



The Hidden Ridge GEM

Autumn~ 2022 *Issue 22-05*



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:

End of season activities were a success!

- Many residents attended the **Chinese Buffet and Auction** on August 20th that helped to raise money for the Dog Run Fund. Hopefully by next year we will have enough money (all donations) to build a place for our fur babies to play with each other in a safe and healthy environment.
- The competition was fierce during the **Name that Tune Game Night** on August 27th. Our residents showed their knowledge of music from a variety of styles.
- A good time was had by all who attended the **Labor Day Italian Buffet and Show** featuring The Boy Band Project.
- Last Sunday's **Close the Pool Party** was a hit with several residents dancing to the music provided by DJ Mitch. Did the pina colodas help them get in the mood?



Maintenance Projects: Here is a brief update of what you will be seeing around Hidden Ridge this fall:

Mailboxes – The postmaster finally came and switched the locks from the old clusters to the new clusters. Keys have been distributed by Steve La Francois, our site engineer. Homeowners are responsible for their keys. If they are lost, the homeowner will have to replace them.

Retaining Walls – There are several retaining walls that have been earmarked for replacement. This will probably be a two-year project. We will be starting with those most in need of replacement.

Storm Drains – The storm drain near the Liberty Road exit is scheduled for replacement this fall.

Roofs – Those roofs that have been affected by the torrential rains of the past month are tarped and will be repaired soon.

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.

Safety and Security – There will be an additional camera installed at the Liberty Road Gate and there will be an upgrade to our camera system as well as the gate entry system. Information on new access codes will be sent to each homeowner soon.

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

Special Thank You on page 4

A Message from the Property Manager –on page 5

Financial Narrative on page 6

Information about our upcoming Halloween and Holiday Parties on page 7

Getting Prepared for the Winter in Hidden Ridge on page 9

Holiday Greetings on page 12

A Reminder About the School Tax on page 13

Updated information on the Who Do I Call List on page 14

A Clarification Regarding Sewer and Water Charges on page 15

Orientation for New Homeowners on page 15

Finally, I hope that everyone takes advantage of the beauty of our community during the fall season! Our next edition of the GEM will be ready in December!

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
Vacancy	Director	

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, Bonnie, Sharon
Architectural Control	Bonnie, Ben, Brian
Audit, Budget, Finance	Bonnie, Ben, Brian
Beautification	JoAnn,
Clubhouse & Pool	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, Karen
Orientation	Ben, Karen, Bonnie, Sharon
Sales and Rentals	Bonnie
Sanitation and Recycling	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.

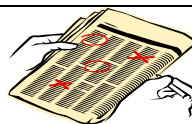
Please call 917-747-8660

or email: bonsdiva@aol.com

DEADLINE for the Winter ISSUE - Nov. 15

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
Guest Writers:

Linda Solomon
Bonnie Siegel
Bonnie Siegel
Ben Lorick, Nanci Patrick,
Karen Crumley, Peter Morello



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

Ehrlich Pest Control

Ehrlich Pest Control will address 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

AUTUMN - September, October, November



September 6



Patriot's Day
September 11



Rosh Hashanah Eve
September 25



September 22



End Daylight Savings
November 6



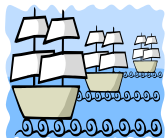
Yom Kippur Eve
Oct. 4



Halloween
October 31



Election Day
November 8



Columbus Day
October 11



Thanksgiving Day
November 25



Veteran's Day - November 11

Libra (Sept. 23 - Oct. 21)
Scorpio (Oct. 20 - Nov. 21)
Sagittarius (Nov. 22 - Dec. 21)



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 |

HOLD THE DATE:

Winter at Hidden Ridge Meeting
October 26, 2022
Zoom details to follow....

Congratulations to the new Poppy, Jay Wiprovnick on the birth of his grandson, Skyler Moskowitz, on August 19th, weighing at 8 lb. 4 oz.! Best wishes to the parents, grandparents and Uncle Jeffrey!



Mazel Tov

Congratulations to my wife, Charney Greenberg, for being honored by the Brooklyn/ Queens/ Long Island Region of Women's League for Conservative Judaism as Hewlett-East Rockaway Jewish Center Sisterhood's

"Woman of Achievement 2022."

Chuck Greenberg

Birthdays and anniversaries appear on page 4

Life Cycle Events AUTUMN

September, October, November

Happy Birthday



09-01	Joyce Bragin	11-02	Alicia Scotland
09-02	Marian Polera		Lois Kroff
09-05	Tomasita Bolet	11-05	Jay Wiprovnick
09-06	Liam Herbert	11-07	Kenita Williams
09-16	Marvin Usatine	11-10	Sue McMahon
09-24	Renee Faibish	11-20	Bennie Moorer
09-25	Eddie Erlich	11-23	Neil Berniker
	Kudler	11-28	Benjamin Lorick
09-29	Harvey Mizrach		
09-30	Darryl Questore		
10-01	John Whiteman		
10-04	Mair Faibish		
10-09	Mariel Franco		
10-10	Victor Marinello		
	Larry Mazzoli		
	Cleotilde Quinonez		
10-16	Corey Olivera		
10-24	Nora Weinstein		
10-27	Rosalio Inojosa		
10-28	Alene Tiller		
10-29	Adrianna Bridgers-		
	Balogu		
	Ben Loesel		

Happy Anniversary



09-02	Bennie & Evangeline Moorer
09-05	George & JoAnn Epifania
09-07	Robert & Paula Loesel
09-16	Darryl & Kalyn Russell
09-17	Shelly & Moishe Kleinberger
09-20	Linda Solomon & Bonnie Siegel
09-22	Alexander & Leah Reingold
09-30	Harold & Lolita Feder
10-02	Emmanuel & Marie-Pierre Pulcini
11-02	Renee & Mair Faibish
11-04	Kevin & Janet O'Mara
11-13	Robbie & Stan Schecter
11-15	Mindy & Fred Hirsh
11-16	Randi & Warren Berkowitz
11-17	Ross Elliott & Rosalio Inojosa

Welcome New Neighbors

Chaim Walter	39 HR Drive
Michael Forcelli	69 HR Drive
Anne Marie Sasso	8 HR Terrace

Special Thank Yous:

As another summer season winds down and we all get ready for the fall and winter, it is time to recognize those individuals who contributed to our community over this past season by going above and beyond:

- The Board of Directors– **Sharon Bennett, Karen Crumley, JoAnn Epifania, Shelly Kleinberger, Brian Kudler and Ben Lonick**, whose work never ends! Thank you for your support and willingness to serve our community- whether it is setting policy or planning activities. A very special thank you goes to the Board wives/ husbands/ significant others – **George Epifania, Moishe Kleinberger, Eddie Erlich-Kudler, Michael Valcin, and Linda Solomon** for their assistance, love, understanding and patience; At this time, we must announce that Shelly has decided to retire from the Board after serving for several years. She will be missed for her willingness to get the job done whatever the task was with boundless energy and a smile.
- **Nanci Patrick**, our Property Manager and **Steve La Francois**, our site engineer, who handle the day-to-day operations of the community;
- **Linda Solomon** and those who have contributed to the GEM by writing articles and those who assist in the packaging and delivery to our residents;
- **Meryl Miles and Karen Seltzer**, who coordinated and ran our weeknight activities (canasta tournaments and Bingo); A special thank you to **Teresa Marynowska** who has taken over the role of caller for the fall Bingo games;
- **Mindy Hirsh** who led the Hidden Ridge Book Club;
- **Donald Singer and Lenny Kirschenbaum** who coordinated and were two of the speakers for our Discussion series. **Many thanks to Erica Sadowsky, Fred Hirsh and Nancy Lopez** who provided their expertise on a variety of topics;
- **The many volunteers** who helped the members of the Board to set up, serve and cleaned up at our activities and functions. Extra special thanks to the following who helped us - **Michael Valcin, Eddie Erlich-Kudler, Jay Wiprovnick, Nella Velasco, Erica Sadowsky, Stu Moskowitz and Helen Badain**;
- **To the members of the Election Committee** who served as greeters or counters during our Annual Election – **Karen Crumley, Charney Greenberg, Fred Hirsh, Mindy Hirsh, Sharon Ripinsky, Erica Sadowsky, Karen Seltzer, and Tatiana Shorten**;

To all that I have mentioned above (and those of you who I may have left out by accident) please accept my appreciation for your time and energy and helping to enhance our community.

Bonnie

A MESSAGE FROM THE PROPERTY MANAGER

Nanci Patrick

HOA Comprehensive Inspections: What Are They and What Do They Do?

One of the more common procedural tasks handled by Associa New York is periodic exterior inspections. These inspections are an important part of maintaining an HOA's quality and living standards dictated by state and local laws. Exterior inspections are primarily focused on the exterior structures of the buildings within the HOA, whether those be individual residences or community buildings. Examples of what these outside components consist of during an inspection: Landscaping and trimming, parking lots, property exterior, gutters, doors and windows, air conditioners, common areas, sidewalks, storm drains, etc.

These inspections remain important for several reasons:

- Exterior inspections allow the HOA to maintain its community standards and property value year over year to attract new residents and keep existing residents.
- Inspections are also a way of enforcing standards from the residents' end and providing homeowners with a scheduled inspection to let them know where there may be violations around their house.

By completing a comprehensive inspection, Associa New York and the HOA board can further establish whether any deteriorations warrant fixing and whether the HOA or the homeowner will be responsible for doing so. Over the next several weeks, Associa New York will be conducting comprehensive inspections throughout the community to thoroughly review the condition of the Association. The inspections will focus on the below:

- **Preventative Maintenance** – inspecting and recommending the repair or replacement of common components.
- **Facility Maintenance** – identifying issues in structure and function on buildings and amenities.
- **CC&Rs** – inspecting for non-compliance with Association rules and regulations.

Homeowners will receive a letter from the HOA identifying any exterior elements found during the inspection that needs to be addressed. If you see us out in the community or in your backyard – step outside and say hello, we would be happy to have a conversation and share what we have identified. Please keep in mind these comprehensive inspections will help to maintain the property values with Hidden Ridge HOA.

Nanci Patrick, Hidden Ridge Property Manager



Those of you who are followers of writers, Peter Morello and Allan Meyers, please note that we will be replicating some of Peter's works in the future when we have room in the GEM and Allan's work will appear when I get them from him. Stay tuned....

BE SAFE, BE AWARE: Babies as well as Mama Bears have been spotted in the community as well as near the area around Kutsher's.

DON'T LEAVE GARBAGE EXPOSED - AND MAKE SURE DUMPSTERS ARE CLOSED. MAMA BEAR CAN GET INTO THOSE. WHAT'S MORE, MAMAS ARE VERY PROTECTIVE OF THEIR BABIES.



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 August 31, 2022

Balances as of August 31, 2022:

Operating Account	\$ 253,818.23
Chase Checking Account	\$ 64,846.47
Jeff Bank Reserve Account	\$ 152,133.55
Chase Savings Reserve Account	\$ 49,257.25
Jeff Bank Balloon Account	\$ 86,111.72
Total Operating and Reserve funds	\$ 606,167.22

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 \$337,951.44 (as of August 31, 2022)

Kubota Loan Balance \$7,456.40 (as of August 5, 2022)

Sales 2022/2023 fiscal year

There have been 8 resales through August 31 - \$20,000. In addition, there are 9 sales pending.
In 2021/22 fiscal year there were 19 home sales.

Rentals

There were 2 summer rentals - \$1000 received.

Special Assessment - A total of \$139,000 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

53 homeowners paid the assessment monthly - \$53,000

1 homeowner paid two installments to date - \$500

6 homeowners have made no payments towards the special assessment.

The special assessment was collected in order to cover unforeseen expenses due mostly to the aging infrastructure which included: roof repairs, gutter repair and replacements to include Bay Windows, Scuppers in the A-Units, and numerous gutter repairs, flooding remediation and failing storm drainage, electrical issues, and the clubhouse flood.

Delinquency Status Update

There are currently nine accounts currently with the attorney. Legal fees are paid upfront by the HOA, but the expense is billed to individual homeowners who are ultimately responsible for payment.

Drive* (two accounts) owes	\$20,963.18
198 Drive* owes	\$ 6,600.48
171 Drive owes	\$ 3,804.21
179 Drive* owes	\$ 3,366.25
161 Drive owes	\$ 3,016.98
63 Drive* owes	\$ 2,491.48
73 Drive owes	\$ 2,430.50
17 Drive owes	\$ 2,322.00
71 Drive owes	\$ 1,882.96

*These units are currently for sale and monies owed will be collected at closing.

There is one unit (35 Drive that owes \$4368.98) that is involved with estate issues.

The total delinquency through August 31 - \$51,247.40

Hold these Dates:



Welcome children
in costume, too!

RSVP
Karen Crumley
845-794-0207
By October 23, 2022



*Come join us for a Hallooooween Party in the Clubhouse
Saturday October 29th at 6:00 PM.*

Wear your best costume to win Best Costume Prize.

Food – a witch's brew of chili with corn bread.

Dessert: pumpkin pie and others

DJ Mitch will be playing Fun & Holiday Music for Dancing



Merry Christmas



Happy Kwanzaa



HIDDEN RIDGE Holiday Party 2022



Frosty came back to join us for our holiday party.

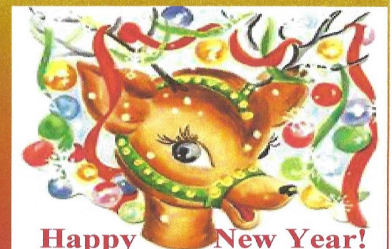
So make yourself a little cheer and join us as we celebrate the end of the year. We look forward for EVERYONE to join us this year. Come out and meet all of your neighbors and wish them well for the Holiday Season and the New Year, 2023. DJ Mitch will be spinning all of your holiday favorites for dancing.

RSVP Karen Crumley
845-794-0207 by November 28, 2022

Saturday, December 3, 2022

4:00 - 9:00 PM

Hors D'oeuvres to be served.
Bring a dessert or a "bottle"
We will do a Grab Bag so
bring a wrapped gift worth
approximately \$10.00



Happy New Year!

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.



HOLIDAY GREETINGS REMINDER

There is still one more opportunity to share your greetings with your neighbors for Chanukah/Christmas/Kwanzaa/New Year's Eve Celebrations. 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. If you have already contributed to 2022, there is no need to send more money. Thank you to all who have contributed in the past. We look forward to seeing your names listed in Winter Holiday Greetings! Note: We will begin collecting for 2023 after January 1st.

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 _____



CAN WE COUNT ON YOU? Become Part of Our Community Resource Network

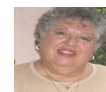
from Vice President Ben Lorick

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.

Thank you for your support.

From the Editor



Dear Fellow Hidden Ridgers,

Every year at this time it is incumbent upon Jews to ask forgiveness from others for the times we have overstepped or miss-stepped. These words are a sincere plea from me to all whom I have wronged.

To those I may have wronged,

I ask for your forgiveness.

For those I may have helped,

I wish I could have done more.

For the many I neglected to help,

I am truly sorry.

To those who helped me,

I am deeply grateful.

Linda

Getting Prepared for the Winter in Hidden Ridge

Many new homeowners will be spending their first winter at Hidden Ridge. Please read the following on how to prepare your unit for the winter:

Insulation:

The community was initially developed to be a seasonal community and many roofs, especially if you reside at Hidden Ridge full time are lacking insulation. Improper insulation can lead to roof damage and ice damming. **Therefore, it is imperative that all homeowners who leave the heat on during the winter months arrange to have additional insulation installed in the attic.**

This action will prevent much of the roof damage we experienced in past winters due to the ice and snow build up. A positive result and a direct benefit from this action will undoubtedly be a reduction in your heating bill.

Please note that if you choose not to take this much needed and preventive step in preserving the integrity of your roof and home then it will be your responsibility financially, and NOT that of the Homeowners Association, to repair and replace any and all damage which occurs to the roof due to ice and snow build-up over the winter.

Shrubs and bushes:

Make sure that all shrubs and bushes are trimmed below the gutter and roofline.

Heat Tapes:

Some homeowners have installed electrical heat tapes on their roof. They have not experienced any problems from ice damming, especially in the valleys. We strongly recommend that this be a consideration. Make sure a professional install them for you. It is necessary to apply to the Architectural Control Committee if you are planning to install heat tapes or an HVAC cover.

HVAC Covers:

Anyone wishing to install an HVAC cover must submit a proposal along with a diagram to the Architectural Control Committee. The HVAC covers needs to be removable and can be installed from October 15- May 1. They must be stored out of view for the spring/summer/early fall.

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@associanewyork.com

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!*



COMMUNITY

*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

Still looking to fill cul de sac liaison vacancies. If you would like to volunteer to be the person in your cul de sac, let JoAnn and Sharon know. Thank you.

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

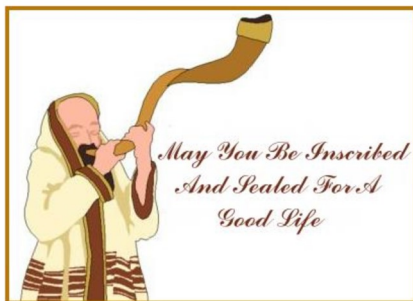
Current rabies certification

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

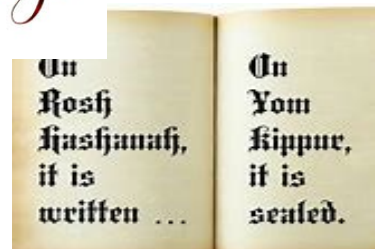
If you did not receive the mailing, please contact Bonnie at siegelmath@aol.com and she will send you a copy of the mailing.

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.



Holiday Greetings



***Helen Badain
Carole & Bruce Baken
Sharon Bennett
Neil Berniker
Beth Burke & Rose Del Bove
Karen Crumley
JoAnn & George Epifania
Robert Gannon
Chuck & Charney Greenberg
Mindy & Fred Hirsh
Shelly & Moishe Kleinberger
Eddie Erlich Kudler & Brian Kudler
Ben Lorick & Michael Valcin
Pedro & Zulma Rodriguez Marte
Allan & Adrienne Meyers
Carrie & Steve Miller
Dawn & Richard Morici
Sharlene Perez
Erica Sadowsky
Robbie & Stan Schechter
Karen Seltzer
Bonnie Siegel & Linda Solomon
Sylvia & Donald Singer
Rose Storch
Anita Suchoff
Myrna & Stan Want***

***We want to wish all of our neighbors and friends
in Hidden Ridge
to be written and sealed into the
Book of Life for a Good, Healthy and Sweet Year!***

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

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



Wishing them a full, speedy recovery



SCHOOL TAX REMINDER

All homeowners receive a bill for the school tax for their property at the beginning of September. If you have not received this bill yet, contact Monticello School District at 845-794-7700 ext.74111.

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.nyserdera.ny.gov/All-Programs/Programs/Energy-Audit-Programs>

CANASTA WINNERS

<u>Aug. 15</u>	<u>Aug. 17</u>	<u>Aug. 22</u>	<u>Aug. 31</u>
Carole S	Larry	Mindy	Barbara
Maxine	Barbara	Marvin	Carole B
Meryl	Harriet	Helen	Harriet
	Judy	Maxine	Larry
<u>Sept. 5</u>	<u>Sept. 12</u>	<u>Sept. 14</u>	<u>Sept. 19</u>
Helen	Larry	Barbara	Barbara
Meryl	Meryl	Marvin	Helen
Karen	Bonnie	Carole S	Lois

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 is required to maintain 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?

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. 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 - 929-666-1296 for billing questions

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. For billing questions call: 929-666-1296.

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. For billing questions call 914-799-0140.

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 other questions, please contact Bonnie Siegel.

Orientation for Homeowners

We have scheduled the following Orientation Sessions:

October 8, 2022 10:30 AM in the Clubhouse
October 17, 2022, at 6:30 PM 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 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 were a few errors that were corrected and an addendum page will be emailed shortly. If there is an error in your listing, please contact Bonnie Siegel (siegelmath@aol.com) with the correction that is needed.

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CELL # 914-799-0110

*Vendors defray the cost of our newsletter. If
you would like to find new vendors for our
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forms to use. Thank you.*



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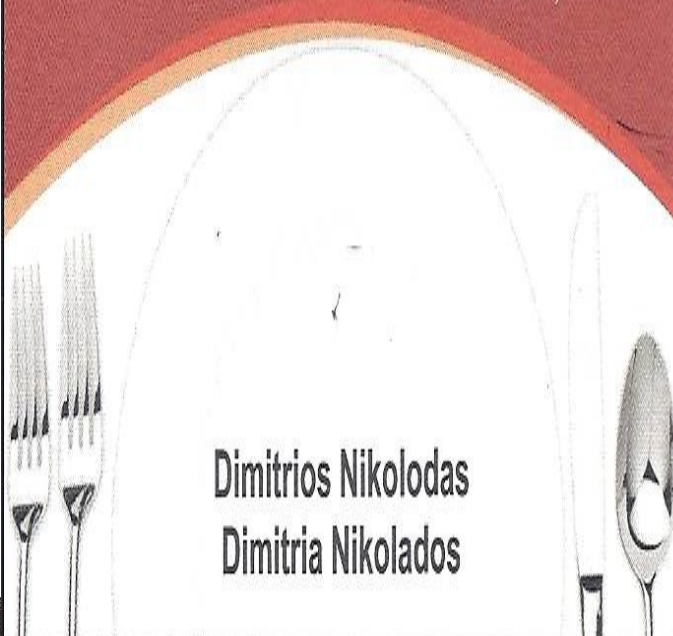
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