



The Hidden Ridge GEM

August 2020

Issue 20-04



A Message from the Board of Directors

We, the Board of Directors of the Hidden Ridge Homeowners Association, are committed to creating and maintaining an inclusive community where all people are welcome regardless of race, color, religion, ethnicity, sexual orientation, or gender identity. At Hidden Ridge we celebrate the diversity of all our residents and their families and friends. We know that this makes our community stronger and more vibrant and enduring.

We unequivocally stand against the systemic racism that has plagued our nation since its inception and has been recently exposed in the form of violence directed specifically against the African American community. We also stand against the disturbing rise in violent anti-Semitism and increased violence against other marginalized peoples in our nation and worldwide.

The President's Message



Dear Hidden Ridgers:

I apologize that this edition of the GEM is late. We held the presses until after the Annual Meeting.

I was happy to reconnect (although virtually) with those members of our community who attended our Annual Meeting on August 23rd. I was glad that we had a quorum with the additional members who sent in proxies when they knew that they could not attend in person.

I want to welcome JoAnn Epifania to the Board of Directors, we have already witnessed her enthusiasm and willingness to work and serve this community. I look forward to working with her and the other members of the Board, Ben Lorick, Fred Hirsh, Warren Berkowitz, Brian Kudler and Shelly Kleinberger, to cooperatively meet the needs of all of our residents and our community. I cannot express enough gratitude to them for their tireless work in running the community. It is a pleasure working with them all.

On behalf of the entire community, I want to thank Robbie Schecter for her years of service on the Board.

In this issue of the GEM, I turn your attention to the following items that are of importance to each homeowner:

Page 4 – Important Information regarding **Curb Valves** – If you are a seasonal resident, this article is of utmost importance.

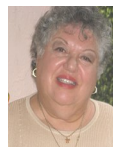
Page 4 – **Selling Your Unit** – Explains the increase in **transfer fee**

Page 8 – **Who Should I Call?** – The phone numbers of who to call and our new voicemail for general inquiries are listed.

Page 9 – **Sewer and Water Clarification** – This article will try to answer your questions.

Over the past month we have sent several documents electronically to our members with email addresses on file. For those who do not have an email address, they will be sent them via snail mail. These include – maintenance vouchers for September – December 2020, directory, and the financial statements for the fiscal year ending April 30, 2020.

On a personal note, I want to thank everyone for their support and understanding. I quote my rabbi with the following that sums it up for me “No one can do everything, but everyone can do something.” We are all trying to navigate these uncharted waters as we hope for a return to some sort of normalcy in the near future. Until then, stay safe and stay healthy! Bonnie



From the Editor

Hello Fellow Hidden Ridgers,

I never thought that I would miss any place as much as I missed my home in Sackett Lake, which my family sold in 1971. But I miss Hidden Ridge! I miss my home, the flowers that grow in the North and not here in Florida. I miss the weather - the cool nights in Spring and Fall. I miss the change of colors as autumn approaches. I miss the smells of dirt and wet leaves, and newly cut lawns. I miss the mountains and the lakes and streams that run clear. I miss going to a restaurant and sitting at an outdoor table because it's cool enough to do so. I miss waking up to the sounds of birds chirping in the trees as they make their nests and then feed their offspring. I miss riding up and down hills. I miss the smell of spongy, dank water spots along roads that ride through the forest. I miss the proximity of friends and family in the North. I miss the proximity of New York City. Dearly, I miss the nearness of my childhood home in Sackett Lake and the lake, itself, the steam rising from it at dusk and dawn, the mirrorlike reflection, the sparkle of the sun on the surface, the coolness of the water as you would run your fingers through it. I miss the rustle of the leaves in the wind at the end of summer while walking on the road, the quiet except for that sound at early dusk. I miss the smell of lilacs and roses and all the other beautiful smelling flowers, mostly peonies. I miss the taste of that first hot dog of summer and the last marshmallow burnt over and outdoor fire. I miss it all, dear friends, but most of all, I miss all of you! Stay safe and please, G-d, let us all come together at Hidden Ridge next summer!

Linda

2020 - 2021 Board of Directors

Bonnie Siegel	President	917-969-9646
Ben Lorick	V. Pres	845-423-2801
Fred Hirsh	Secretary	516-639-0238
Warren Berkowitz	Treasurer	516-972-2099
JoAnn Epifania	Director	845-707-3535
Shelly Kleinberger	Director	845-798-3255
Brian Kudler	Director	917-509-2278

Hidden Ridge H.O.A.

PO Box 190

Mongaup Valley, NY 12762

845-796-1800 (ask for Joan Woods)

Non-emergency:

Call this number first: 845-794-8180

Property Manager

Lenny Kirschenbaum 845-794-3395

Hidden Ridge H.O.A. Committee Liaisons

Activities	Warren, Brian
Architectural Control	Ben, Brian
Audit, Budget, Finance	Warren, Bonnie, Fred, Ben
Beautification	JoAnn
Bylaw Review	Fred, Brian, Bonnie
Clubhouse & Pool	Shelly, Ben
Community Outreach	Bonnie, Warren
Cul-de-Sac Liaisons	JoAnn
GEM/Website	Bonnie
Grievance	Fred
Insurance	Bonnie, Fred
Legal	Fred
Maintenance of Grounds	Ben, Shelly, Fred
Sales and Rentals	Bonnie
Sanitation and Recycling	Shelly

Upcoming Events

TBA



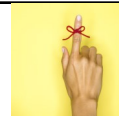
Want to announce something to our community?
Call Linda and place an ad in the GEM.

Please call 917-747-8660

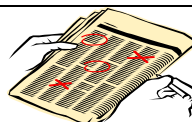
or email: bonsdiva@aol.com

DEADLINE for SEPTEMBER ISSUE - Aug. 31

Important Reminder



President Bonnie Siegel reminds all homeowners that a current copy of your insurance certification is required to be on file with the HOA. This form should include the unit number as well as the effective dates of coverage. A copy of the Declarations page is acceptable and preferred. Handwritten details on these documents as well as premium notices are not acceptable. Send your certification forms directly to the Hidden Ridge Office, PO Box 190 Mongaup Valley, NY 12762.



Classifieds

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

Prices for ad space in newsletter:

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

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

GEM Staff

Editor-in-Chief
Senior Editor

Linda Solomon
Bonnie Siegel



Contributing Writers:

Terry Steinberg, Peter Morello,
Allen Meyers

Guest Writers:

Fred Hirsh, Ben Lorick

Distribution:

Fred Hirsh, Shelly Kleinberger

If you would like to contribute to the August issue or consider writing a regular byline, please notify the Editor-in-Chief. Please send your information to:

Linda Solomon at 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.

845-421-8020*

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

*new number

AUGUST LIFE CYCLE EVENTS



International Clown Week
August 1-7



National
Aviation Day
August 19



Women's Equality Day
August 26



National Dog Day
August 26

Leo (July 23 August 20)

Virgo (August 21 - Sep-



Happy Birthday



August Birthstone: Peridot



Flower of the Month:
Gladiolus

08-02 Adrienne Meyers
Ross Elliott
08-07 Larry Sternfeld
08-08 Joanne Herbert
08-10 Helen Badain
08-13 Robert Gannon
Nella Velasco
08-15 Kimberley Franco
08-17 Steven Zwicker

08-18 Karen Crumley
08-20 Nancy Lopez
08-24 Ken Schiffer
08-26 Eleanor Dovdavy
08-27 Michael Dovdavy
Sally Thomas
08-28 Meryl Miles
08-29 Barbara Usatine
09-30 Paula Loesel



Congratulations to Richard Bernstein on the occasion of his August 1st marriage to his bride, Karen!



Congratulations to grandpa and grandma Warren and Randi Berkowits on the birth of their granddaughter, Callie Rose Weisman!

Happy Anniversary

- | | |
|-------------------------------------|----------------------------------|
| 1. Clocks and Watches | 15. Watches |
| 2. China | 16. Silver Holloware |
| 3. Crystal and Glass | 17. Furniture |
| 4. Electrical Appliances | 18. Porcelain |
| 5. Silverware | 19. Bronze |
| 6. Wood | 20. Platinum Watches and Jewelry |
| 7. Desk Sets - Pens and Pencil Sets | 25. Sterling Silver Jubilee |
| 8. Linens and Laces | 30. Diamond Watches and Jewelry |
| 9. Leather | 35. Jade |
| 10. Diamond Watches and Jewelry | 40. Ruby |
| 11. Fashion Jewelry and Accessories | 45. Sapphire |
| 12. Pearl or Colored Gems | 50. Golden Jubilee |
| 13. Textiles or Furs | 55. Emerald |
| 14. Gold Watches and Jewelry | 60. Diamond Jubilee |



08-10 Ettie & Mark Rachleff
Anna & Michael Zwicker
08-11 Marcia & Ken Schiffer
Stephen & Maxine Kopp



STAY HOME

STAY CONNECTED



Vector images from
© iStockphoto.com/istock

STAY HEALTHY

**WHEN YOU GO OUT -
WEAR A MASK
AND
PRACTICE SOCIAL
DISTANCING**



STAY NEW YORK STRONG!

STOP! Before you call....

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 our lives just the way everyone else does. We are requesting that we receive phone calls **during normal business hours only** unless you have a **true emergency**. Calls, emails and texts after 5 PM or on weekends will be read or 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.



Turning on and off your water to your unit? – Read this first

Important Information regarding curb valves

Issues have arisen regarding who is responsible for making repairs to broken curb valves. In order to avoid this problem, the Board recommends you use Crystal Water Supply Company Inc. to open the curb valve at the beginning of the season and to close the curb valve at the end of the season.

Please call Allan Schacknovsky at 845-798-5121 to have your curb valve turned on or off. Crystal Water has promised that Allan or its designated representative will turn the curb valve on or off within 48 hours of notice. The cost will be \$50 to open the valve and \$50 to close the valve.

Members are not required to use Crystal Water to open and close the curb valve. However, if you use Crystal Water to open and close your curb valve and the valve is broken, Crystal Water will be responsible for making repairs. If you do not use Crystal Water, you will be responsible for making repairs including calling 1-800-DIG so underground utilities lines can be located, making arrangements for any necessary excavations and paying all costs incurred for the repair of the curb valve.

You may use anyone you want to drain the pipes and the hot water heater inside your unit. If you have any questions, please contact Bonnie Siegel at 917-969-9646 or Fred Hirsh at 516-639-0238.

SELLING YOUR UNIT? PLEASE READ THE FOLLOWING

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

The transfer fee on the sale of a unit has been increased to \$2500 on all transfers that take place pursuant to contracts of sale entered into on or after September 15, 2020. The transfer fee is paid by the buyer at the time of closing.

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.



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 to arrange for a bulk sanitation pick up.



THE RECYCLING SHED IS NOW OPEN

PLEASE FOLLOW TOWN OF THOMPSON GUIDELINES *Short List of Do's and Don'ts of Recycling*

Recycling Shed
Newspapers tied in bundles

Brown corrugated cardboard, flattened and tied

Clear glass bottles and jars

Plastics

Regular Garbage
Cardboard, paper bags, small books, magazines

Cereal boxes, shoe boxes, soda cartons, etc.

Bottle caps and tops

Removed caps

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 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 please consult with the Board to determine if you need Board approval before the work commences. **ALL REQUESTS MUST BE IN WRITING. Please submit your plans to Ben Lorick or Brian Kudler, Co-Chairs of the Architectural Control Committee.**

Their telephone numbers are on Page 2 of The Gem.

FROM THE PEN OF....

Peter Morello



AT THIRTEEN - PART 2

The following is the first in a series of stories detailing the important events in my life from the ages of 13 to 17 as I remember them. These are the memories that I regard with both fondness and a bit of sadness which have impacted in various ways and have stayed with me into adulthood. It is my sincerest wish that you enjoy these stories as much as I have enjoyed writing them for you....



As the summer approached my mother set about doing what she thought was best for me; to place me in the Mount Carmel Day Camp for another fun-filled summer. She was quite dismayed and upset that I was rejected by the camp director, Pat Ruvo, because I was thirteen and the cutoff was twelve. I was in the kitchen when mom was pleading with Pat over the phone and said I should not be penalized because I was a "January baby" and what are a few months either way. Pat was very resistant at first but after listening to my mother's pleadings, he relented and I was able to go once more to a place I truly loved and didn't have to hang out in the streets which was why my mother was so persistent.

Day camp was a blast and we went to a lot of fun places including the opening day when we went to Rye Playland and spent all afternoon going on every ride we could within the time allotted. I didn't realize at the time how lucky of a kid I was to be able to go to day camp or the financial struggles my parents faced to send me there. Those summers occupy a place in my memory that can never be dislodged.

Midway through the summer I was summoned to the office of Pat by one of the counselors. He told me I was in trouble and although I couldn't figure out why, I began to panic. I began to wonder if mom was going to give me a left hook or a right cross because I was causing a problem after she fought so hard to get me accepted for one last summer.

When I entered Pat's office, he could see the look of fear on my face and the look on his face was serious. "Peter, I was just speaking to some of the counselors about you and I wanted to speak to you about something important. Would you be interested in being a C.I.T.?" I knew immediately what this conversation was about. He was making me an offer to be a "counselor in training" and I would be able to go to camp for free while learning the ropes and would have a paid position once I turned fifteen. I was also relieved that I wasn't in any trouble.

I accepted the offer without hesitation and couldn't wait to get home to tell my parents. My mother was not only happy for me but seemed greatly relieved that she wouldn't have to worry about what to do with me next summer. I'm also sure she was happy about the savings. Even in those days, day camp was a financial burden for families of modest means which was the profile of the typical camper. As for my father, I told him the good news while he was eating dinner and he said, "Good," without

missing a forkful of food.

During the summer, I went with dad to a local bookstore and I was looking for whatever books were available to study for the specialized high school exam. It didn't take long to find a book that was perfect – it was a thick book from Barron's that gave the student everything they needed including mock exams. It cost two dollars and as soon as I got home, I eagerly opened the book and began from the first page not wanting to miss anything that may have been important.

As the summer wore on, I alternated studying with attending day camp and was a happy camper in general. I was still living in Belmont and the enclave I lived in, which was on the neighborhood's periphery, was rapidly changing and becoming increasingly dangerous. I knew several families who had moved three years before to the newly built Co-op City just a few miles away. I began to realize that things would never be the same in the neighborhood where I was born and that the lifestyle, I was experiencing was fast becoming a memory. My brother had left in December 1970 when he got married and moved to Queens where his bride lived. We could only do better in life and knew that entailed permanently leaving our little tenement where my parents moved to as newlyweds in January 1945 and where both my brother and I were born.

In September it was off to ninth grade and hopefully new adventures. This proved to be a defining school year for me – I was studying the much-dreaded algebra and was two months away from the big test. Although I was concentrating on my studies, I was also putting in overtime preparing for the entrance exam.

November arrived and even though my thoughts were transfixed on Thanksgiving, I was nervously awaiting Saturday the 13th when I would have to go to Bronx Science to take the test.

I remember feeling intimidated at the large entry way leading up to the school and wondered if this was going to be the only time I would walk through the green entry doors. The test was pretty much as I expected but I was not confident that I had done well enough to achieve a passing grade for that year's crop of applicants. I knew the competition would probably be stiff and I truly hoped for the best outcome.

When I got back to school on Monday, Zucker was bragging to our science teacher, Carol Shepis, that the test was "easy," and he remarked he had breezed through the exam. He continued that he was not stumped by any of the questions and felt it may have been a bit too easy.

I disliked this kid even more now but was sure he had scored high enough to outscore any of the other kids in the class who sat for the exam. I really wished I had his confidence.

The end of the year rapidly approached and I was soon to be fourteen and at least a little bit closer to being a man.

Be sure to read FOURTEEN next month and find out if Peter really did make it to Stuyvesant High School!



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	Shelly Kleinberger
Hemlocks	193-205D	Michael Valcin
Iris	196-214D	Mariano Ambroselli
Juniper	126-148D	Jeff Lynn
Kerrias	74-96D	Eddie Erlich
Laurels	44-58D	Robbie Schecter
Magnolias	29-43T	Sheila Cole
Narcissus	45-58T	Joe Gluck
Oaks	28-46T	Randi Berkowitz
Petunias	6-26T	JoAnn Epifania
Roses	8-14D	Karen Seltzer

Welcome New Neighbors

John & Julie Li Greci
183 HR Drive

Tomasz Suwala
16 HR Terrace

Angel & Kimberly Rodriguez (Renters)
196 HR Drive



Get Well Wishes

Rich Delia
Maxine Kopp
Steven Kopp
Iris Lynn
Adrienne Meyers
Sue Mc Mahon
Karen Seltzer
Bill Stevens



Wishing them a full and speedy recovery

We offer condolences to friends and family of

Hy Mendelowitz

father of Michele Mazeres

May his memory be for a blessing.

A Notice to our residents returning to Hidden Ridge

By Ben Lorick, Vice President

As we approach the halfway point for the summer it is important that we reflect on the challenges of the winter and spring not only here at Hidden Ridge but throughout the state, nation, and the world. The Covid-19 pandemic has truly turned our world upside down creating new norms in terms of our behaviors and most importantly how we interact with each other to insure our individual and community health and safety.

New York State endured some very dark and challenging days, but we proved to be New York strong – taking the tough measures to turn the tide in this state and region. Unfortunately, this was not true through out the country and many – too many – states and regions are now facing a similar if not a worse crisis.

In order to maintain New York's gains in mitigating the impact of the virus, the Governor has enacted an executive order that requires that ALL individuals, with some exemptions for essential workers, who arrive in New York State from designated states MUST self-quarantine for 14 days after leaving those states.

Specifically:

- **Self-quarantine requires that individuals remain in their "quarters"**
- **Those in quarantine may not venture out in public except to attend to medical appointments that can not be rescheduled.**
- **They cannot walk or stroll the grounds of the development.**
- **Food must be delivered to their doors without face to face interaction.**

The Health Department encourages residents of the state to report suspected violations. There are financial and other penalties for failure to follow these regulations.

Additional information can be found
<https://coronavirus.health.ny.gov/covid-19-travel-advisory>
https://coronavirus.health.ny.gov/system/files/documents/2020/06/interimguidance_traveladvisory.pdf

We know for some that this may be a challenge, but it is a challenge that is essential to the health and safety of our community and its residents.

We thank you for your cooperation.

Note: this was originally sent as an email to all residents

**PLEASE! DO NOT
FEED THE CATS!**





COVID RIDGE a/k/a Who Is That Masked (Wo)Man?

The quarantine started in early March. We were trying to avoid the pandemic like the plague.

Months went by and our hair started to grow and grow. Adrienne had not missed a week at the beauty parlor since she was a teenager, the year of the last pandemic, the one that ended The Great War (if she sees this article she is going to strangle me). My hair was so wild that I was mistaken for the Wild Man of Borneo on a Zoom conference.

Eventually my son sent me a haircutting set (it was backordered on Amazon for two months). Now that I cut my own hair, even though I will never go back to the barber again, I cannot get over the practice of over-tipping.

We are grateful for the money we save on our hair as it now pays for the over-charge for toilet paper and napkins (that is if you can get toilet paper or napkins). One time, early on, when we ordered a case of toilet paper, they sent us a 'substitute' product ... a towel!

We invented two new products ourselves, "Arm-a-Kin," it attaches to your sleeve like the old-time collar and cuffs did in our youth. When eating, you raise your arm and rub it horizontally across your mouth. The other one is "Tush-a-Kin." Instructions are on the box and not in this article.

Adrienne and I want to thank all the people who called us while we were in Quarantine. Jill Friedman, Sylvan Gelber, Rhoda and Ed Hertz, Robbie and Stan Schechter and of course our Linda and Bonnie. I hope that everyone realizes how those calls were a lifeline to us in a very confusing time.

Our children thought that we should come up to the country for a few weeks this summer now that we are in Phase 4. Traveling from Staten Island to Monticello felt like we were being kidnapped as our captors (my sons Glenn and Ariel) were fully masked, refused to stop the car until we arrived at our destination for any reason, and when we did arrive wouldn't let us talk to anyone and made us quickly go into the house. Once inside, they kept their masks on at all times and made us eat in a separate room.

It feels so good to be at 38 Hidden Ridge Terrace. I am sure that there are lots of people here doing the same thing we are, but the place looks like a Ghost-town. I say that because I saw some tumbleweed go by.

Don't tell my kids but I went out of the house to walk the dog, Milo, and walked over to Mindy and Fred Hirsch's house to welcome them. We chatted from ten feet away through the screen door.

We are grateful that our wonderful neighbors Warren and Randi Berkowitz, Mike Cserhalmi and Marsha Wilkins came to our door (masked) to say hello.

Terry's Fitness & Health Corner



Five Superfoods that Boost your Physical Activities

by Terry Steinberg

With plenty of sunny and pleasant weather left to our Hidden Ridge summer, fill part of your day to the health elixir.....exercise. Whatever you enjoy to do whether it's walking, nature hiking, dancing, swimming, golf, yoga etc.. Add some more time to it!

Your diet can help enhance your performance. Work these nutritious bites into your meals or snacks for a boost to your energy level.

1. Brown Rice - Carbs gives you energy, while fiber keeps you full.
2. Pineapple - Chow down this fruit after you do a workout. It's loaded with bromelain which acts like a natural anti-inflammatory which speeds up muscle repair.
3. Greek Yogurt - Eat it often: the calcium keeps your bones strong to ward off little strains. The protein provides quicker muscle recovery.
4. Peanut Butter - A tablespoon is full of muscle fueling protein and healthy fats for sustained energy. Spread it on a piece of whole grain toast to power your daily activity.
5. Berries - This is your go to snack ANYTIME fresh or frozen...their antioxidants can work to promote a healthy heart and may even stave off soreness. Try these for a week, each day. They are all delicious and see for yourself!! Keep moving....

We miss everyone terribly and wish we were all together for Casino Night, Pot-Luck Dinners and shows. Without the Chinese Auction this year, we will not be able to re-donate the stuff we bought last year. Times are tough.

Next year at Hidden Ridge, in person, everyone, safe and sound, not masked, not socially distanced and not by golly, golly Zoom!

Who Should I Call?

The following was sent as an email to all residents recently. Please keep it handy for future reference:

Please be advised that Lenny Kirschenbaum is **not to be contacted by any member or resident** for any HOA issue except if your roof is actively leaking; a tree has fallen on or near your residence; or you have been specifically told to do so by a member of the Hidden Ridge Board of Directors.

Lenny will respond to calls regarding transmitters and mailbox keys (Monday – Friday, 9:00 AM – 5:00 PM). All calls received after 5:00 PM or on weekends will be listened to and you will receive a call back during the next business day.

For all other matters, please call **845-794-8180** and leave a message. Your call will be returned within two business days. Please make sure you leave your contact number and the nature of your call.

MAINTENANCE REQUESTS

All regular maintenance requests are to be submitted on a Maintenance Request Form. Maintenance Request Forms are available by the bulletin board by the old security booth near the Friedman Road entrance and on the Hidden Ridge web site, www.hiddenridgehoa.org. These forms should be completed, one request per form, and be deposited in the mail box on the right side of the bulletin board by the Friedman Road entrance. You will be notified by the HOA within 48 hours of the filing of the request if the work requested is not the HOA responsibility. Do not contact Lenny Kirschenbaum to ask when the work will be performed.

The following are some phone numbers that you may find helpful:

EMERGENCY NUMBERS

Medical Emergency - 911

Police - 911

Sullivan County Sheriff 845-794-7100

New York State Police Liberty Barracks 845-292-6600.

Fire - 911 or Monticello Fire Department - 845-794-5121

EXTERMINATOR

Ehrlich Pest Control 845-421-8020

Please advise the person answering the phone you are a resident of Hidden Ridge.

UTILITIES

Electric - NYSEG - 800-572-1131 for outages or service interruption

Cable - Spectrum - 1-855-707-7328

Land line phone not provided by cable - Verizon -1-800-Verizon

Sewer - Sullivan Infra West - 732-486-2831

Water - Crystal Water – Allan Schachnovsky – 845-798-5121

HEATING AND AIR CONDITIONERS- Individual Homeowner's responsibility

Black Bear Fuel Oil- Plumbing, Heating and Air Conditioning-845-791-8900

Larson's Heating and Air Conditioning – 845-344-3030

Smalls Plumbing Heating and Air Conditioning – 845-794-7780

Silverman Mechanical Corporation – 845-583-6595

BULK GARBAGE PICK UP – i.e. furniture, mattresses, and construction materials

Do not put large items in the dumpsters or next to the dumpsters

Thompson Sanitation 845-796-1032

If you have any questions, please contact one of the Board members.

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)



WANTED! 2021 Summer Rentals

There have been several inquiries regarding available rentals for Summer 2021 by people who would like to have a place in Hidden Ridge for next year.

If you are interested in renting your unit for Summer 2021, please contact Bonnie at siegelmath@aol.com so that she can pass your information along to potential renters.



HOLIDAY GREETINGS REMINDER

Collection for the 2020 holiday greetings began in January. There are 2 more opportunities to share your greetings with your neighbors - Rosh Hashanah/Yom Kippur, and Christmas/Chanukah/Kwanzaa. If you would like to participate, complete the form below and send to the editor with a check for \$3.00 made payable to HRHOA. Thank you to all who have contributed in the past. We look forward to seeing your names listed here in September!

Please complete this form and submit with \$3 to Linda Solomon, GEM Editor-in-Chief
6675 Overland Drive, Delray Beach, FL 33484.

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

Your Name

HR Address

SEWERS AND WATER CLARIFICATION

There is confusion among our members regarding the water and sewer charges. Hopefully, this will help you understand these charges.

SEWER

Every member of the HOA is required to pay a \$400 annual sewer fee. The sewer fee is payable once a year in August. You should receive a bill directly from Sullivan Infra West for the sewer fee.

WATER

As of September 2020, each unit owner will be billed individually by Crystal Water Supply Company Inc. for water. The HOA is providing Crystal Water with the mailing address of each member so that Crystal Water can bill the members directly.

The HOA has been collecting \$25 per month from each member to pay the water fee for each unit. This was collected by the HOA as an accommodation to Crystal Water Supply Company, Inc.

The HOA was not required to collect the water fee. In fact, the tariff approved by the New York State Department of Public Service provides for Crystal Water to bill each unit owner a water fee of \$74.67 per quarter retroactively.

In June 2020, the New York State Public Service Commission approved a surcharge to cover the cost of repairs made to the water system in 2019. Under the provisions of this order, Crystal Water is permitted to charge each member \$22.59 for 8 consecutive quarterly billing periods to recover the cost of the repairs.

After the repair charges have been recovered, Crystal Water is permitted to charge each member up to \$17 per quarterly billing period until it has received \$10,000 to create an escrow fund to cover the cost of future repairs.

The HOA has collected the water fees due for July and August 2020 as part of the monthly HOA fee. Based upon the tariff and the surcharge, each member should be receiving a bill from Crystal Water in October 2020 in the sum \$47.48 consisting of \$24.89 water charge for September 2020 and the \$22.59 for a surcharge.

Each member should receive a bill from Crystal Water in January, April, July and October 2021 and January, April, and July 2022 in the sum \$97.26 consisting of the quarterly water fee of \$74.67 and the surcharge of \$22.59.

Each member should receive a bill from Crystal Water in October 2022 and January, April, and July 2023 in the sum of \$91.67 consisting of a water fee of \$74.67 and a surcharge of \$17.00.

Thereafter, each member should receive a quarterly bill for the water in the sum of \$74.67 unless the Public Service Commission approves an increase in the water fee or any additional surcharges.

The payment of this bill should be sent to Crystal Water at the address designated by Crystal Water for the payment of the bill.

Should you fail to pay your water bill, Crystal Water has the right, upon notice as required by law, to turn off your water service.

Should you have any questions, please contact Fred Hirsh at 516-639-0238 or 845-796-0090.

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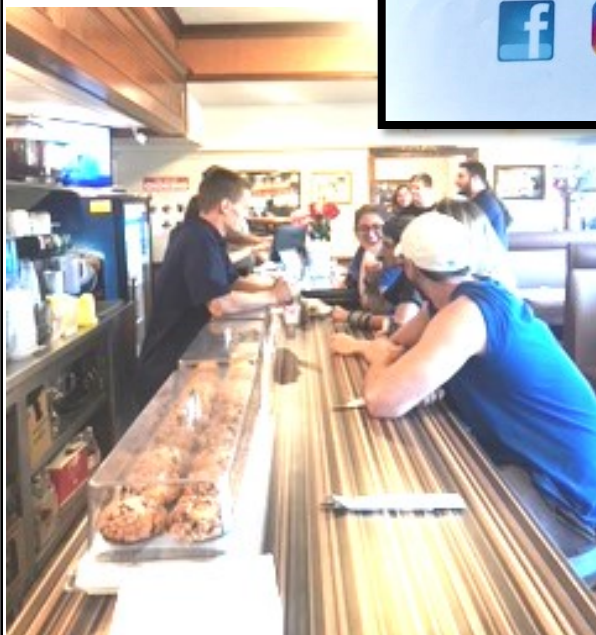
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Issue 20-04



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:

- Audit, Budget and Finance Committee - Warren Berkowitz
- Beautification - JoAnn Epifania
- By-Laws Committee - Fred Hirsh and Brian Kudler
- Community Activities - Warren Berkowitz

We look forward to hearing from you and working with you. Thank you.

“No one can do everything; but, everyone can do something.”