



The Hidden Ridge GEM

July ~ 2022



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 summer is in full swing, and I hope that everyone takes some time to enjoy the wonderful weather we have been experiencing.

At this time, I must bring the following items to your attention:

Pool – We were visited last week by the NYS Department of Health for our annual inspection. They found 0 violations and reinspection is not required. Kudos to Steve La Francois our site engineer for keeping our pool clean and safe.

Crystal Water Company – By this time each homeowner should have received an invoice for the time period of April 1, 2022 – June 30, 2022. If you did not, contact me. You will note that there is a change of mailing address.

Several homeowners have heard a rumor that the company is going to be transferred. We have learned the following:

- Crystal Water and the Town of Thompson are in initial phase of discussion of a transfer
- There are two possible scenarios, and the process may take up to two years to complete
- When the Town takes over maintenance of the system would be done by the Town
- Our rates should be about the same

The Board of Directors will monitor the Town of Thompson meetings to see when this will be on the agenda as well as the Public Service Commission website for more information. We thank Fred Hirsh for all of his assistance in this matter.

Violations and Fines – Homeowners will be receiving in a separate mailing an explanation of the violations and fines policy that has been adopted by the Board of Directors. Unfortunately, it has been necessary to issue several violations because some homeowners are not following the rules and regulations of the community. Anything that is starred (*) in the A-to-Z Book can become a violation and/or a fine. Many of the current violations are for not applying to the Architectural Control Committee prior to beginning an exterior modification. Before you take an action that you are not sure of or have a question, contact either a Board member or our property manager. There is no need for you to receive a violation or a fine.

Maintenance Projects – We are hoping that some of the projects described in the last edition of the GEM will be started and hopefully completed in the coming weeks. We thank everyone for their patience and cooperation.

Activities for the Summer

We have weekday activities. See the bulletin board for more information.

Saturday/holiday activities- Our July 4th celebration was a wonderful evening of dancing to a live band, entertainment, and food. I want to thank those who shopped, set up, served and cleaned up. We are in the process of planning more events; i.e., a Chinese Auction (date to be determined in August) as well as a few more fun activities. We are still looking for volunteers to join us in planning, coordinating, setting up and executing these events. If you would like to be part of our activities committee, please contact me (siegelmath@aol.com). A meeting will be set up within the next two weeks.

Elections and Annual Meeting-It is important that each of you try to **attend the Annual Meeting in person** or if you cannot send in an absentee ballot or proxy designation. We need to hear from all of you!

I must continually thank all those who volunteer their time and expertise to our wonderful community to make it shine as the Jewel of the Catskills!

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 for details



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

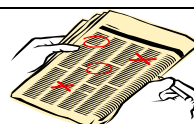
Please call 917-747-8660
 or email: bonsdiva@aol.com

DEADLINE for the August ISSUE - July 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.



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: Ben Lorick, 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

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 13 FOR THE MOST RECENT PROCEDURES**

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

| | |
|-------------------------|------------------------|
| 07-01 James Katt | 07-27 Gerald Sullivan |
| 07-04 Brian Kudler | 07-28 Linda Solomon |
| 07-15 Jennifer Mitgang | 07-29 Alice Chiappetta |
| Tzippy Gruber | Lolita Feder |
| 07-16 Lily Barrish | Michele Mazares |
| 07-21 Michael Dovdavyan | 07-30 Harold Feder |
| 07-25 Bruce Baken | Sylvia Singer |
| 07-26 Nicholas Sadowski | 07-31 Iris Lynn |

Happy Anniversary

7-05 Jozo & Nadia Bosnjak



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, July 24 1:30 PM

MEET THE CANDIDATES

Details of the zoom meeting:

Meeting ID: 826 6531 7903

Passcode: 980522

Zoom link:

[https://us02web.zoom.us/j/82665317903?](https://us02web.zoom.us/j/82665317903?pwd=hm5qu8ssk4nFkxxDDNpQdWoV-CP8H7.1)

[pwd=hm5qu8ssk4nFkxxDDNpQdWoV-CP8H7.1](https://us02web.zoom.us/j/82665317903?pwd=hm5qu8ssk4nFkxxDDNpQdWoV-CP8H7.1)

Dial by your location: +646 558 8656 US
(New York)

Find your local number:

<https://s02web.zoom.us/j/kcOZXfKwKc>



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

It is important that each of you attend in person or if you cannot, send in an absentee ballot or proxy designation! We need to hear from ALL of you!

**WATCH FOR FUN ACTIVITIES
ON THE BULLETIN BOARD AND
IN EMAILS!**



A MESSAGE FROM THE PROPERTY MANAGER

Nanci Patrick

What Are CC&Rs & How Do They Affect Me?

As a resident living in a homeowners' association (HOA), you have certain expectations of your community - you pay to ensure it remains a great place to live, after all. Owners who choose to live in a neighborhood with an HOA typically enjoy landscaped common areas, community amenities, consistent property values, and more. These luxuries, however, don't come without the effective leadership of a board of directors, involved members of the community and management. Being a responsible homeowner in an HOA means being aware of—and adhering to—resident obligations, namely the Covenants, Conditions & Restrictions (CC&Rs). These are the standards that, when followed, allow the HOA to function smoothly and enable its best features to shine.

What Are CC&Rs?

Remember the many documents you signed when you closed on your home? Among them was a legal form acknowledging that you'd read your HOA's governing documents and agreed to abide by them. Governing documents include many records, but the most important to homeowners might be the community's CC&Rs. The CC&Rs detail your community's development, configuration, and operation. They cover the rights and obligations of members as well as the rights and obligations of the HOA. A lengthy document that entails the legally-binding specifics of your community, you can look to your CC&Rs for information on:

- Fees, dues, special assessments, late payments, and more;
- Maintenance responsibilities, including what the homeowner is responsible for and what the association covers;
- Architectural standards, like restrictions concerning remodeling and landscaping;
- Pet restrictions, such as how many or what types of pets are allowed.

How Do CC&Rs Differ From the Bylaws and Rules & Regulations?

Within your governing documents, you'll also find the bylaws and rules and regulations, but figuring out how they differ from CC&Rs can be confusing. CC&Rs and bylaws are both lawful documents and are enforceable by law enforcement. While the rules and regulations of an HOA are legally binding for association members, they generally aren't enforceable by law enforcement. Instead, violations of association guidelines are considered a civil matter between the HOA and offending member.

Bylaws. Bylaws establish how your association is governed. A guidebook for the HOA board of directors, your bylaws will likely entail particulars on: board member nomination and election processes, board member election frequency, board member term lengths, and quorum requirements.

Rules & Regulations. The rules and regulations are additional restrictions that help enforce or clarify the CC&Rs. They may also include items that aren't

addressed in the CC&Rs or bylaws. Examples of what you'll find in the rules and regulations include: parking restrictions, clubhouse hours, occupancy limits, and guest restrictions.

How Do CC&Rs Affect Me & My Home?

CC&Rs differ by association, and every community is unique. However, covenants may affect the way you live or how you maintain your property. Because they restrict what you can do on your property, some might prohibit home additions for a growing family or a bird bath for animal lovers. Depending on your tastes and preferences, you might have to find

a way to live with or compromise on the items found in your CC&Rs. Here are a few areas of the home that are commonly mentioned in the CC&Rs:

- **Front lawn and backyard.** Details concerning lawns, shrubs, plants, flowers, and trees, are likely outlined in your CC&Rs.
- **Exterior structure.** Paint color and structural modifications, like adding windows and doors, are regularly highlighted in your CC&Rs.

How Are CC&Rs Enforced?

Management conducts regular inspections to ensure compliance with CC&Rs. While penalties for non-compliance vary, they typically reflect the severity of the offense and the length of time since the homeowner was notified. The first step is to notify the homeowner in writing and allow a timeframe for compliance. If the issue isn't resolved, the next step is to assess a fine for the violation.

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.

MEET THE CANDIDATES

Election packets were mailed to all homeowners recently. If you did not receive one, contact Karen Crumley (kcrumley@hvc.rr.com). The letter explains that the Annual Meeting will be held on Sunday, August 7, 2022 at 1:30 PM in the Clubhouse. There will be an election for four members of the Board of Directors. Currently there are five candidates running. They are JoAnn Epifania, Brian Kudler, Benjamin Lorick, Victor Marinello and Bonnie Siegel. They will be available for questions on July 24, 2022, at 1:30 PM via zoom at Meet the Candidates (see page 3).

If you cannot attend the Annual Meeting in person, you are encouraged to either send in an absentee ballot that was enclosed in your election packet or designate someone to vote on your behalf (proxy)

It is extremely important that everyone participates in the Annual Meeting in one of the three ways - in person, by absentee ballot, or by proxy. Now, read what the candidates have to tell you about themselves.

JoAnn Epifania

I am a full-time resident here at Hidden Ridge. I have been a Sullivan County resident for the past 42 years. My husband George (Scooter) and I have raised our two children here in Sullivan County where they remain residents. We also have 3 grandchildren who attend school in the county.



My husband George and I both decided to retire in 2019. George was self-employed for 50 years and I retired from Liberty Central School district after working 30 years. We sold our home in Liberty, decided to downsize and moved to Hidden Ridge. Boy we are glad we did! I am very happy to be apart of this wonderful community. The people that we've met are like family to us.

I have served on the board for the past 2 years and am seeking reelection because I feel 2 years is not enough time for what I am hoping to accomplish here at Hidden Ridge. With the help of the beautification committee, (as of this date there are 10 members) I feel that the community has come a long way and it is one of the prettiest in the county.

During my last 2 years, I painted and cleaned the guard house, weeded flower boxes, and cleaned all signs. I also assisted those residents who were selling their homes and helped welcome new residents to our community. I participated at functions by cleaning and serving and getting people up and involved at parties/get togethers. I'm also a part of the orientation for new homeowners.

If reelected, my goal is to keep improving Hidden Ridge to be one of the best as well as affordable communities in the Catskills. Everyone's voice matters, use it, express it and you will be heard!

Brian Kudler



My name is Brian Kudler and I am a current director and the Treasurer for the Hidden Ridge Home Owners Association. I am running for an additional 2-year term for 2022 thru 2024.

I have been a homeowner at Hidden Ridge since May of 2006 when my husband Eddie and I bought our home at 78 Hidden Ridge Drive. Since that time both Eddie and I have done all we can to be active participating members of the Hidden Ridge community and will continue to do so.

I have served on the board for 2 terms since 2018 and have served as Treasurer for about 2 years. In that capacity I have worked with Associa and our President Bonnie Siegel and our Vice President to help develop our budget, negotiate contracts and also approving invoices and bills for payment.

I also work on the Architectural Control Committee along with President Bonnie Siegel and Vice President Ben Lorick to review and approve submissions from homeowners for proposed work or changes to exterior modifications of homes or work on the common grounds. This also requires communication with the homeowner to work with them so that approvals are given within our governing documents, rules and guidelines.

In both of the above areas I do believe I have been very successful in helping to move our community forward to an improved financial position and have helped to improve the overall aesthetic look of our community. I intend to continue to work hard in these areas in my new term.

As a board member, I am extremely proud of the work I have done to help this community weather the on-going Covid and Economic storms of the past 2 or more years. Our community's infrastructure and financial health are my top priorities in looking toward the future. Our aging infrastructure continues to challenge us and we must keep building our financial reserves for upcoming requirements including electrical work, roofs, retaining walls and other structural repairs and maintenance. A community without healthy reserves is a community without a future.

Additionally, I believe our community must improve for the benefit of all members, not just some. At our last general meeting, we agreed to re-engage our long-term planning and Bylaw revision committees, which I feel are paramount. I hope to work with them to develop long term improvement goals, such as improving and expanding amenities, activities and revising our bylaws to meet the new challenges and realities of a transitioning community.

I want to assure all homeowners and residents of our community that I am dedicated to helping our community remain a vibrant, active and improving community to the benefit of all members of the Hidden Ridge Homeowners Association.

Benjamin F. Lorick

The past several years has been transitional ones personally and for the Hidden Ridge community. Many new residents have joined the Hidden Ridge family. Welcomed additions to the "Jewel" of the Catskills! I want to take a little space to introduce/re-introduce myself.



I have been retired for almost a year now, becoming accustomed to my new normal, reflecting on a life I hope has been well lived. A life that has included a vast array of experiences and influences.

I was raised in a multi racial working class public housing development in New York City. This community known as Manhattanville, stood in the shadow of Columbia University/ Barnard College, CCNY, the Jewish and Union Theological Seminaries as well as the Riverside Church and Saint John the Devine Cathedral. All of this shaped my childhood and young adulthood.

I graduated cum laude from SUNY Albany and the Antioch School of Law. I also attended Lincoln University, an historically Black University in Pennsylvania, the University of Pennsylvania, CCNY and the University of the Americas in Mexico as well as the University of Ghana in West Africa.

I worked with the New York City Board of Education as the Senior Attorney in charge of the Office of Legal Services Human and Civil Rights Unit. I later worked for an organization called Operation Crossroads Africa, known as being the precursor and model for the Peace Corps. I eventually returned to the legal field with the Department of Finance where I became a Managing Administrative Law Judge overseeing 100 judges.

After a life-threatening illness and hospitalization, I decided to come full circle, returning to the educational arena – this time as a special education teacher. The next 16 years turned out to be the most rewarding and significant ones of my work life. In addition, I remained involved in numerous civic and community organizations, ranging from Trustee and Chairman of the Board of the Riverside Church in New York, to serving as a local community board member and president of WBAI FM Radio local board with a dabbling into local politics.

My personal motto is to live one's truth with passion - wherever that may take you!

The Hidden Ridge Era

Michael and I, along with "Magic," arrived at Hidden Ridge over 9 and half years ago. We ventured into the unknown to a community that was not very diverse BUT a community with many warm, friendly, and welcoming members - with fascinating backgrounds and experiences - SO WE TOOK THAT leap and have never regretted it!

The last two and a half years have been difficult and challenging for all of us – I personally lost 6 relatives from 40-85 years of age while scores of others contracted the virus. In this time of great uncertainty and urgency, I found the Hidden Ridge community to be a beacon of light in the darkness - will continue to face challenges as individuals, families, and as a community. I believe that we can rise to meet those challenges today and in the uncharted future. I have had the honor of serving you as a member of the Hidden Ridge HOA Board of Directors for the past six years. It has been a rewarding experience, albeit at times difficult one. As board members we have legal and fiduciary responsibilities to insure the financial, as well as the physical well-being, of our

Continued from Column 1

community and its residents. Most importantly as board members we must be open to the diversity of opinions, needs and concerns of our community and it residents whether we are year-rounders, weekenders or seasonal. It is important to know and honor our past and traditions while being open to new and different ways of insuring our community growth and success.

To this end I continue to believe that we must be as transparent as possible in how we address issues facing our ever-changing community. We must make sure that everyone is heard in a respectful and civil manner. Policies adopted by the board must be implemented fairly and consistently throughout the community despite personal relationships.

In challenging times, we must strive to be kind to each other as neighbors. Kindness is the basis for building a strong and vibrant community. As a member of the board our job is to be both a reflection of our community as well as leaders. Sometimes this may involve making difficult and at times decisions that may be unpopular with some. These decisions are guided by the governing rules and regulations of the community with compassion for all and malice towards none. We may not agree all the time but in the end, we are all neighbors seeking the best for our beloved community.

I ask for your support as I seek to continue to serve our community as a member of the board of directors. I wish all to remain safe and healthy!

Victor Marinello

This is Victor's statement from last year as requested by Victor....



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.

Bonnie Siegel

My life experience includes 30+ years with the NYC Department of Education as a teacher and administrator. In these positions, one needs to be a quick thinker and problem solver, skills I have adapted to any situation in which I have found myself. In several instances of leadership, including, Hidden Ridge board president, these skill have come in handy.



Linda and I have been residents at Hidden Ridge since September 2005. Early on, we both became involved in the everyday workings of the community - Linda created and named the newsletter, becoming its editor in chief and I looked to the board to get involved. It has been an honor and a pleasure to serve on the Board of Directors since November 2007, first as Secretary (2007-2010) and then as President (2010-present). I have also been a member of the Activities Committee, the Bylaws Committee, the Beautification Committee, the Architectural Control Committee, Orientation committee and the A-to-Z Book Revision Committee.

About two years ago, the Board started to search for a property management company to relieve some of the burden from the seven board members who are volunteer residents of the community. We believed we would get some relief from the, at times, overwhelming responsibilities associated with the community. We chose Associa because they offered the best program to suit our needs.

Does this mean that I have less to do? – Not really - I am still very involved in every aspect of life at Hidden Ridge. Some of these include:

- Communicating with the other members of the Board and our property management company daily, whether or not I am in Hidden Ridge or in Florida;
- Meeting and imparting information to our new residents at their orientation session;
- Assisting in planning, shopping and coordinating and executing community social activities;
- Developing the annual budget with our treasurer, the rest of the Board and our property manager;
- Making sure that the residents are well-informed via letters, emails, bulletin boards, announcements on TownSq or VOLO Village, in the *GEM* newsletter, and at meetings;
- Supporting the improvement of the security in our community with the upgrade of our gates and security cameras as well as other maintenance initiatives;
- Responding to homeowner concerns and questions;
- Responding to emergency situations that arise from time to time, making sure that our residents and our properties are not in harm's way.
- Continuing relationships with our vendors, local realtors as well as officials from the Town of Thompson.

I have worked collegially with the other members of the Board of Directors and the management company to make those decisions that will benefit our community. I value their individual expertise in being able to work together to get our job done.

When I am at Hidden Ridge, I am visible around Hidden Ridge. When I am not in NY, I continue to have my pulse on the community with daily communication with other Board members and our property manager.

(continued from Colimn 1)

Our Hidden Ridge has changed over the last few years as there are now as many full-time residents as those who are leisure residents. Our needs and priorities have changed. Trying to balance these needs is one of the challenges that we as a community must face together. One of the top priorities will be our exterior lighting so as to fortify and restore our aging infrastructure. Also, of top priority is to see this community come together as one harmoniously. Squabbling and infighting are not the answers to finding solutions.

I look forward being part of the leadership team that will face and resolve the challenges of this community. I welcome the opportunity to continue to serve on the Board for the coming term. Thank you for your support.

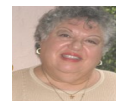
COMMUNITY RESOURCES NETWORK SURVEY COMING SOON

from Vice President Ben Lorick

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.

From the Editor



Dear Fellow Hidden Ridgers,

Once again I am assigned a tiny box to greet you for the month of July. I call it the fun month because I celebrate all month until the day of my birthday - July 28th! Originally, up here in the Catskills, camps designated that last weekend in July as the on time parents could come up and visit their children until the end of the summer. Also, it has always been designated as "Midsummer," as in Shakespeare's famous play. As a result, I have always thought of my birthday as the beginning of the dénouement, the wind down until the end of summer. I want to wish all my fellow July birthday people a most joyous one with many more to come right here in Hidden Ridge!

Linda



**Celebrate the Chinese “Year of the Tiger”
Chinese Buffet and Chinese Auction
Date: TBA in the Clubhouse
Dinner at 6:30 PM
Auction starting at 8:00 PM**

The following is a description of a Chinese Auction:

A **Chinese auction** combination of a raffle and auction. The difference between a raffle and a Chinese auction is that in a raffle with multiple prizes, there is one "hat" from which names are drawn, but in a Chinese auction each prize has its own "hat."

In a Chinese auction, people buy tickets, which are chances to win items. Bidders buy as many tickets as they like and bid them on any item(s) they want by placing one or more ticket in the "hat" beside the item(s) they are trying to win. At the conclusion of bidding, one winning ticket is drawn from the "hat" beside each item, and the item is given to the owner of that ticket.

A bidder may increase the chance of winning by buying and bidding more tickets on a specific item. Although there is generally no limit to the number of tickets a given individual may bid on a specific item, the chance of winning depends on the total number of tickets bid by all individuals.

We are asking you to donate one (or more items) that we can put up for auction. This can be an item that is brand new or one that you would like to “re-gift.” Please do not bring used items.

More details to follow

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)



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 _____

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.

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)

LIFE IN HIDDEN RIDGE

*No one can do everything,
but everyone can do something!*



*Join a committee,
volunteer to help a
neighbor, come to the
activities, make your
presence known in
our wonderful
community!*

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 |

50-50 WINNERS!

July 3 - Jack Gruber

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

Newspapers tied in bundles

Brown corrugated

cardboard, flattened and tied

Clear glass bottles and jars

Regular Garbage

Cardboard, paper bags, small books, magazines

Cereal boxes, shoe

boxes, soda cartons, etc.

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 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 under the document tab.

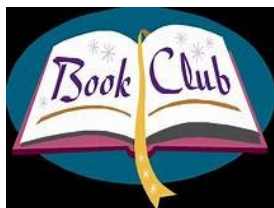
If you have any questions, contact Karen Crumley or Bonnie Siegel.

Get Well Wishes

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



Wishing them a full, speedy recovery

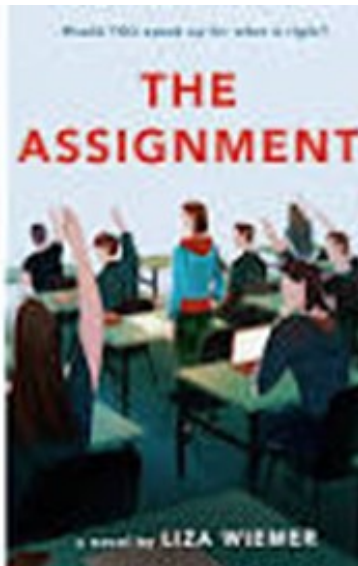


The Assignment

by Liza Wiemer

**July 22nd, 4:00 PM
in the Clubhouse
Everyone Welcome!**

Senior Year in High School a favorite teacher gives an assignment to argue the Final Solution, the Nazi plan for the genocide of the Jewish people. Based on a true story, this book explains how the students, their parents and the larger community react to this assignment.



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>

CANASTA WINNERS

July 4

Marvin
Aileen
Jennifer
Karen
Harriet

July 6

Helen
Larry
Harriet

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.

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.

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. 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,

Here is the information to date of our Discussion Series:

- We will be meeting in the Clubhouse on Thursday evenings at 7:30 PM.
- The following discussions and dates have already been set up by the person leading:
 - July 14 - The Holocaust - lead by Erica Sadowski
 - July 28 - Estate Planning - lead by Fred Hirsch
 - Aug. 4 - The Living Consitution - lead by Donald Singer
 - Aug. 18 - Prison Life - lead by Lenny Kirschenbaum
 - Aug. 25 - Cooking - Nancy Lopez

If any or all of these sound interesting to you, come and join the conversation. Light snacks will be served.



If you are interested in leading a discussion, PLEASE COMPLETE THE SURVEY BELOW AND E MAIL to either Lenny Kirschenbaum (Anylenny@aol.com) or Donald Singer (donaldsylvia@bellsouth.net)

Thank you.

Len and Donald

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

_____ Discussion leader _____ Suggested date

My topic would be: _____

ADDITIONAL COMMENTS _____

My name _____ Address _____

Email _____ Phone _____

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forms to use. Thank you.*



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Thanks!**



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