



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 Fellow Hidden Ridgers;

The summer of 2021 has gotten off to a wonderful start despite the sometimes-uncooperative weather supplied by Mother Nature. We opened the pool on June 26th due to the efforts of Nanci Patrick, our Property Manager, Shelly Kleinberger, Board Director, and Beth Burke who assisted in getting the pool pavilion ready.

Our July 4th Pool Party (held on July 5th) was successful as it gave all of those attending an opportunity to partake in the kind of activities that we have not had in almost two years! Kudos to the Board for their collaboration on this activity. We are planning more in the near future so please watch your emails, the bulletin boards and notification on VOLO Village and TownSq and the Hidden Ridge HOA website.

As of this writing, four candidates filed their intent to run for the three seats that are open this year. I want to remind the community that the Board is made of volunteers who work together to make this a viable community. Some of you were able to take advantage of our "Meet the Candidates" zoom meeting and had the opportunity to hear the four candidates speak of their intent for the Board. On page 5, there is a link and information on how to view the zoom meeting. You can also read their statements on pages 4 and 5. It is important for you when making your decision as to who you will vote for this year, consider the "record" of those running. **This is not a popularity contest!** Some questions to ponder in making your decision might be:

- What is the person's background?
- How will their experiences assist in the running of the community?
- What are their strengths?
- What can this person offer to the Board and the community?
- What have they done for this community in the time that they have lived here?
- Has this person volunteered their time and talents to the community before?
- Has the person been visible?
- Will this person represent all of Hidden Ridge or a select few?
- Does this person offer constructive suggestions and/or creative solutions to problems?

It is important that each of you exercise your right to vote. Election packets were mailed to your current address during the week of July 5th. If you cannot be here in person, exercise your right either by sending in an absentee ballot or designating someone who will be attending the meeting on August 8th to be your proxy. **We need to hear from all of you!!!**

I want to remind the community that the Board of Directors as well as those volunteers who serve on a committee do so on **their** time servicing the community in a variety of ways. If you would like to help - contact one of the committee liaisons (find those listed on page 2). While I know that volunteering is sometimes a thankless job, the occasional thank you makes it all worthwhile. So I say thank you to those who recognize our efforts and all who give of their time to assist in making our Hidden Ridge the Jewel of the Catskills.

Let's enjoy our community and each other.

Bonnie

2020 - 2021 Board of Directors

Bonnie Siegel	President	917-969-9646
Ben Lorick	V. Pres	845-423-2801
Karen Crumley	Secretary	845-794-0207
Brian Kudler	Treasurer	917-509-2278
JoAnn Epifania	Director	845-707-3535
Shelly Kleinberger	Director	845-798-3255
Rosemarie Del Bove	Director	718-873-3926

Hidden Ridge H.O.A.
c/o Associa NY
11 Raymond Avenue Suite 32
Poughkeepsie, NY 12603
845-473-3711 Fax: 845-473-3749

Property Manager
Nanci Patrick
845-473-3711
Emergency: 845-431-6589
Nanci.Patrick@associa.us

Hidden Ridge H.O.A. Committee Liaisons

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

Upcoming Events

Watch your emails and www.townsq.io for details

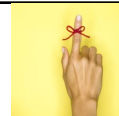


Want to announce something to our community?
Call Linda and place an ad in the GEM.

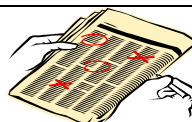
Please call 917-747-8660
or email: bonsdiva@aol.com

DEADLINE for AUGUST 2021 ISSUE - July 29th

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 Bonnie Siegel, 6 HR Terrace (after May 10) or to siegelmath@aol.com.



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



Guest Writers:

Nanci Patrick

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 or 845-645-3123

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

Life Cycle Events

JULY



Bastille Day
July 14

Independence Day
July 4



Emma Lazarus' Birthday
July 22, 1849



July - Birthstone: Ruby

Flower of the Month: Larkspur



Happy Birthday



07-02 Vera Zabloski	07-27 Mark Rachleff
07-04 Brian Kudler	Gerald Sullivan
07-15 Jennifer Mitgang	Linda Solomon
Tzippy Gruber	07-29 Alice Chiappetta
07-16 Lily Barrish	Lolita Feder
07-21 Michael Dovdavyan	Michele Mazares
07-25 Bruce Baken	07-30 Harold Feder
07-26 Nicholas Sadowski	Sylvia Singer
	07-31 Iris Lynn

Happy Anniversary

7-05 Jozo & NadaBosnjak



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 |

Reminder!

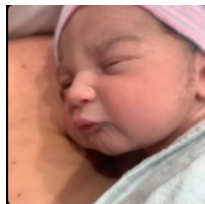
The pool hours are
9:00 AM - 8:00 PM

Please DO NOT use the pool or the pool deck or pavilion beyond these hours.

Note: there are cameras at the pool and they can see you!



Congratulations!



To Grandmas Beth Burke and
Rosemarie Del Bove on the birth
of their granddaughter
Kaia Burke,
May 30, 2021
7 lb. 11 oz



UPCOMING EVENTS

Sunday, August 8 1:30 PM ~ 3:30
ANNUAL MEETING AND ELECTIONS



SECOND POOL PARTY!
TBA

COMING SOON:
Group Orientation #2
All are welcome to attend!

Mazel Tov

Mazal Tov to
Randi & Warren Berkowitz
On the birth of their granddaughter
Leah Clair Berkowitz ~ 7'6"
May 29, 2021 ~ at 3:26 AM

MEET THE CANDIDATES

It is time to hear from the candidates to the Board for open positions for the term of 2021-2022. There are presently four candidates for three positions. Here are their blurbs in no order over the next two pages.

My name is **Rosemarie Del Bove**, your neighbor at 37 Hidden Ridge Terrace. I now reside at Hidden Ridge full time and have lived here for four years. I am requesting your support as I run for a position on the HRHOA Board.

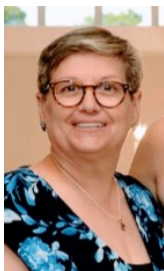
I have worked on the Board for the past two months as an appointee to replace one of the two Board members who retired early. During that time, I wrote an instruction manual for pool operation and maintenance, including photos and pictures to assist pool managers and workers. I am presently working on a report on our mailboxes and how to improve our relationship with the USPS. As well, I have been asked to be a part of the committee to update the A to Z Directory. I have attentively attended Board meetings and community meetings and have offered my opinions and support where ever needed. I look forward to continuing my service to the community as I work on the Board.

I am a Veteran of the US Army National Guard. I received an Honorable Discharge in 1994. My professional life for 30 years was as a Radiology Technician specializing in orthopedic procedures.

At present, I am President of Fire Violations Service, Inc. which is an expediting company in the construction industry of New York City and New York State. My duties extend from directing daily operations, contract negotiations and as the CEO on our Board. We are a corporation which must comply with NYC, FDNY, NFPA, DEP, NYS and Federal regulations in construction.

My life experiences will contribute to my being an asset for our community and working with our Board members. My heart and soul embody my Italian and German heritage and I am extremely family orientated as a wife, parent, grandparent, aunt, sister and daughter.

My life is blessed at Hidden Ridge as it is shared with my life partner Beth Burke.



Hello, my name is **Shelly Kleinberger**. My husband and I have been living here for 6 years. I have had the honor of serving on the Board for the past four years, and I am now running again. It has been my pleasure to serve on the Board and provide the necessary support to our community.



My past experience was managing a construction company in Sullivan County for twenty years. My past experience was helpful in making productive contributions toward the operation of our HOA.

Some of the activities that I have been responsible for at Hidden Ridge have been:

- One of the Board liaisons on the beautification committee
- Responsible for pool and pavilion monitoring on weekends
- Member of the Social Committee – setting up and breaking down (cleaning) for social activities
- Assisting in preparation of mailings for residents from the Board
- Distribution of the GEM on grounds
- Procurement of supplies/food from local vendors for Social Committee
- Always ready to lend a hand whether it's trimming a tree, running to Shoprite or delivering news door to door

Because of my past experiences and my time on the Board as well as living in the community and speaking to our neighbors, I am aware of the importance of maintaining our budget, our fiscal responsibility to keep our expenses comfortable for each of us without sacrificing quality in our community.

Our community is very important to me. This is where we live. We all want it to be a safe and beautiful place. I am a hard worker and will continue to keep our community the “Jewel of the Catskills” that it is.

I am here for you.

My name is **Karen Crumley**, I am a full-time resident of Hidden Ridge for nearly 7 years., I have come to believe more year-round residents should be on the Board of Directors so their voices can be heard as the community continues to change. Our community has a diverse fabric with a blend of year rounders, weekenders and seasonal folks. I'm a firm believer in having **ALL** voices with concerns heard and coming to a consensus that benefits all residents. Prior to moving to Hidden Ridge, I lived in Rock Hill for 45 years, raising my family there as well as teaching in the Monticello Central Schools.



It was an honor to be appointed to the Board of Directors this past April. I have been serving as the secretary. I have accurately and carefully prepared and completed all sets of minutes. The orientation packets for new members were completely revamped which I helped to write and prepare as well as orientation notebooks for each board member. I have also suggested that all the realtors come for an orientation so that when they welcome new residents, they will be giving correct information to their clients. I am presently working on the A-Z book updates. Transparency is so important, and since I have been on the Board, we have come up with a list of responsibilities for which the HOA is responsible as well as homeowner responsibilities. As the community moves to more year-round residents, we, the Board, need to be more proactive in providing year-round amenities. Some of the items I feel would go a long way in blending the community are:

- Clubhouse open year-round for residents for gym and social events
- Clubhouse rented out to residents to bring in monies
- A dog park that dog owners would cover the cost. - to include a station with bags for clean up by owners
- Continue to support the Board as it proactively addresses the maintenance and repair needs of the common areas and structures thereon

I'm a Level 1 registered Parliamentarian and a graduate of the McCombs School of Business at the University of Texas, Austin, Leadership Management Seminar. I have chaired many committees while I was teaching and ran both math and reading meetings for my grade level during my teaching career. I taught for 33 years before retiring. I also did test administration and substitute teaching for several years after retiring. I am a lay pastor in my church and serve as the treasurer to the Friends of the Ethelbert B. Crawford Library in Monticello.

I look forward to continuing to work with all residents and to continue to serve on the Board in a productive manner so we truly are the Jewel of the Catskills.

My name is **Victor Marinello** and I am a 6-month resident here in Hidden Ridge. Although I am here for this short time, my experience leads me to believe I can be an asset to the Board and the community.



I believe I can contribute by being a morale booster, available 24/7. I am a year-round resident so I am on premises if I am needed, even after 5PM. I would like to work on possible grants for infrastructure and community growth as I have past experience doing this for the Village of Monticello. I also propose CPR instruction be provided to members of the community. It is important to have people here who can provide this service, when necessary, rather than rely on an ambulance arriving 5-15 minutes after an emergency situation.

My past experience includes the following community services: EMT, firefighter, 4 years as vice chair for the zoning Board of Appeals for the Town of Thompson, member and officer of Monticello Elks Lodge for 38 years, CPR instructor, and president of Monticello Kiwanis from 2017-2018.

I was elected as Trustee to the Monticello Village Board for 12 years during which I was appointed by Mayor Jim Barnicle as Deputy Mayor for 4 years. During that time, I helped develop a county-wide emergency management plan for residents. My responsibilities also included balancing an 11-million-dollar budget for the Village for 12 years.

One the things I am most proud of is the awards I received from the Village, the Town and the Governor of New York in 1983 for saving three potential drowning victims, including a small child on Swinging Bridge Lake.

I am looking forward to representing all of you in the community and to work as a team player with the rest of the Board members. Thank you for the opportunity to serve you.

MEET THE CANDIDATES ON ZOOM!

If you did not have a chance to join the Meet the Candidates zoom on July 14th, here is the link to watch it now. Once you put the link in your server, follow the prompts to download and place it in a file on your computer, then when it comes up, you will be able to see the entire meeting.

Any questions? Contact Linda or Bonnie.

<https://drive.google.com/file/d/10y40AxIOrkXsw4x0jzYaIUiw1sxNn8BD/view?usp=sharing>

A MESSAGE FROM THE PROPERTY MANAGER

LIVING IN A HOA

While **living in a homeowners' association (HOA)** has **countless benefits**, getting up to speed with the language and mastering the terminology can be daunting. The following are some commonly used HOA terms every homeowner should know and what they mean.

1. Board of Directors - To function correctly, an HOA is required to have a board authorized to act on a community's behalf. Board members are volunteers **who are elected into the position** by other members of the association to help create and enforce community guidelines and maintain shared spaces. Primary **Board officer positions** include a Board President, Vice President, Treasurer, and Secretary.

2. Fiduciary Responsibility - Fiduciary responsibility means the Board has an ethical and moral obligation to make decisions for the benefit of everyone in the community, not just for a single home. In a nutshell, when you're a board member, you need to act for the good of the community as a whole and not for yourself. You have a duty to make decisions for the benefit of all, instead of just your home or your friend's homes nearby.

3. Community Management Company (Property Management Company) - A **community association management company** is often contracted by the Board to help fulfill duties they cannot carry out. Typically, a management company will help support maintenance, accounting, and other community efforts, depending on the association's needs. Everyone – the Board, Management, and the membership – work better when members of the Association see we are all on the same team, with the same objectives.

4. Community Association Manager (CAM) (Property Manager) - The **community association manager (CAM)** is the face of the HOA management company. You may see your manager around the community, at meetings, or speak to him or her when you pay your HOA fees. They work closely with the Board to perform many basic functions and resolve any complaints or issues that come up along the way.

5. Governing Documents - This collection of documents includes the declaration, bylaws, articles of incorporation, and other materials which govern the day-to-day operation of the HOA. Governing documents are, in essence, the constitution, law, and regulations that spell out how the community is governed. Although the terminology varies from state-to-state, the general hierarchy of governing documents tends to follow similar structures.

6. Quorum - A quorum is the minimum number of owners needed to hold a meeting for the association. Having a **proper quorum is critical** anytime an HOA Board wants to conduct official business, change rules, or vote on new board officers

7. Fees - **HOA fees**, sometimes referred to as assessments, are fees all association members are legally required to pay. Depending on the governing documents and procedures, they can be collected annually, quarterly, or monthly. These fees are the primary source of income for an Association and are used to ensure the Association can successfully perform the various duties and tasks for which it's responsible. The HOA fees collected typically used to cover for repairs, maintenance, administration, and **reserve funds** for future repairs and improvements.

Living in an HOA has many benefits – rules and guidelines are in place to protect your home values by making sure your neighbor doesn't paint their roof green, plays loud music after a designated time, parks a tractor trailer in the parking lot, and makes sure that your neighbor maintains their home. If you ever have any questions or if I can be of any assistance, please don't hesitate to reach out – nanci.patrick@associa.us.

*Nanci Patrick, Community Manager
Hidden Ridge HOA*

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	Annie Bridgers-Balgun
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	Beth Burke
Narcissus	45-58T	Joe Gluck
Oaks	28-46T	Randi Berkowitz
Petunias	6-26T	JoAnn Epifania
Roses	8-14D	Karen Seltzer

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 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

PLEASE! DO NOT FEED THE CATS!



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**. Or post on TownSQ under "Requests." 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 Nanci Patrick, Property Manager



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.

HIDDEN RIDGE DIRECTORY INFORMATION SHEET

LAST CALL!

The Summer 2021 Directory will be updated this coming month and distributed to residents shortly thereafter.

Please complete the following form and return it to Bonnie Siegel at 6 Hidden Ridge Terrace or siegelmath@aol.com. If previously sent, return this form only if there are any recent changes. Questions? Call Bonnie 917-969-9646.

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.

☐ ***I want my alternate address/es and phone numbers included in the Hidden Ridge Directory.***

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: _____

☐ ***I want my birthday/s (list name/date for more than one) and anniversary listed in the GEM***

Birthday _____

Anniversary _____

Free New York State Energy Audit Program

To prepare your home for next winter, it is important that you make sure that the unit is ready.

The following is the link is to the website with information regarding the **Free Energy Audit Programs** offered by NYS.

<https://www.nyserda.ny.gov/All-Programs/Programs/Energy-Audit-Programs>

Goodbye July... 
 ALOHA August!

Thank You!

Just a quick thank you from the GEM staff to all of our past contributors to our special Hidden Ridge newsletter. If there is anyone who would like to contribute to the GEM by writing their own byline or just sharing a word or two here or there, please contact Editor Linda Solomon bonsdiva@aol.com

Get Well Wishes

Adrienne Meyers
Allan Meyers
Sue Mc Mahon



*Wishing them a full
and speedy recovery*

In Memoriam

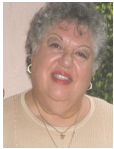
*The residents of Hidden Ridge extend
our deepest condolences
to the friends and families of*

Bill Stevens

Norman Sadowsky

FROM THE BOARD OF DIRECTORS

Please be advised that Nanci Patrick, our current Property Manager, is empowered by the Board of Directors to exercise all due discretion, acting with the full authority of the Board in her duties. This includes opening and closing facilities of the HOA when necessary. If there is any disagreement on the part of a homeowner, they should contact the President or Vice President to complain or appeal the decision.



From the Editor

Hello Hidden Ridgers,

Once again I am relegated to a back page by the President of the HOA who is busy writing long messages to the community! Actually, I don't mind because this way I get to see who reads the entire newsletter and who stops on the first page. So, if you are reading my column, I would like you to let me know by wishing me a "happy birthday" on July 28th!

This is my special birthday. Should you ask my age I will be happy to tell you that this is my diamond jubilee of birthdays but I am not expecting a diamond! I am proud to share this number with all of the other first baby boomers! There are many of us because most of our fathers returned from serving in the Big One just 9 to 14 months before. In my case, my father returned to my mother's arms on December 31st, just 3 days short of 9 months before my birth. Many of you know I was born up here in Monticello so I will spare you that story again.

I proudly share the distinction of this summer birth with our local theater, Forestburgh Playhouse. Bonnie and I had the opportunity to see their opening show, a tribute in song and dance to all of their past Broadway show reproductions here in their wonderful, now airconditioned barn. The summer 2021 cast and crew are wonderful and we had a great time, laughing, crying and reminiscing.

We have had wonderful meals since we are back, having missed the Catskills last summer due to the Covid-19 lockdown. We spent it in Florida, me never leaving the house except to see my doctors. So getting back up here, seeing the old sights, seeing our HR and NY, upstate and down, friends, has been such a joy. I mentioned the meals - we were able to visit many of our old haunts, only missing Franky and Johnny's which closed before we arrived. We hope to be here until our usual trek back to Florida in October, so we are looking forward to many more fun-filled experiences here in what I like to refer to as my real home in Monticello. See you at the pool!

Linda

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 landscapers. Please do not leave outdoor furniture outside during the winter months.



Wood: 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 Bonnie Siegel.



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

Landscaping: Each homeowner is responsible for the landscaping within the 3 ½ 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 landscaping company. If a homeowner wants to exceed the 3 ½ 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 paper 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.



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)



Don't forget to vote for your choice of Board members August 8, 1:30-3:30 PM!



HOLIDAY GREETINGS REMINDER

Collection for the 2021 holiday greetings began in January. There are 2 more opportunities to share your greetings with your neighbors - September - Jewish High Holidays, December - 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 in September and December Holiday Greetings!

Please complete this form and submit with \$3 to Linda Solomon, GEM Editor-in-Chief
6 Hidden Ridge Terrace, Monticello, NY 12701

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

Your Name

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. You can also contact our Property Manager, Nanci.Patrick@associa.us.

Thank you for your cooperation.

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

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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.

Contact the liaisons listed on page 2 to lend a hand.

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

"No one can do everything; but, everyone can do something."



Who Should I Call?

Revised April 2021

Associa NY is our property management company and is responsible for the maintenance of common property and operations. If you have an emergency, i.e., your roof is leaking or a tree has fallen on or near your residence, please contact our property manager, **Nanci Patrick, nanci.patrick@associa.us or call the emergency number for Associa, 845-431-6589.**

For all other matters, please call **845-473-3711** 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

There are two ways to submit your request for maintenance:

1. 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.
2. You can submit your request electronically on TownSq.io.

You will be notified within 72 hours of the filing of the request if the work requested is not the HOA responsibility.

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.

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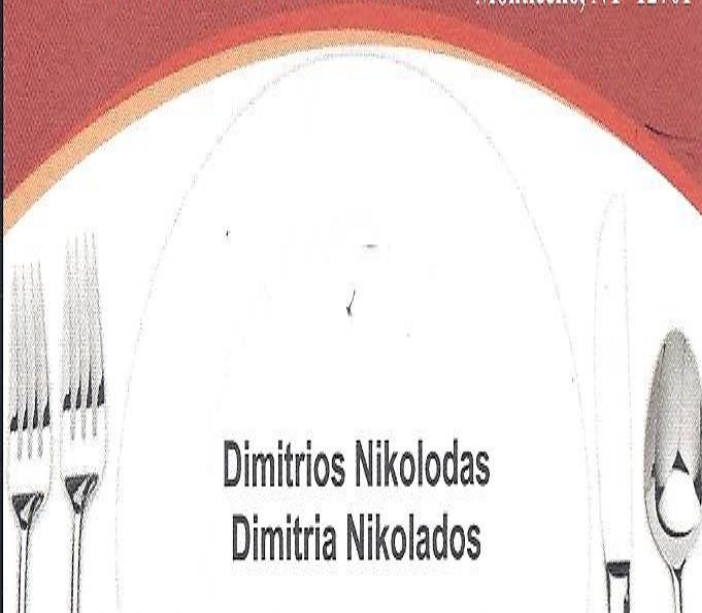
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