



# *The Hidden Ridge GEM*

*Spring/Summer ~ 2022* *Issue 22-02*



## **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;

Our community is made up of 150 units. Each owner, when they bought their unit bought into a Homeowners Association. Our HOA like all of the other homeowner associations has a set of governing documents that contains a series of rules and regulations. When you bought you agreed to abide by these rules and regulations.



For example, you agreed to pay your maintenance and special assessments in a timely fashion, maintain the proper insurance on your unit, apply for architectural approval prior to making any exterior modifications on your unit, observe the rules promulgated by the Board of Directors, make sure your dogs are properly vaccinated and licensed, and not giving out the gate access code to whomever, just to name a few. A new homeowner or prospective buyer should become familiar with our governing documents – the Offering Plan (Declaration of Covenants and By Laws) as well as the A to Z Book.

We ask homeowners to attend an hour-long orientation session so that they can ask their questions while we go over this material with them. This is our way of welcoming our new buyers and hopefully preventing them from violating the rules. The rules are here to maintain the safety of the residents and our property.

Residents are asked to follow the rules set forth so as to ensure that the community-wide standard of excellence and quality established in Hidden Ridge is maintained. In doing so our property values are preserved or enhanced.

We, the members of the Board, are your neighbors and are not looking for the violations. We assume people will follow the rules. Unfortunately, recently some of our residents have put the Board in a vicarious position because these homeowners did not follow the rules.

If you ever have a question about any rule or regulation, please contact one of the Board members or our property manager before you find yourself in a preventable situation. Some of the consequences that you can face includes a suspension of your membership and the use of the facilities, the imposition of a fine or getting involved in a costly legal proceeding.

A word to the wise.....

Included in this issue are the following items that are of importance for you to review:

- Elections 2022 are Coming
- A Financial Narrative as of May 31, 2022
- A Message from Our Property Manager
- Maintenance Projects as of June 16, 2022
- Hidden Ridge Discussion Series Survey

Bonnie

## 2022 - 2023 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
Sharon Bennett	Director	845-796-6372
Shelly Kleinberger	Director	845-798-3255

### PLEASE NOTE NEW ADDRESS

**Hidden Ridge H.O.A.**  
c/o Associa NY  
1399 Route 52 Suite 201  
Fishkill, NY 12524  
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/Entertainment	Brian, Shelly, Bonnie
Architectural Control	Ben, Brian
Audit, Budget, Finance	Bonnie, Ben, Brian
Beautification	JoAnn, Shelly
Clubhouse & Pool	Shelly, Ben
Community Outreach	Bonnie, Ben
Cul-de-Sac Liaisons	JoAnn
GEM/Website	Bonnie
Grievance	Bonnie
Insurance	Bonnie
Legal	Brian, Bonnie
Maintenance of Grounds	Ben, Shelly,
Orientation	Ben, Karen, Bonnie, Sharon
Sales and Rentals	Bonnie
Sanitation and Recycling	Shelly, Ben

## Upcoming Events

Watch your emails and bulletin board as well as  
[www.townsq.io](http://www.townsq.io) for details



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

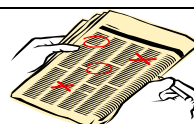
Please call 917-747-8660  
or email: [bonsdiva@aol.com](mailto:bonsdiva@aol.com)

**DEADLINE for the July ISSUE - June 28**

## 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 Hidden Ridge Terrace or to [siegelmath@aol.com](mailto: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: 917-747-8660

## GEM Staff

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

Linda Solomon  
Bonnie Siegel  
Shelly Kleinberger, Bonnie Siegel



*Guest Writers:* *Nanci Patrick*

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

## Ehrlich Pest Control

*Updated procedures:*

**Please disregard the announcement that was in the last issue of the GEM. Ehrlich has gone back to the prior protocols of designating a special phone number for Hidden Ridge.**

**\*\* SEE PAGE 7 FOR THE MOST RECENT PROCEDURES**

## Life Cycle Events

MAY ~ JUNE

Pride Month



Memorial Day - May 30

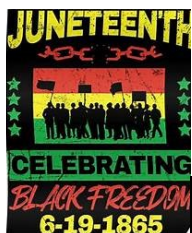


Mother's Day - May 8

D- Day - June 6



Father's Day - June 19



Juneteenth - June 19



## Happy Birthday



05-09 Stephen Kopp	06-09 Michael Zwicker
05-16 Marlene Marcus	06-12 Moishe Kleinberger
05-20 Patricia Bono	06-14 Doris Roseditcher
05-23 Ilene Mizrach	06-21 Tatiana Shorten
05-25 Liora Wilkins	06-23 Wanda Puk
05-26 Zhanna Uliassova	06-24 Robert Loesel
05-27 Steve Friedenthal	06-26 Stuart Moskowitz
05-28 Carsen Wilkins	

## Happy Anniversary

05-24 Michael & Eleanor Dovdavany

06-10 Doris & Sy Roseditcher  
Joyce & Jack Bragin

06-18 Myrna & Stanley Want

06-23 Tzippy & Jack Gruber



## Happy Anniversary

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

## UPCOMING EVENTS



Sunday, June 26 1:30 PM  
**GENERAL ASSOCIATION MEETING**  
Clubhouse



Sunday, July 3 6:30 PM  
**FOURTH OF JULY  
CELEBRATION AT HIDDEN RIDGE**  
(Details to follow)



Sunday, July 24 1:30 PM  
**MEET THE CANDIDATES**  
(Details to follow)



Sunday, August 7 1:30 PM  
**ANNUAL MEETING AND ELECTIONS**  
Clubhouse

## COMMUNITY RESOURCES NETWORK SURVEY COMING SOON

We are seeking to empower residents of Hidden Ridge to realize and use their abilities to build and transform our community. Everyone in our community is a potential community asset. Everyone has some skills or talents to offer, and everyone can provide knowledge, connections to the people they know, and the kind of support that our community needs. This suggests that *everyone in the community can be a force for community improvement if only we knew what their assets were and could put them to use.*

To that end we will be undertaking a community assets survey to establish an inventory of the talent, skills, and knowledge of our community residents. We also want to use this survey to ascertain residents' willingness partake in this effort. This will hopefully lead to the establishment of a community resource network that individuals as well as the community can draw upon.

Please be on the lookout for this survey in the coming weeks!

## ROOF POLICY: HOMEOWNER'S INSURANCE

The policy was corrected by the Board of Directors on November 10, 2021, to read as:

There have been quite a number of roof repairs over the past few years putting extreme pressure on our budget and reserves. Due to the increasing costs of repairs and the continuing nature of roof repair, the Board has decided the following:

Homeowners who experience leaks in their roof or damages thought to have been caused by a failure of the roof, **estimated over \$1000 must file a claim** with their Homeowner's insurance policy carrier before the HOA will perform any repair of the roof.

The HOA will continue to tarp and mitigate any damage until an adjuster's report is received from the homeowner's insurance company which must state the cause of the problem so we can determine responsibility.

Any insurance proceeds for roof repair received by the Homeowner must be forwarded or assigned to the HOA before any contractor will be engaged to repair the roof.

Should the insurance company determine that the damage was due to a failure of workmanship or good repair of the roof, such that no insurance proceeds will be paid for repairs, then the HOA will be responsible for the cost of the roof repairs as needed.

Any interior damages due to leaks or roof failures are the sole responsibility of the Homeowner or Homeowner's Insurance.

## A Message from the Property Manager AVOIDING COLLECTIONS

With the new fiscal year beginning in May, we always want to make sure that we remind homeowners that the monthly assessment payment is due on the 1st day of each month. Each year the Association spends a significant amount of money attempting to collect from delinquent homeowners. These costs range from late fee notices, legal fees, all the way through to foreclosure. All those costs are fronted by the Association and billed back to homeowners. Tremendous efforts are made by the management and legal teams to collect everything that the Association spends pursuing those homes that are not current.

All these efforts are easily avoidable, and we always want to make the effort to keep all homeowners out of collections. In some cases, the billing does not reach the homeowner. There are several ways to ensure that we always know how to reach you. Firstly, you can update your account address and contact information directly to management by emailing [Nanci.Patrick@Associa.Us](mailto:Nanci.Patrick@Associa.Us). Another way is to contact our Customer Service team by calling 845.473.3711.

Many people confuse the billing "grace period" with the due date. Often homeowners report paying or sending the check on the 30th of the prior month. Please remember that the monthly assessment is due on the 1<sup>st</sup> day of each month. Accounting will assess the late fees on 15<sup>th</sup> day of each month. Payments not posted to the account by the 15<sup>th</sup> day of each month, will be assessed late fees and sent reminder billing letters. Once the fees are on the account, the only authority to remove them is the Board of Directors in Executive Sessions.

There are several options for making monthly assessment payments: mailing a check, paying online through TownSq – [www.townsq.io](http://www.townsq.io), setting up an online payment through your bank, or setting up a Direct Debit payment through Associa which is a complimentary service. If you choose to pay by check or money order, please write your account number on the check and mail your payments to Hidden Ridge HOA c/o Associa New York, PO Box 61923, Phoenix, AZ 85082. Lastly, if there are mitigating circumstances, make us aware as soon as possible – [Nanci.Patrick@Associa.Us](mailto:Nanci.Patrick@Associa.Us)! We can do more before fees are levied than after.

Wishing you all a wonderful summer – enjoy the warm sunshine and making wonderful summertime memories at Hidden Ridge.

*Nanci Patrick*  
Hidden Ridge Property Manager



## Maintenance Projects around the Community

(as of June 16, 2022)

This spring there has been a flurry of activity with various projects that either have already been completed and those that are scheduled in the near future. These include:

- Paving – Our roads take a beating and we set aside a sizable amount of money to repair those sections of the roads and cul de sacs that are in disrepair
- Drains – There were several storm drains that were rebuilt around the community.
- The rebuilding of the staircase in the Birch cul de sac is almost complete
- New mailboxes were ordered and received for the remaining 12 cul de sacs. They should be installed within the next few weeks.
- Roof repairs for a few units are part of the summer maintenance program.
- Cleaning of the gutters is scheduled for June 27, 2022 (weather permitting). All gutters will be cleared at this time and then again in the fall
- Upgrade of our Friedman Road gate entrance so that the use can be better monitored. This is for the safety and security of our community. We have noticed that there have been trespassers on the grounds. This upgrade should be underway shortly.
- Upgrade to the security cameras to allow for better monitoring of our community. This is for the safety and security of our community. This too should be underway shortly.
- Painting of areas by the pool and clubhouse.
- Painting of parking spaces by pool area and clubhouse.
- Painting of front doors and wood trim.

Please note that it has been difficult in trying to find vendors who are reputable and insured for the electrical issues in the community, as well as the rebuilding of the retaining walls. We are diligently working on these issues and will keep you posted.

If you know of anyone that might be helpful, please contact Nanci Patrick.  
[nanci.patrick@associa.us](mailto:nanci.patrick@associa.us)

Thank you for your patience and cooperation.

## ELECTIONS 2022 ARE COMING!

This year there will be elections to fill four (4) positions on the Board of Directors. The following Directors' terms of office will end August 7, 2022:

JoAnn Epifania  
Brian Kudler  
Benjamin Lorick  
Bonnie Siegel

Any member who is in good standing and who is 19 years of age or older can run for the Board of Directors.

If you are interested in running for the Board, please submit your name in writing as soon as possible or have your name placed in nomination at our General Meeting on June 26, 2022. Written letters of intent should be emailed, sent or delivered in advance of the June 26<sup>th</sup> meeting to:

Karen Crumley, Secretary of the Board of Directors  
50 Hidden Ridge Drive  
Monticello, NY 12701

or

[kcrumley@hvc.rr.com](mailto:kcrumley@hvc.rr.com)

Subject: Letter of Intent to Run for Board of Directors

Information about the functions and responsibilities of the Board can be found in the section of Offering Plan Book in the section titled By-Laws or by clicking on the document tab on the Hidden Ridge website [www.hiddenridgehoa.org](http://www.hiddenridgehoa.org).

Check the GEM and the bulletin boards for further details and related election dates.



## WANTED! 2022 Summer Rentals

There are still several inquiries regarding available rentals for Summer 2022 by people who would like to have a place in Hidden Ridge for the remainder of the summer.

If you are interested in renting your unit for Summer 2022, please contact Bonnie a [siegelmath@aol.com](mailto:siegelmath@aol.com) so that she can pass your information along to potential renters.

- For rental rules and forms, refer to the A to Z Book or ask Bonnie

## 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)

## 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.



### HOLIDAY GREETINGS REMINDER

Collection for the 2022 holiday greetings began in January. There are several opportunities to share your greetings with your neighbors throughout the year, and the 6 issues we distribute. 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 Spring/Summer Holiday Greetings!

Please complete this form and submit with \$3 to Linda Solomon, GEM Editor-in-Chief  
6 Hidden Ridge Terrace ~ bonsdiva@aol.com  
Name(s) (as you want it to appear in the Holiday Greetings)

\_\_\_\_\_  
Your Name

\_\_\_\_\_  
HR Address

## CLEARANCE SALE! Hidden Ridge Shirts



**Blue T's - \$10**  
**S, L, XL**

**Sweatshirts - \$20**  
**S, M, L, XL**

We have a limited inventory. If you are interested, contact Bonnie Siegel with your size.

## 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.

## IMPORTANT REMINDER TO MEMBERS

### WORK ON THE EXTERIOR OF YOUR UNIT

#### UPDATED

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. This is in violation of Article VII of the Declaration of Covenants and Article XIV Section 3 of the Bylaws.

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 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, adding heat tapes or building a cover for your HVAC unit, putting up lattice please consult with the Board to determine if you need Board approval before the work commences.

We recently sent everyone an Application to Architectural Control Committee which needs to accompany any request for approval.

In addition, effective July 1, 2022, all applications must also include a copy of any contractor's liability and workmen's comp insurance certifications.

**Please be reminded that all approved applications are valid for one year. If you cannot complete your project in that time, you will be required to resubmit your application.**

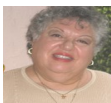
**Failure to comply may result in fines and or reversal of any approved modifications.**

If you need a copy of this form, it is on TownSq or you can contact Bonnie Siegel,

(siegelmath@aol.com)

The current co-chairs of this committee are Brian Kudler (bkudler@hotmail.com) and Benjamin Lorick (blorick3@nyc.rr.com)

### From the Editor



*Hello Hidden Ridgers,*

*Just a brief note from me this month to welcome everyone back to the glorious summers In the Catskills! Okay, so we didn't get such a great start with our weather, but I'm sure, July and August will be spectacular!*

*We lost some of our writers, Peter, Terry, to name two, who filled our pages with fun words of inspiration and joy. Please, we need more of what we used to have. If anyone is interested in writing for the GEM, contact me asap!*

*Thanks,  
Linda*

## REMINDERS

**Insurance required for Contractors:** Before hiring any contractor, the HOA asks for a Certificate of Insurance and proof of Workman's Compensation. It is advised that homeowners, to prevent any liability, that they require any contractor that they hire to present to them a certificate of insurance that includes liability and workman's compensation coverage.

**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 3½ 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.





## Cul-de-Sac Liaisons

Cul-de-Sac	Numbers	Liaison
Azaleas	15-25D	Karen Seltzer
Birch	29-43D	Michael Zwicker
Camellias	59-73D	Vacancy
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	Vacancy
Juniper	126-148D	Vacancy
Kerrias	74-96D	Eddie Erlich
Laurels	44-58D	Robbie Schecter
Magnolias	29-43T	Vacancy
Narcissus	45-58T	Nancy Lopez
Oaks	28-46T	Randi Berkowitz
Petunias	6-26T	JoAnn Epifania
Roses	8-14D	Elizabeth Katt

## PLEASE! DO NOT FEED THE CATS!



**PLEASE! Pick up after your dog when they do their business on our lawns or roads. Keep our community nice for everyone!**



## 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



## 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	Regular Garbage
Newspapers tied in bundles	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

## VEHICLE AND REGISTRATION

We recently sent each homeowner an envelope that included the following:

### Vehicle registration form:

All residents are to complete a vehicle registration for any vehicle that is to be parked at Hidden Ridge. Upon completion of the registration form, a Hidden Ridge Parking Permit will be given to the vehicle owner.

### Pet registration form:

Dog owners are required complete a Dog Registration Form for each dog residing at Hidden Ridge. We are asking for the following to be included:

- Current photo of the dog
- Current rabies certification

If you reside at Hidden Ridge for 30+ consecutive days, a copy of the Town of Thompson Dog License is required.

If you did not receive the mailing, please contact Bonnie at siegelmath@aol.com and she will send you a copy of the mailing.

**If you have not already done so, please complete these forms as soon as you can and return them to Bonnie Siegel at 6 Hidden Ridge Terrace, Monticello, NY 12701.** This really is important for the safety and well-being of all our members and residents.

Thank you for your cooperation.



## **Hidden Ridge Financial Narrative ~ as of May 31, 2022**

### **Balances as of May 31**

Operating Account	\$229,906.79
Chase Checking Account	\$ 59,081.32
Jeff Bank Reserve Account	\$143,381.75
Chase Savings Reserve Account	\$49,255.20
Jeff Bank Balloon Account	\$ 74,878.86
Total Operating and Reserve funds	\$556,503.92.

### **Sales**

There have been 2 resales through June 12. There are a few units in contract and closing dates are pending.

### **Rentals**

There is one summer rental at this time and one full time rental (funds received in previous fiscal year. This lease ends on July 31,2022.

Rental fees received 2022 / 2023 - \$500

### **Delinquency Status Update**

There are eight accounts currently with the attorney.

134 Drive(two accounts) owes	\$17,091.31
198 Drive owes	\$ 4,958.48
171 Drive owes	\$ 3,512.21
196 Drive owes	\$ 2,779.48
17 Drive owes	\$ 2658*
38 Terrace owes	\$ 2628
54 Terrace owes	\$ 2,350.19

\*17HRD did make a payment of \$1978 on June 3<sup>rd</sup> (special assessment payment outstanding).

The account that was delinquent at 202 Drive was paid in full (including legal fees)

There are two units that are involved with estate issues.

***The total delinquency through May 31- \$48,121***

### **Loan Payments (Monthly)**

There are three loan payments each month –

Jeff Bank loan payment for the roof \$4257, yearly \$51,084;

Jeff Bank balloon payment for the roof \$3744, yearly contribution \$44,928; and

Kubota loan payment \$497, yearly \$5,964.

Jeff Bank Loan Balance \$346,429.92 (as of May 2022)

### **Special Assessment Update**

As of May 31, 2022, \$133,750 has been received:

90 homeowners paid the full amount \$950	\$85,500
45 homeowners paid 4 payments of \$250	\$45,000
2 homeowners paid 3 payments of \$250	\$ 1,500
3 homeowners paid 2 payments of \$250	\$ 1,500
1 homeowner paid 1 payment of \$250	\$ 250

There are currently 9 homeowners who have not made any payments. For one of these we received the funds but are waiting for it to be posted to the account.

## HIDDEN RIDGE DIRECTORY INFORMATION SHEET

The Summer 2022 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. Questions? Call Bonnie 917-969-9646.**

Name: \_\_\_\_\_

Hidden Ridge Address: \_\_\_\_\_

Phone: \_\_\_\_\_

*\*Please use the information previously submitted (no need to go further)*

**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 \_\_\_\_\_

Birthday \_\_\_\_\_

Anniversary \_\_\_\_\_

**\*\* Please note: if you do not return the form or information requested to Bonnie by July 15th, your name, HR address and telephone number will be included in the 2022 Directory.**

## REVISED A TO Z DIRECTORY

Our Hidden Ridge Homeowners Association Rules and Regulations Booklet: A-to-Z Directory was recently revised. The last revision was in 2014. We have added the rules and procedures that have been adopted since the last revision.

It is important that each homeowner reads and becomes familiar with this document. It includes many of the rules/bylaws that are in the Offering Plan book. Please keep this with the Offering Plan.

Spiral bound copies were recently distributed to each full-time homeowner at Hidden Ridge. For those seasonal owners who will be returning in the Spring, you will receive your copies upon your return to Hidden Ridge.

It will also be available on our website [www.hiddenridgehoa.org](http://www.hiddenridgehoa.org) under the document tab. If you have any questions, contact Karen Crumley or Bonnie Siegel.

### Get Well Wishes

**Maxine Kopp  
Iris Lynn  
Adrienne Meyers  
Allan Meyers  
Sue Mc Mahon  
Doris Rosedeitcher**

*Wishing them a full  
and speedy recovery*



### GEM Changes

Due to the change in our community, having more and more full time residents, the GEM editions will be published Winter, Spring, July, August, September, and Fall instead of the former distribution schedule.

## 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.

## Free New York State Energy Audit Program

To prepare your home for the 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>

### Welcome New Neighbors



202 HR Drive

Jeanne Zager

37 HR Terrace

Monica Ion Chiru

### Ehrlich Pest Control

**Please disregard the announcement that was in the last issue of the GEM. Ehrlich has gone back to the prior protocols of designating a special phone number for Hidden Ridge.**

Ehrlich Pest Control will address your interior concerns (ants, wasps, bees, mice) as part of our contract with them.

Ehrlich Pest control notified the HOA that they have reinstated the direct phone line for Hidden Ridge HOA. Homeowners may contact Ehrlich Pest Control anytime throughout the year if you are experiencing active pest issues.

Call them at **845-421-8020** and be sure to let them know that you are a homeowner in Hidden Ridge. Make sure to give them your unit number, your name and a phone number.

Ehrlich Pest Control can be contacted Monday - Friday, 8:00 AM – 5:00PM.

All callback services will be scheduled for Fridays from 12:00 PM – 5:00 PM.

If you have any questions, contact Bonnie Siegel.

## Who Should I Call?

*Revised June 2022*

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](http://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. Give them your name, address, and phone number.

### 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.





## Hidden Ridge Discussion Series

Dear Fellow Hidden Ridge residents,

Is anyone interested in a discussion/lecture series this summer?

There must be many interesting stories, memories, areas of expertise, writings, and interests in our community.

Why not share with one-another?

Would you be interested in a weekly (or bi-weekly) discussion for about an hour session in our clubhouse?

You might want to participate as a presenter an/or as an observer.

PLEASE COMPLETE THE SURVEY BELOW AND E MAIL to either Lenny Kirschenbaum ([Anylenny@aol.com](mailto:Anylenny@aol.com)) or Donald Singer ([donaldsylvia@bellsouth.net](mailto:donaldsylvia@bellsouth.net))

Thank you.

Len/Donald

.....  
\_\_\_\_ Yes, I'm interested

I'm interested in participating in a Discussion/Lecture series this summer as a:

Participant \_\_\_\_\_ Discussion leader \_\_\_\_\_ or both \_\_\_\_\_

I would suggest these topics: \_\_\_\_\_

I would prefer Mornigs \_\_\_\_\_ Evenings \_\_\_\_\_ Weekends \_\_\_\_\_

ADDITIONAL COMMENTS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

My name \_\_\_\_\_ Address \_\_\_\_\_

Email \_\_\_\_\_

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