



### 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;

There are several items that I would like to bring to your attention this month:

**Annual Meeting and Elections:** On August 7, 2022, we had our Annual Meeting and Elections. For those of you who attended in person or who sent in absentee ballots or proxy designation, thank you for doing your civic duty. We had representation from about 80+ people. Thank you to those who attended in person for your cooperation for listening attentively to what was being said by the Board and your neighbors. It remains a mystery where the other 60+ homeowners were? The election results are on page 4.

**Renewal of contracts** have been negotiated and signed with Associa, our property management company, at the same rate for the next three years. Usually there is a 3-5% increase yearly. Landscaping and snow removal contracts have similarly been negotiated through 2025.

**Maintenance Projects:** There is a lot of activity that you will be seeing around Hidden Ridge within the next few weeks

**Mailboxes** - The concrete pads for the mailboxes have been poured and the installation of the pedestals and mailbox clusters are forthcoming. Residents will be notified and given new keys once all is in place and the post office gives all clear to start using them.

**Retaining Walls** – There are several retaining walls that have been earmarked for replacement. This will probably be a two-year project.

**Roofs** – A comprehensive survey was conducted on the roofs. The minor repairs (replacement of vents, missing shingles etc. are happening.

**Electrical Issues** – We have been in contact with a new electrician to obtain proposals for the streetlights as well as the lighting issues inside the cul de sacs. More details will follow.

**Activities at Hidden Ridge** – Please look at the calendar on page 6 and the flyers within this issue as well as emails, etc., for upcoming events. I must continually thank all those who volunteer their time in planning, shopping, setting up and helping to make our activities successful.

There are several items in this issue that I direct your attention to:

A Message from the Property Manager – If You See Something - Say Something on page 4

Financial Narrative on page 5

Neighbors Helping Neighbors on page 7

Can We Count on You? on page 7

A letter to Hidden Ridge on page 7

A Description of a Chinese Auction on page 8

Allan's Alley on page 9

A Clarification Regarding Sewer and Water Charges on page 15

Updated information on the Gates on page 15

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@associanewyork.com*** \*\*

**\*\*Please note: new email address**

## Hidden Ridge H.O.A. Committee Liaisons

Activities/Entertainment	Brian, Shelly, Bonnie, Sharon
Architectural Control	Bonnie, Ben, Brian
Audit, Budget, Finance	Bonnie, Ben, Brian
Beautification	JoAnn, Shelly
Clubhouse & Pool	Shelly, Ben
Community Outreach	Bonnie, Ben
Cul-de-Sac Liaisons	JoAnn, Sharon
GEM/Website	Bonnie
Grievance	Bonnie
Insurance	Bonnie
Legal	Brian, Bonnie
Maintenance of Grounds	Ben, Shelly, Karen
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

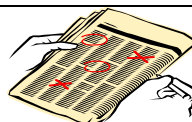
or email: [bonsdiva@aol.com](mailto:bonsdiva@aol.com)

**DEADLINE for the Fall ISSUE - Aug. 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:**

*Ben Lorick, Nanci Patrick,  
 Karen Crumley, Allan Meyers,  
 Peter Morello*

*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](mailto:bonsdiva@aol.com)

## Ehrlich Pest Control

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

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.

## Life Cycle Events

### AUGUST



National  
Aviation Day  
August 19



Women's  
Equality Day  
August 26



National Dog Day  
August 26

Leo (July 23 August 20)

Virgo (August 21 - September 22)

August- Birthstone: Peridot

Flower of the Month: Sunflower



## Happy Birthday

08-02 Adrienne Meyers  
Ross Elliott  
08-07 Larry Sternfeld  
08-08 Joanne Herbert  
08-10 Helen Badain  
08-13 Robert Gannon  
Nella Velasco  
08-15 Kimberley Franco  
08-17 Steven Zwicker  
08-18 Nicole Begley  
Karen Crumley

08-20 Fran Howse  
Nancy Lopez  
08-22 Janet O'Mara  
08-23 Sharon Bennett  
08-26 Eleanor Dovdavany  
08-27 Michael Dovdavany  
Sally Thomas  
08-29 Barbara Usatine  
08-30 Paula Loesel



## Happy Anniversary

08-11 Stephen & Maxine Kopp

## 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 Jewelry                     | 20. Platinum Watches and    |
| 7. Desk Sets -Pens and Pencil Sets  | 25. Sterling Silver Jubilee |
| 8. Linens and Laces Jewelry         | 30. Diamond Watches and     |
| 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          |



**HOLD THE DATE!**



**PARTY**  
at Hidden Ridge  
Italian Buffet Dinner and  
Show  
(Catered from Casa Mia)  
**Entertainment**  
**Featuring**  
**The Boy Band Project**

**Dinner: 7:00 PM Showtime: 8:45 PM**

Please reserve your tables of 8 and pay  
by Tuesday, August 30<sup>th</sup>\*\*

**\*\* reservations in advance only**

Dinner Cost: \$25 for residents

\$30 for guests

Call Karen Crumley at 845-794-0207  
(50 Hidden Ridge Drive)

**\*\*Please bring checks only (no cash) to Karen by August 30<sup>th</sup>**

**Showtime ONLY - Guests \$5.00 See Bonnie Siegel**

**\*\*Late reservations for dinner will not be accommodated so please make your reservation by the cutoff day. Thank you.**

## A MESSAGE FROM THE PROPERTY MANAGER

*Nanci Patrick*

### *If You See Something...Say Something*

I hope you are enjoying the beautiful summer season in Hidden Ridge with family and friends. We are lucky here in Hidden Ridge - The Jewel of the Catskills to have such a large, gated community with a clubhouse, pool, fitness center, beautiful-forested tree canopy, fabulous events and much more.

Many of these amenities including the common areas and the exterior of each home are inspected regularly. In addition, a comprehensive inspection is conducted on each home at least annually. However, sometimes things get broken, damaged from weather or animals, or simply have met their lifespan in between inspections. While management and contractors do our best to keep tabs on all 50 acres of the community, we are not always aware of a problem. If you are out and about in the community – perhaps you walk a certain section of the community on a daily basis or your dog walking route takes you along an area tucked away from the road – if you observe an issue with any part of the community, please reach out to let us know. Sometimes we receive complaints from residents that something has been damaged or out of place for days, weeks, or (gasp!) even months.

Granted, there are times we are aware of an issue and can't get it taken care of because of financial constraints, contractor schedules, or backordered parts, but many items can be addressed if we knew about them. Or maybe you don't have a concern, but simply a suggestion of something that could improve your enjoyment of the community. In the near future, there is a plan to add a dog run area and possibly a community garden. With 300+ residents in the community, there are many more of your eyes and ears than there are of contractors or management. Our goal is to preserve and enhance the community, so please reach out with your comments. Don't let something bother you day in and day out and have us not be aware of it. Please reach out to me directly so that we can address any concerns or put forward your wonderful suggestions. Our offices are open Monday – Friday from 8AM to 4PM or email me directly at [Nanci.Patrick@AssociaNewYork.com](mailto:Nanci.Patrick@AssociaNewYork.com).

Enjoy the rest of your summer and wishing you all a safe and Happy Labor Day!

Nanci Patrick, Hidden Ridge Property Manager



## 2022 Election Results

The following are the election results for 2022:

**Board of Directors:** The top four with the most votes are elected to a two year term ending at the annual meeting in 2024.

JoAnn Epifania:	60 Votes
Brian Kudler:	59 Votes
Benjamin Lorick:	50 Votes
Victor Marinello:	32 Votes
Bonnie Siegel:	69 Votes

I would like to thank the community members who served on the election committee: Charney Greenberg, Mindy and Fred Hirsh, Sharon Ripinsky, Erica Sadowsky, Karen Seltzer and Tatiana Shorten.

*Karen Crumley, Elections Chair*

## 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.

## HIDDEN RIDGE FINANCIAL NARRATIVE ~ AS OF JULY 31, 2022

### Balances as of July 31, 2022

Operating Account	\$247,863.87
Chase Checking Account	\$ 56,546.94
Jeff Bank Reserve Account	\$149,945.10
Chase Savings Reserve Account	\$ 49,256.49
Jeff Bank Balloon Account	\$ 82,367.32
Total Operating and Reserve funds	\$585,979.72

**Reserve Contributions** – This fiscal year, the Association began making monthly reserve contributions in the amount of \$2,187, yearly total \$26,239 into the Jeff Bank Reserve Account.

### 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;  
Kubota loan payment \$497, yearly \$5,964

Jeff Bank Loan Balance \$340,977.41 (as of July 2022)

Kubota Loan Balance \$7,953.48 (as of July 5, 2022)

### Sales 2022/2023 fiscal year

There have been 5 resales through July 31 - \$12,500. In addition, there are 7 sales pending.  
In 2021/22 fiscal year there were 19 home sales.

### Rentals 2022/2023 fiscal year

There were two summer rentals - \$1000 received

**Special Assessment** - A total of \$136,500 has been collected to date for the 2022 special assessment of \$1,000 per homeowner.

90 homeowners paid the assessment in full and received a \$50 credit	\$85,500
49 homeowners paid the assessment monthly	\$49,000
1 homeowner paid three installments to date	\$ 750
2 homeowners paid two installments to date	\$ 1,000
1 homeowner paid one installment to date	\$ 250
7 homeowners have made no payments towards the special assessment.	

### Delinquency Status Update

There are eleven accounts currently with the attorney.

134 Drive (two accounts) owes	\$20,142.56
198 Drive owes	\$ 5,779.48
171 Drive owes	\$ 3,883.21
38 Terrace owes	\$ 2,949.00
161 Drive owes	\$ 2,256.48
17 Drives owes	\$ 1,501.00
54 Terrace owes	\$ 746.06

196 Drive was sold and all prior arrears were paid at closing.

There are two units (35 Drive and 179 Drive) that are involved with estate issues.

The HOA recently collected over \$12,000 in arrears during the sale of a home.

In addition, last month the HOA finally received a settlement check in the amount \$6,868.36 from a prior homeowner.

Legal fees are paid upfront by the HOA, but the expense is billed to individual homeowners who are ultimately responsible for payment.

***The total delinquency through July 31 - \$47,275.71***

## CALENDAR OF EVENTS

The following is a calendar of events that were planned at the meeting of the Activities Committee.

If you interested in volunteering at any of these events, please contact the committee liaisons – Brian, Shelly or Bonnie.

Please watch your emails/bulletin boards, TownSq/Volo Village for any additions/changes

We hope to see you at these events. Thank you.

### August 15, 2022 – August 31, 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
14	15 Cards	16 Bingo	17 Cards	18 Discussion Series #4- Prison Life	19	20 Chinese Auc- tion and Buffet
21	22 Cards	23 Bingo	24 Cards	25 Discussion Series #5 – Cooking	26 Book Club	27 Game Night- Name that Tune
28 Hidden Ridge Cafe	29 Cards	30 Bingo	31 Cards			

### September 2022

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 Orientation	2	3
4 Italian Buffet and Show – Boy Band Project	5 Labor Day	6 Bingo	7	8	9	10 Orientation
11	12	13	14	15	16	17
18 Close the Pool Party	19	20	21	22	23	24

### Hold these Dates: -

Halloween Costume Party – October 29, 2022

Holiday Party – December 10, 2022

## NEIGHBORS HELPING NEIGHBORS

A question came up at one of our meetings regarding assistance with heating and water bills. The following information is being shared by **Frances Howse**:

### LOW INCOME HOME WATER ASSISTANCE PROGRAM LIHWAP)

Website: OTDA.NY.GOV

Phone: (833) 690-0208

Email: NYSLIHWAP@otda.ny.gov

Mailing Address:

NYS OTDA

Attention: LIHWAP

P.O. Box 1789

Albany, NY 12201

### HOME ENERGY ASSISTANCE PROGRAM (HEAP)

Website: www.nyserda.ny.gov

Phone: (877) 697-6278

Email: info.residential@nyserda.ny.gov

Mail Address:

The Empower New York Team

8 Southwinds Blvd., Suite 201

Albany, NY 12211

Thank you, Frances, for sharing this information.

## A LETTER TO HIDDEN RIDGE

Dear Friends,

Many of you that I've known throughout the years are aware that this past January I sold my home at Hidden Ridge that I've owned since 2008. I didn't make this decision lightly but rather I thought it was the right time to move on.



It occurred to me that because I left during the winter season, there were many folks I never said my goodbyes to. Yes, there are many newcomers to Hidden Ridge; but as I've have so often said, "I never met a Hidden Ridger I didn't like." You have a great community and a wonderful and dedicated board that deserves your support and participation whether you agree with their decisions or not.

Those that know me are aware that I was a regular contributor to the GEM that Linda Solomon has lovingly dedicated her time and expertise to editing even before I came into the community. Shortly after purchasing my home at Hidden Ridge, I began contributing to the GEM and Linda encouraged me to write stories that existed only in my mind and, never having written anything before, I put fingers to keyboard and things just seemed to flow.

Linda has graciously agreed, some time in the near future, to reprint a story I wrote in August 2012 that many folks really seemed to have enjoyed and if this is the first time you're reading it, maybe you'll feel the same way.

Be well and stay safe.

Best wishes,

Peter Morello

Watch for Peter's story in the Fall edition of the GEM!

Please be advised that you **may not park on Hidden Ridge Drive** when going to the pool, the pool pavilion or the clubhouse. That is a fire hazard and restricted so that if emergency vehicles have to enter the community they have complete access. If you have parked on the road before, please do not do it again. The parking area on the hill opposite the pool is designated for handicapped parking and the lot nearest the clubhouse is for all other parking.

**Thank you for your cooperation.**  
**Board of Directors**



**NO PARKING**

## CAN WE COUNT ON YOU?

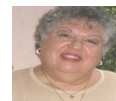
### Become Part of Our Community Resource Network

*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.*

If you have any expertise in an area that might benefit our community, contact Benjamin Lorick, Vice President, at blorick3@nyc.rr.com or 845-423-2801. He will be establishing an inventory of the talent, skills, and knowledge of our community residents. 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,

Here I am again, in a little corner trying to welcome you to the August GEM. Despite the raging in the country and in the world, I try to remain positive here in Hidden Ridge, which is beautiful, a place to recreate and even to come home to from a day of work. If you are not taking advantage of the activities and the amenities of our wonderful community, you are not enjoying the most you can by living here. So, get out and meet your neighbors, come to the Clubhouse and enjoy the movies, events, dj's and other activities provided. Oh, and don't forget the pool and the Hidden Ridge Caf !

Linda



**Celebrate the Chinese “Year of the Tiger”  
Chinese Buffet and Chinese Auction  
Date: August 20<sup>th</sup> 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** is a combination of a raffle and an 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 “regift.” Please bring these items to the Clubhouse on Saturday August 20, 2022 at 9:30 AM

Please make sure your name is on the item.

Tickets will be available for purchase on Saturday evening



## ALLAN'S ALLEY

*submitted by Allan Meyers*

### SWEETHEART, SWEETHEART, SWEETHEART

Up until the age of 5 years old I was in love with Shirley Temple and the Dianne Quintuplets. In Public School I was in love with Ginger Rogers and Deanna Durbin.

In Junior High I was in love with Lana Turner and Rita Hayworth. In later years I was in love with Marilyn Monroe and my all-time favorite was Doris Day.

When I was in my late 20's, a very good client of mine insisted that I date a girl that he had met in the country, I didn't want to do it, but I was afraid of loosing the client and his case. I called her up for a date and asked all of my friends to join me. They all turned me down as they couldn't get babysitters. I went to her house to pick her up, she was very good looking and had a very nice figure. I wouldn't be embarrassed being with her.

While in the car we just talked. She was smart and had a very good sense of humor. I didn't realize it, but I had driven out to some place in Long Island. I saw a motel that had dining and dancing on the water.

So, we ordered a meal and we danced. I didn't believe then and I don't believe now that there is such a thing as love at first site sight. I didn't fall in love with her until the 2<sup>nd</sup> dance.

We were married within 6 months, and we have 3 children and 10 grandchildren. Adrienne and I have had for 48 years a happy and bountiful marriage. Hey, 48 out of 61 ain't bad.



### 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 Fall and Winter Holiday Greetings!

Please complete this form and submit with \$3 to Linda Solomon, GEM Editor-in-Chief  
6 Hidden Ridge Terrace ~ [bonsdiva@aol.com](mailto: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](mailto:Nanci.Patrick@associa.us).

Thank you for your cooperation.

## CLEARANCE SALE! Hidden Ridge Shirts



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

**Sweatshirts - \$20**  
**L**

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 30th ~ David Gwynn**

**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

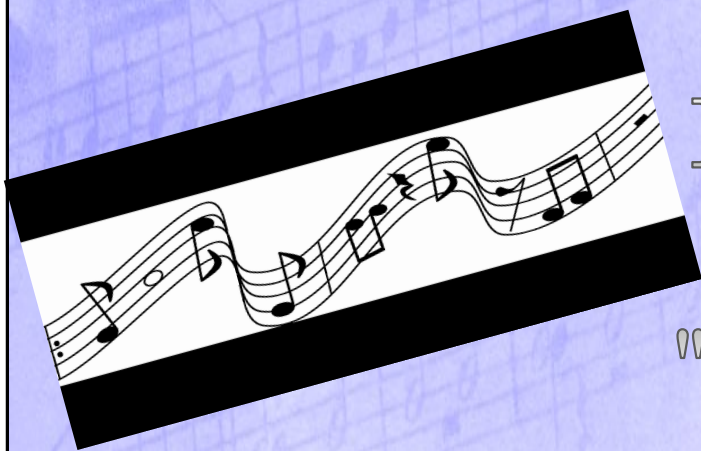
If you reside at Hidden Ridge for 30+ consecutive days, a copy of the Town of Thompson Dog License is required.

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 GAME SHOW NITE!



Return of the  
Special  
"Guest Emcee"

**AUGUST 27TH**  
**8:15 PM**  
**IN CLUBHOUSE**

Everybody plays!  
Name that Tune

Prizes and Refreshments



## 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.

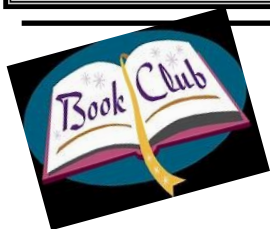
If you have any questions, contact Karen Crumley or Bonnie Siegel.

## Get Well Wishes

**Tammy Bolet**  
**Lois Kroff**  
**Adrienne Meyers**  
**Allan Meyers**  
**Sue Mc Mahon**  
**Anita Suchoff**

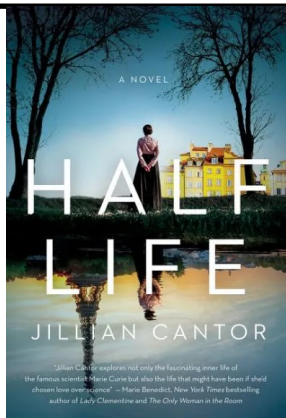


*Wishing them a full, speedy recovery*



**Half Life** by Jillian Cantor

**Friday, August 26 4PM**  
**Cluhhouse**



## 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>

## CANASTA WINNERS

### Aug. 1

Meryl  
 Barbara  
 Harriet  
 Karen

### Aug. 3

Karen  
 Carole B  
 Larry

### Aug. 8

Judy  
 Meryl  
 Marvin

### Aug. 10

Meryl  
 Helen  
 Carole B  
 Larry

## Welcome New Neighbors



**Mariya Skreydel** 76 HR Drive  
**Farrah Brooks** 132 HR Drive  
**Jacob Vanrossum** 196 HR Drive  
**Tracey Vanchiro** 200 HR Drive

## CONFUSED ABOUT INSURANCE?

It has come to our attention that some homeowners, while having bought insurance for their units purchased a condominium insurance policy rather than homeowner's policy. They (or their insurance broker) are under the misunderstanding that the Association owns all of the buildings. The Association **does not** own the buildings but are required to maintain the exteriors and the roofs.

Article X of our documents discusses insurance.

Article X, Section 1 discusses insurance in the Common Areas. The Board is required to obtain liability insurance as well as fire insurance with extended coverage, water damage, vandalism and malicious mischief endorsements, insuring the facilities (pool, pool pavilion, and clubhouse) on the common properties, in an amount equal to their full replacement values and workmen's compensation.

Article X Section 2 discusses insurance for each home. Each homeowner shall be required to obtain and maintain adequate insurance of his home which shall insure the property for its full replacement value with no deductions for depreciation against loss by fire or other hazards. Such insurance shall be sufficient to cover the full replacement value, or for necessary repair or reconstruction work. It is recommended that homeowners obtain a "homeowner's policy (HO3)."

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@associanewyork.com** 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

## A Clarification Regarding Sewer and Water Charges

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

### SEWER CHARGES

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

### WATER

Currently each unit owner is billed quarterly (January, April, July and October) by **Crystal Water Supply Company Inc.** for water. The HOA provides Crystal Water with the mailing address of each member so that Crystal Water can bill the members directly.

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

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

Should you have any questions, please contact Bonnie Siegel.

## Orientation for Homeowners

We have scheduled the following Orientation Sessions:

**September 1, 2022**, at 6:30 PM in the Clubhouse  
**September 10, 2022**, at 10:30 AM in the Clubhouse

New Homeowners will be required to attend an orientation to review the rules and regulations of the community. It is an opportunity to ask questions.

Any homeowner is invited to attend a “refresher”. Those homeowners who have attended have found the session enlightening and informational.

Please notify Karen Crumley at 845-794-0207 or [kcrumley@hvc.rr.com](mailto:kcrumley@hvc.rr.com) when you will be attending to make sure that we prepare sufficient materials.

All participants receive a gift for attending.

## GATES AND VISITORS

Gates were installed as a safety and security measure for our community.

Recently we have noticed that there have been several non-residents using the access pad at the Liberty Road Gate. When questioned they say that they were given the code by a resident. **This is a breach of security and the safety for all!**

If you are having guests, please follow the protocol listed below for your safety and the safety of your neighbors:

- 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.*

**In the near future, all residents will receive a new randomly generated access code for their personal use only. All homeowners will be sent this information via a letter. Anyone abusing the new protocol will be fined.**

In addition, do not allow access to someone who you do not know who may be either in front of you or behind you at the gate. We recently had a resident open the gate for someone in front of them and then tried to speed through the gate only to have the gate arm come down and break away. The homeowner was seen, reported, and was subsequently charged for the replacement of the gate arm (a cost of \$907). **Remember – only one vehicle through the gate at a time. For your information and safety, the gates are monitored at all times.**

**This is your community – please make every effort to assist in keeping us all safe.**

**The Hidden Ridge Directory** was distributed at the Annual Meeting and was sent online to everyone’s email

There are a few errors that are being corrected and an addendum page will be ready shortly. If there is an error in your listing, please contact Bonnie Siegel ([siegelmath@aol.com](mailto:siegelmath@aol.com)) with the correction that is needed.

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Marge Frasca, President

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