridge Homeowners Association Inc., that is recorded with the County Clerk.

Even if the proposed amendment to the By-Laws is approved and the By-Laws are re-written, the obligation of the HOA to maintain and repair the roofs cannot be changed by the Board alone.

A copy of the Declaration is contained in the Offering Plan. If you do not have a copy of the Offering Plan, the full offering plan plus any amendments to the By-Laws can be found by clicking on the documents tab of the Hidden Ridge web site and then clicking on By-Laws (Offering Plan).

If any member or resident has any questions about their rights as members and/or the obligations of the HOA, please check the Offering Plan or with one of the members of the Board.

#### SELLING YOUR UNIT? PLEASE READ THE FOLLOWING

At a meeting of the Board of Directors, the following was approved:

The transfer fee on the sale of a unit has been increased to \$1500 on all transfers that take place pursuant to contracts of sale entered into on or after November 1, 2018. The transfer fee is paid by the buyer at the time of closing.

If you have any questions about the amount of the transfer fee applicable to the sale or transfer of a unit, please contact Bonnie Siegel or Fred Hirsh.

# **ELECTIONS 2019 ARE COMING!**

By this time all members of the Hidden Ridge HOA should have received the annual meeting and election envelope in the mail. If you have not received the election envelope, contact Bonnie Siegel. This year there will be elections to fill three (3) positions on the Board of Directors. At this time, the following members of the community are running for office:

Warren Berkowitz Fred Hirsh Shelly Kleinberger

There may be additional candidates in the future.

In addition, there is an amendment for your consideration. This proposed

amendment change will assist us to begin the process of revising our documents that are over 30 years old and help bring Hidden Ridge into the 21<sup>st</sup> Century.

We need each member of our Association to vote this year. In order to pass the amendment we need over 101 "yes" votes

If you will not be attending the meeting on July 21<sup>st</sup> in person, you can vote by either sending in an absentee ballot or designating someone to be your proxy.

If you have any questions regarding the elections, come to Meet the Candidates on July 14<sup>th</sup> or contact Bonnie Siegel.

Thank you

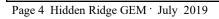
# Get Well Wishes

Marvin Friedman



Wishing him a full and speedy recovery

We need your input! Please complete the enclosed Saturday Night Entertainment and Programming Survey Thank you



# ALLAN'S ALLEY

submitted by Allan Meyers

#### YOU SAID "WHAT?"

Don't know why but I say or do things that upset people. It all started when I was about 3 years old. It couldn't have been when I was 4 since we moved when I was 4 from 85<sup>th</sup> Street to 82<sup>nd</sup> Street.



The first floor of our apartment house

was all stores. The store on the corner of 84<sup>th</sup> Street was an old- fashioned candy store. The type that you'd see on *Little House on the Prairie*. I gave the man a penny and took three pieces of candy out of the sack on the floor. The man grabbed my arm and took one piece of candy out of my hand. I told him I was entitled to three by holding up three fingers. He insisted that I was only entitled to two pieces.

I then calmly had a tremendous tantrum, which drew a crowd. An older boy (about 6 or 7) told the crowd that it was 3 for a penny. The neighborhood kids boycotted his store and crossed the street to go to Jackie Cooper's regular candy store. The other store lost business because of one piece of candy worth about 3  $\frac{1}{2}$  mills.

After the war the OPA allowed some prices to rise. Mr. Mandell banned me from the store because I asked how much a 2-cent plain cost?

In Miss Effie's candy store, I ordered a chocolate soda, (5 cents) and an ice cream cone (5 cents). I sipped off some soda and then dropped the ice cream into the soda. A black and white ice cream soda was made for only 10 cents instead of the store's price of 15 cents. Of course, I was forever banned, but I saved a nickel and had a sugar cone as profit.

During the Blizzard of '48, my brother and I walked 3 blocks in the storm to Mr. Kemptner's candy store. He happily greeted us, since we were his only customers that day. We ordered a quart of ice cream. In those days ice cream didn't come pre-packaged. As Mr. K. began scooping the frozen ice cream out of the tub, he began to curse us. Yup! We were banned.

While in the service I took a date to an ice cream parlor located in Petersburg, Virginia. When the waiter asked what we wanted, I ordered a black and white. He and the customers stared at me and I was sure they were going to lynch me.

No doubt I helped wipe out the candy store industry. But I also caused more trouble.

The local grocer had a sign that bothered me. So I complained to the grocer. The sign read "Mighty Fine chocolate Pudding 7 cents each or 3 for 25 cents." It made no sense. I was, of course banned from his store. But the same thing happened here at Shop Rite. A sign bothered me so I complained to consumer service. The sign read "Nathan's Hot Dogs - regular price \$10 you pay \$9.99 save \$3. She yelled at me and called the manager and security who yelled at me. It's been a while since I saw those people so I can now go there without wearing a mask.

While in service I told the mess sergeant that he made enough food to feed an army. The way he looked at me I thought I'd be on KP forever.

When being introduced to the general, Sgt. Albert said, "Allan truly loves the army." When asked if that was true, I replied that the only reason that I was there was because I was impressed. The general smiled and said, "With a statement such as that, you won't be able to go to Law School because you'll be in the Stockade!"

If you want to be banned from a coffee shop do as I say. When told by the cashier that a container of coffee was raised from 15 cents to 20 cents I

was raised from 15 cents to 20 cents I asked, "I guess coffee prices have gone up?"



#### **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.

#### MAINTENANCE REQUEST FORMS

ALL requests for exterior maintenance must be written on Maintenance Service Request Forms. Use one form per request. Forms submitted with more than one item on it, will be returned for revision to the homeowner. 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.

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



#### **Cul-de-Sac Liaisons** Liaison Cul-de-Sac Numbers

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	Mariano Ambroselli
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	Randi Berkowitz
Petunias	6-26T	Bonnie Siegel
Roses	8-14D	Karen Seltzer

# Welcome New Neighbors



## WINNER'S CIRCLE

June 19

June 24

June 26 Mark Rachleff Meryl Miles Anita Suchoff Hannah Klein Erica Sadowsky Sheila/Sy Speigel Larry Miles Aileen Moskowitz Mark Rachleff

#### Julv 1

Corrine Needleman Mindy Hirsh Aileen Moskowitz Karen Seltzer Larry Miles

July 8

Larry Miles Jackie Kletter Karen Seltzer Mindy Hirsh

# July 3

Anita Sukoff Harriet Fox Natalie Levenson Seymour Spiegel Karen Seltzer

July 10 Karen Seltzer Meryl Miles Carole Baken

## 50-50

July 6 - Miguel Caban

# **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)394-4620 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) 707-7328. 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.

#### FROM THE SOCIAL COMMITTEE

Saturday Nights at Hidden Ridge Please mark your calendars and plan on joining us for these fun filled evenings this summer: July 13 – Comedienne Talia Reese and singer Lumiri Tubo July 20 – Casino Night

July 27 – Dancing to sounds of the Midnight Image Band August 3 - TBD

August 10 - Chinese Auction

#### **DOG REGISTRATION**

**Terry's Fitness** & Health Corner



#### A Faster Metabolism - At Any Age! By Terry Steinberg

Although genetics and age both play a role, recent studies suggest you have something to say over how well your metabolism - which involves your body's ability to break down food into "useable energy" -functions. Begin to think of our body as an engine - your metabolism is the rate at which you engine runs. By making adjustments to some key elements below, you can actually begin to rev up your engine. Many of these you probably already know (from my articles in the past, health advice from people like Dr. Oz, etc.); but, you must commit to trying these 5 suggestions seriously!

- 1. <u>Eat early</u> Never skip breakfast and go hungry. Your brain senses you need food since your stomach is empty from the night before and it holds on to the fat cells stored instead of helping to burn it off. This makes sense!
- 2. Eat often Yes. Small meals or healthy snacks every 3-4 hours. Try to include at least 1/4 protein at every meal since protein stimulates cell to help the body's calorie burning mechanism. [Eat wisely - see #5.]
- 3. <u>Sweat off weight EXERCISE</u> Not only does this rev your engine while you are doing it, but research shows you can keep burning calories up to 24 hours after you finish because your metabolism stays elevated. And exercise is even more important after age 40! Move and groove DAILY.

Foods

10 Fat Burning Weight Loss

Best and V





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

• Homeowners and renters are to register their dogs (including service dogs as well as those visiting for a short time) with the homeowners association and provide proof of current rabies vaccination. Please send this information to the office.

All dogs residing in Hidden Ridge for a period of 30 consecutive days must also be registered and licensed in the Town of Thompson. Proof of this license must be presented to the homeowners association. All homeowners shall provide proof the dog is licensed in the jurisdiction in which the dog's primary residence is maintained, if the dog does not reside for a period of 30 consecutive days in Hidden Ridge.

Dog owners are responsible for abiding by the regulations set forth by the Town of Thompson which includes picking up after their dog, walking dogs on leashes, avoiding excessive barking, etc.

There is a limit of 2 dogs per unit. If you have more than two dogs you MAY NOT replace the extra dog(s) as you lose them.

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

#### **Guests and the Gates**

#### All guests and other visitors (deliveries, etc.) must enter through the Old Liberty Road entrance

- Your guest will scroll to your name on the telephone access pad.
- There are instructions on the screen for the telephone access pad. Your guest will scroll the A-Z listing to your last name. Your guest can "Push Call." The dialer (gate) will dial the phone number that is associated with you
- Upon answering your phone (and speaking to your guest) you will press 9 on that phone and the gate will open.
- FYI The phone number of the gate is (845) 794-0681.

Please be aware that the several of our regular vendors (US Post Office, UPS, FedEx, Time Warner Cable, etc.) will receive either a four digit access code or a remote. Emergency personnel will have a siren sensor for access.

If you have any questions, please contact Bonnie Siegel (917-969-9646) or Lenny Kirschenbaum (845-794 3395)

#### Submitted by Warren Berkowitz, Treasurer

#### Financial Status – as of June 30, 2019

	June 2019	June 2018	\$Change	% Change
Chase Checking	75,311.07	79,921.44	-4,610.37	-5.8%
Wayne Checking	0.00	2,587.22	-2,587.22	-100.0%
Chase Savings	90,331.44	140,230.49	-49,899.05	-35.6%
Wayne Savings	26,294.49	13,014.44	13,280.05	102.2%
Chase CD	50,000.00	0.00	50,000	100.0%
Total	\$241,937.00	\$235,753.59	\$6,183.41	2.6%

#### Profit and Loss Statement with Previous Year Comparison

	May 1 – June 30, 2019	May 1 – June 30, 2018	\$Change	%Change
INCOME				······································
Assessment	6,000.00	0.00	6.000.00	100.00%
Late Fees	400.00	550.00	-150.00	-27.3%
Maintenance Fees	105,000.00	97,500.00	7.500.00	7.7%
Other Income	74.00	149.00	-75.00	-50.3%
Rental Fees	2,500.00	3,500.00	-1,000.00	-28.6%
Transfer Fees	1,500.00	975.00	525.00	53.8%
TOTAL INCOME	\$115,474.00	\$102,674.00	\$12,800.00	12.5%
EXPENSES				
Bank Charges	-12.00	27.00	-39.00	-144.4%
Billing/Accounting	1000.00	2000.00	-1000.00	-50.0%
Cable/Phones	569.98	658.52	-88.54	-13.5%
Clubhouse Expenses	20000			
Maintenance	584.01	1652.05	-1068.04	-64.7%
Meeting Expenses	0.00	1266.08	-1266.08	-100.0%
Electricity	1389.34	1,988.93	-599.59	-30.1%
Heating and Gas	1843.10	0.00	1,843.10	100.0%
Insurance	4,260.19	1,904.75	2,355.34	123.7%
Legal Fees	552.50	3,024.31	-2471.81	-81.7%
Maintenance			<	
Gas	934.30	1286.88	-352.58	-27.4%
Gate Maintenance	0.00	519.48	-519.48	-100.0%
General	3,735.85	25,169.01	-21,433.16	-85.2%
Paving	16,000.00	0.00	16,000.0	100.0%
Roof Repairs	16,014.30	12,525.00	3,489.30	27.9%
Maintenance Equipment	531.28	2,935.49	-2,404.21	-81.9%
Equipment Rental	156.60	128.50	28.10	21.9%
Kubota	994.00	0.00	994.00	100.0%
Tree Removal	0.00	3,784.00	-3,784.00	-100.0%
GEM	96.20	115.15	-18.95	-16.5%
Office Expense	1,281.32	318.73	962.59	302.0%
Payroll Expenses				
Maintenance	25,348.00	23,596.00	1,752.00	7.4%
Property Manager	1,100	1,000.00	100.00	10.0%
Payroll Taxes	2,318.99	2,689.31	-370.32	-13.8%
Pest Control	9180.00	9,180.00	0.00	0.0%
Pool Maintenance	1,336.89	41.58	1295.31	3115.2%
Refuse Removal	1,829.78	3,476.82	-1,647.04	-47.4%
Security System	0.00	388.80	-388.80	-100.00%
Water	7,500.00	7,500.00	0.00	0.00%
TOTAL EXPENSES	\$98,544.63	\$107,176.39	-\$8631.76	-8.1%
Net Ordinary Income	\$16,929.37	-\$4502.39	\$21,431.76	476%

# **MEET THE CANDIDATES**

It is time to hear from the candidates to the Board for open positions for the term of 2019-2020. There are presently three candidates for three positions. Here are their blurbs in alphabetical order.

**Warren Berkowitz** - Hello Hidden Ridgers. I would like to share some information about myself as I am running for the Board of Directors.

I have a degree in accounting and I am a licensed attorney in the State of New York as well as the manager of a large corporation.

Î am the past Queens Borough Regional President of B'nai Brith Youth

Organization, past President and Chairman of the Board of East Meadow Jewish Center and I served on the Umbrella social action organization for Nassau and Suffolk County. I am also a motivational speaker and fund raiser for UJA.

My history at Hidden Ridge includes being an owner of my own unit for over 14 years after being a frequent guest since the inception of the community (my father-in-law, Lou Kind, was an early Board member). In previous years, I have spearheaded the tax reduction committee for homeowners of Hidden Ridge; and in 2016 - 2018, I was able to organize and run a number of social functions including the very successful Casino Night, the 60's party night, the mentalism show and I also assisted in the Labor Day Pool Party.

My goals are to focus on financial stability of our community by helping to analyze cost saving methods while maximizing the enjoyment of our community members by developing social functions appealing to the interests of all of our members - and staying out of the line of fire!

**Fred Hirsh** - Thank you to the members of the Hidden Ridge Community for giving me the opportunity to serve as a member of the Board of Directors and Secretary of our HOA for the past 4 years.

Being a member of the Board is a continual learning experience. Living at Hidden Ridge full-time this and last summer has given me the opportunity to



better understand the day to day operations and needs of our community, to meet more of the members and to be available to the members who have questions about our community.

One of the most important issues currently facing our community is the need to re-write our by-laws. Our current by-laws, which were written over 35 years ago by the sponsor and which have not been amended since 1990, are obsolete and contain inconsistent and irrelevant provisions that prevent the Board and the members from effectively addressing current issues affecting everyone in our community. The proposed amendment to the by-laws that you received with the election materials, if approved, will permit the Board to appoint a by-laws committee to review

and re-write our by-laws in a way that will enhance the members and the Board's ability to make the decisions that are needed to make Hidden Ridge a better, more enjoyable community for all who live or visit here.

Much of the work I have done for the community is behind the scenes. I have done a significant amount of the legal work the community requires at no cost to the community. This has resulted in the HOA obtaining judgments against many of the members who owe us money that the HOA is now in the process of trying to enforce.

You have seen and will see me over the grill at the July 4th barbecue trying to keep up with the demand for hotdogs.

I look forward to meeting with you at the Meet the Candidates event on July 14th where I will be able to answer any questions you might have about my experience, qualification or vision for the future of Hidden Ridge.

#### Shelly Kleinberger - Hi,

Hidden Ridgers. My name is Shelly Kleinberger and I live at 185 Hidden Ridge Drive. Once again, I am running for a position on the Board of Directors because I feel I still have something to offer to our community.

My past experience was managing a construction company for 20 years in Sullivan County. I feel that my experience can help me make productive contributions toward the operation of the HOA.



I'm always available to lend a hand when needed, especially for the social committee functions. I am currently on the beautification committee and pool maintenance on weekends. I also help with the distribution of the GEM.

We have a wonderful Board and I look forward to working with them again to keep our community vibrant and enjoyable for all. Thank you for considering my candidacy.

# VOTE YES ON THE PROPOSED AMENDMENT On July 21<sup>st</sup> at our Annual Meeting (or by absentee ballot or by designating a proxy to vote on your behalf)





# 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 21, 2019





Collection for the 2019 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 made out to HRHOA. 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

## A NOTE REGARDING OUR GARBAGE DUMPSTERS

All residents of Hidden Ridge are reminded that garbage is collected on Tuesday and Friday. Household garbage only must be placed in the dumpsters. **Items not placed in the dumpsters will not be collected!** If you are having work done in your unit, please have the contractor make arrangements for disposing of the construction debris. If you have large items such as appliances, beds or furniture, please make arrangements to have the company delivering the new item haul away the old item and the packing for the new item or contact Thompson Sanitation at 845-796-1032



# THE RECYCLING SHED IS NOW OPEN

# PLEASE FOLLOW TOWN OF THOMPSON GUIDELINES

# Short List of Do's and Don'ts of Recycling

<b>Recycling Shed</b> Newspapers tied in bundles	<b>Regular Garbage</b> Cardboard, paper bags, small books, magazines
Brown corrugated cardboard, flattened and tied	Cereal boxes, shoe boxes, soda cartons, etc.
Clear glass bottles and jars	Bottle caps and tops
Plastics	Removed caps
Tin and aluminum food cans	Paint cans, tar cans,

# Hidden Ridge Flashlights

#### Don't Be Kept in the Dark!

On July 6<sup>th</sup>, we started the distribution of the new Hidden Ridge Flashlight (and batteries). Each unit is entitled to one flashlight. The next distribution will take place at our Annual Meeting and Elections on July 21<sup>st</sup>, 2019. After that date please contact Bonnie Siegel or Fred Hirsh.

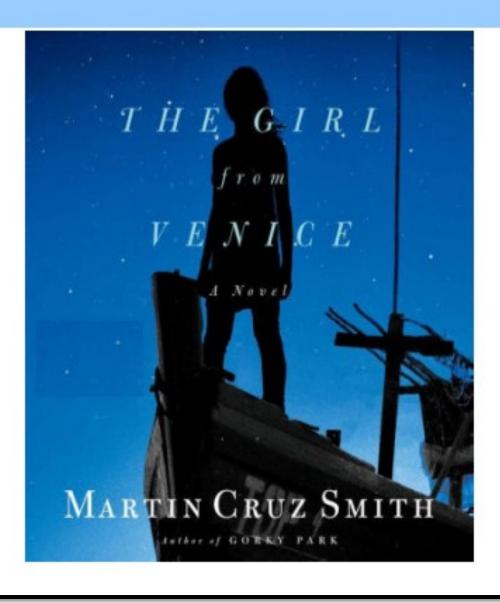
If you would like any additional flashlights, you can purchase them for \$7.50 each.



DIRECTORY INFORMATION SHEET UPDATE NEEDED	HIDDEN RIDGE DIRECTORY INFORMATION SHEET
Have you been receiving emails from the Board of Directors? If you have not, it means that we do not have a current email address on file for you. Please complete the form in column 2 to update your information and return to Bonnie Siegel. If you do not have an email address, please let us know so	Please complete the following form and return it to Bonnie Siegel at 6 Hidden Ridge Terrace. If previous- ly sent, return this form only if there are any recent changes. Name:
that we can form a telephone squad to call you if we have to disseminate information quickly to the resi- dents of the community. All information will be kept confidential.	Hidden Ridge Address: Phone:
A new directory will be published this summer. Thank you for your cooperation.	The following information will be kept confidential. However, it will be included in the Hidden Ridge Directory if you check the appropriate line(s). Please indicate below.
	I want my alternate address/es and phone num-
	bers included in the Hidden Ridge Directory.
Going paperless – Hidden Ridge GEM	Alternate Address:
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>I do not wish to receive a paper copy of the GEM</i> <i>beginning with the August 2019 issue.</i> Name Hidden Ridge Address Email Address	Alternate Address:



The newly formed HIDDEN RIDGE BOOK CLUB will meet on Thursday, July 18, 2019 at 4 PM in the Clubhouse. We will be reading *The Girl from Venice* by Martin Cruz Smith. All are welcome to join.



# At Hidden Ridge.

501431

NIGHT

- Come join us for a fun filled night.
- BLACK JACK, ROULETTE, WHEEL OF FORTUNE HUMAN HORSE RACING & DOG RACING (All for gamblers and non gamblers).

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- No real money used.
- Lots of prizes.
- FREE for homeowners and renters.
- Refreshments served.
- You don't have to be a gambler to enjoy a fun night.

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🛇 🗢 👌 July 20, 2019 - 8:00 PM

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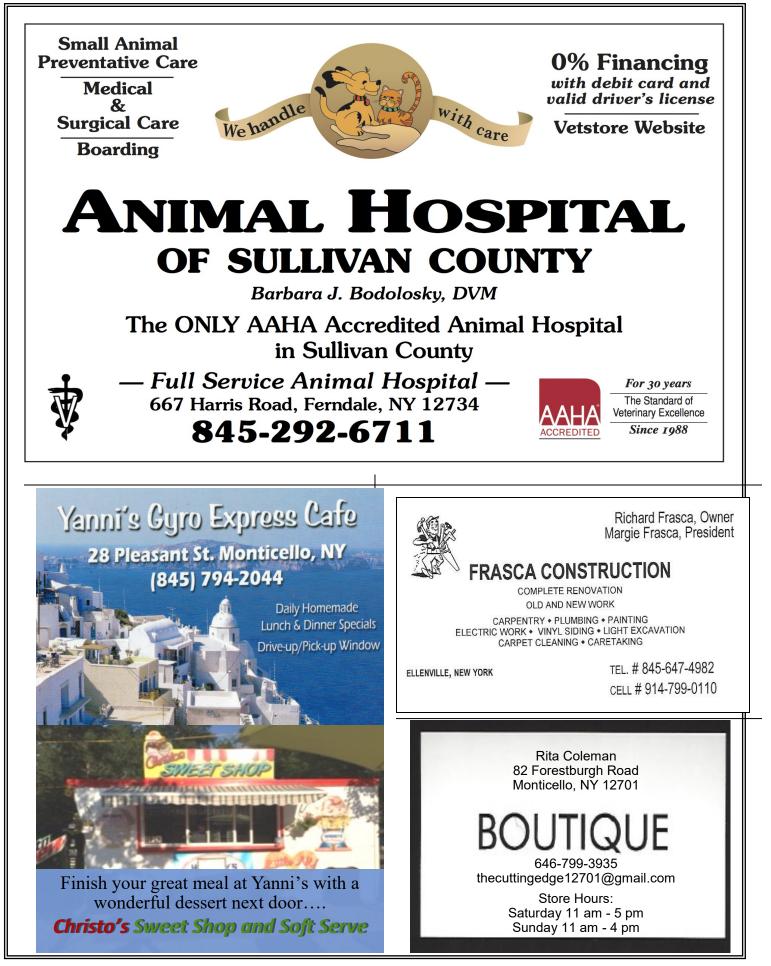
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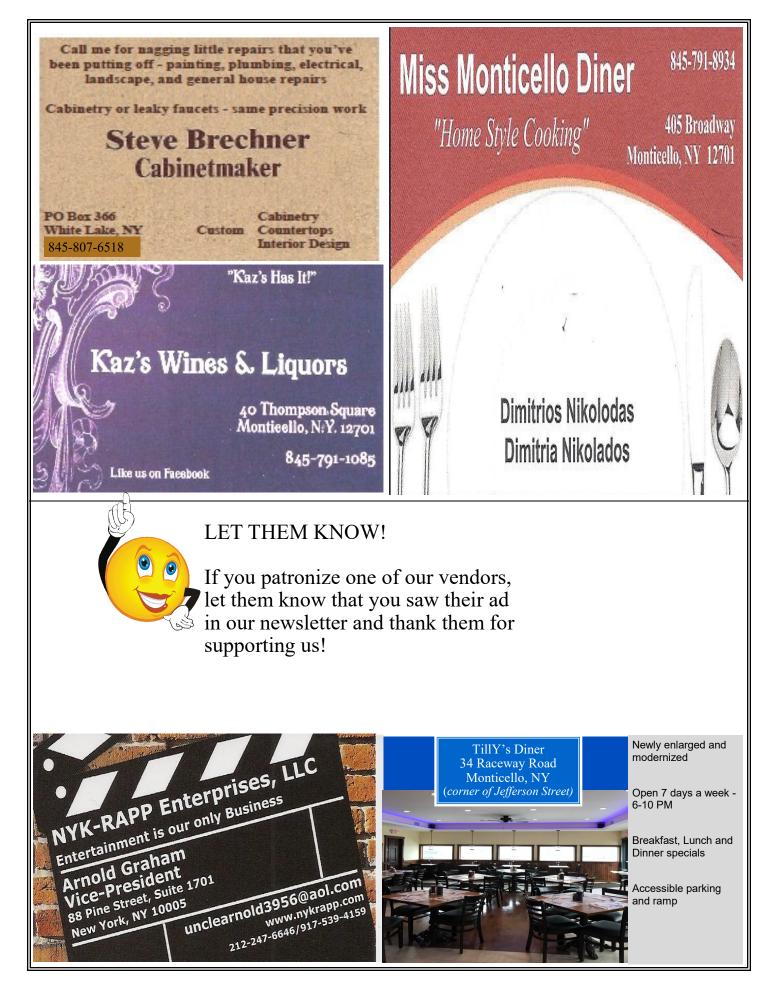
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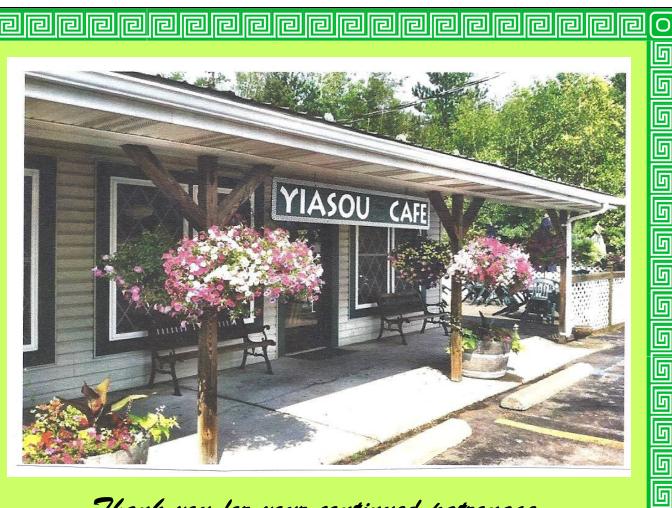
# **BOARDING and GROOMING**

# 89 Rock Ridge Drive Monticello, NY 12701 (845) 791-7444 Fax: (845) 791-7450









Thank you for your continued patronage. It is always our pleasure seeing and serving you in our Café here in the beautiful Catskills! George Poulos

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## Saturday Night Entertainment and Programming Survey

As we are considering a re-evaluation of our Saturday Night programming and entertainment, please answer the following questionnaire and forward your response to Warren Berkowitz warrenb107@aol.com or place your response in the envelope on the door at 28 Hidden Ridge Terrace.

Please note we are not planning to charge any fee to attend the Saturday night entertainment. However, to allow you to better analyze the current and potential costs for any changes to our programming, here are the current costs that are allocated based on this year's budget:

PLEASE ANSWER THE FOLLOWING:

1. Do you want to continue Saturday night entertainment each weekend throughout the Summer as we have in the past? (Current cost is \$7.50 each homeowner each month)

Yes No Comment

2. Do you want to eliminate all Saturday night programming? (Cost savings is \$7.50 each homeowner each month)

Yes\_\_\_\_\_ No \_\_\_\_\_ Comment\_\_\_\_\_

3. Do you want to only have two (2) Saturday night programs (July 4th weekend and Labor Day weekend)? (Current cost would be \$4.00 each homeowner each month, this means a saving of \$3.50 each homeowner each month.)

Yes No Comment

4. Do you want to eliminate some Saturday night programs? (Average cost allocated for non July 4th or Labor Day weekend is about \$ .75 each homeowner each month - you would multiply \$ .75 times the number of weekends you want to eliminate) (I.e. if you want to eliminate two (2) Saturday nights of programming, the savings per month would be \$1.50 each homeowner each month)

Yes No Comment

5. Do you want to increase the budget to enhance the quality of the Saturday night entertainment? This would be hard to quantify, however if we wanted programming during the summer of the similar quality as the July 4th weekend and Labor Day we would have to increase monthly maintenance by about \$3.00 each home-owner each month for each night we want to enhance.

Yes\_\_\_\_\_ No \_\_\_\_\_ Comment\_\_\_\_\_

Please use the back of this form to add any suggestions for different types of Saturday night entertainment and programs that you would like to see at Hidden Ridge.

*I hope this is not too confusing, please answer as best you can and contact me with any questions you may have.* 

Thank you for your participation.

Name (optional)\_\_\_\_\_

Full Time Resident

Weekend or Seasonal Resident