



# *The Hidden Ridge GEM*

*Winter ~ 2022 ~ 2023*

*Issue 22-06*



## **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;

This is the first winter in a very long time that we are experiencing winter life at Hidden Ridge. I am amazed at the amount of snow that has fallen here in the last few weeks – I have heard that this is only the beginning. We should all be (I know I am) grateful that we have a contract for services from Gonzalez Landscaping for our snow removal needs. Last week during the snow “event,” the crew was here for more than 48 hours, working all day and into the wee hours of the next morning plowing, shoveling, and salting the roads, parking areas and walkways.



There may be a few areas that need some extra TLC since they always tend to thaw and refreeze. Please report those areas to Nanci Patrick, our property manager, as she will direct our resources to address these issues. Thank you to all for your patience.

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

- A Message from the Property Manager on page 5
- Financial Narrative on page 6
- Accomplishments 2022 on page 7
- Violations and Fines Policy on page 8
- Getting Prepared for the Winter in Hidden Ridge on page 9
- A Reminder About the Property Tax on page 9
- Holiday Greetings on page 12
- Updated information on the Who Do I Call List on page 15

As you may be aware, since I last wrote to you in September, my world turned topsy turvy with Linda taking a spill and breaking her ankle in two places. As a result, our lives had to take some detours. In the last 12 weeks she was operated on, spent time in the hospital in Nassau County (while I lived in a hotel), transferred to a rehab facility in Sullivan County before being discharged to our home back at Hidden Ridge. She is progressing well and will now undergo more weeks of outpatient physical therapy. During this time, our friends and neighbors cared and supported us in numerous ways - bringing me care packages to Nassau County, collecting the mail, caring for Beau, cooking/baking for us, visiting Linda at rehab or at home, calling, texting, emailing, sending cards, flowers, candy, etc. My heartfelt thanks to all of you who reached out to us in our time of need. It does take a Village!

Finally, on behalf of the Board of Directors, I want to wish everyone Happy Holidays and a Healthy New Year.

Our next edition of the GEM will be ready in April!

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
Sharon Bennett	Director	845-796-6372
JoAnn Epifania	Director	845-707-3535
Jay Wiprovnick	Director	917-612-2887

### 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.

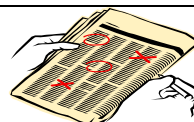
Please call 917-747-8660

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

**DEADLINE for the Spring 2023 ISSUE - Mar. 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](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*  
*Guest Writers:*

Linda Solomon  
 Bonnie Siegel  
 Bonnie Siegel  
*Ben Lorick, Nanci Patrick,*  
*Karen Crumley*



*If you would like to contribute to the Spring 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.

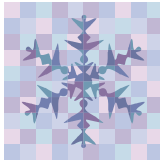
If you have any questions, contact Bonnie Siegel.

# Life Cycle Events

## WINTER - December, January, February, March



7 - Pearl Harbor Day



21- First Day of Winter

Dec. 18 - First Night of Chanukah



Dec. 25 - Christmas



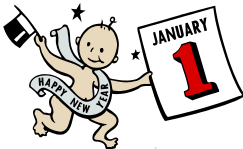
1- New Year's Day



26 - Kwanzaa



31- New Year's Eve



6- Three Kings Day



18- Martin Luther King



2 - Ground Hog's



4 - National Girls & Women in Sports



12 - Lincoln's Birthday



14- Valentine's Day



21 - Mardi Gras



22- Ash Wednesday



22 - Washington's Birthday



19- Spring Equinox



8- Daylight Savings Time



17- St. Patrick's Day

Sagittarius (Nov. 22 - Dec. 21)  
Capricorn (Dec. 22 - Jan 20)  
Aquarius (Jan. 21 - Feb. 19)  
Pisces (Feb. 20 - Mar. 20)  
Aries (Mar. 21 - Apr. 19)

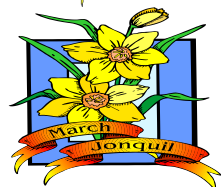
## Happy Anniversary

- |                                     |                                  |
|-------------------------------------|----------------------------------|
| 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 Jewelry |
| 7. Desk Sets -Pens and Pencil Sets  | 25. Sterling Silver Jubilee      |
| 8. Linens and Laces                 | 30. Diamond Watches and Jewelry  |
| 9. Leather                          | 35. Jade                         |
| 10. Diamond Watches and Jewelry     | 40. Ruby                         |
| 11. Fashion Jewelry and Accessories | 45. Sapphire                     |
| 12. Pearl or Colored Gems           | 50. Golden Jubilee               |
| 13. Textiles or Furs                | 55. Emerald                      |

*Mazel Tov*

Hidden Ridge neighbors wish Josh Cohen and Devin Alenky and their families the best on the birth of their daughter, Ella Blake baby sister of Jonah Neill, on September 22, 2022 weighing in at 7 lbs, 4 oz.!

## Monthly Birthstones and Flowers



Birthdays and anniversaries appear on page 4

## Life Cycle Events WINTER

December, January, February, March

### Happy Birthday



12-01	Dawn Backman	02-08	Nadia Bosnjak
12-06	David Gwynn	02-11	Erica Sadowsky
12-07	Evangeline Moorer	02-15	Lenny Keusch
12-09	Mary Gwynn		Jack Bragin
12-11	Tiffany Franco		Pedro Marte
12-14	Clifford Wallach	02-17	Sofia Wilkins
12-16	John LiGreci	02-20	Bonnie Siegel
	Keith Marcus	02-21	Randi Berkowitz
	Kathy Whiteman		Anita Suchoff
	Jonah Alenky Cohen	02-26	Aileen Moskowitz
12-17	Michael Bock	02-28	Marie Pierre Pulcini
	Jonathan Ehrenberg		
12-20	Karen Seltzer	03-03	JoAnn Epifania
12-21	Barry Gold		Dawn Morici
12-29	Lenny Kirschenbaum	03-04	Stan Want
	Espi Turetsky	03-10	Richard Morici
01-02	Jack Gruber		Bob Turetsky
	Kevin OMara	03-12	Farrah Brooks
01-04	Chuck Greenberg		George Epifania
01-07	Debbie Marinello	03-15	Fred Hirsh
01-14	Leah Reyngold		Leonard Stein
01-18	Allan Meyers	03-20	Warren Berkowitz
01-19	Maxine Kopp	03-23	Elizabeth Katt
	Myrna Want	03-24	Josh Cohen
01-23	Mordechai Weiss		Julie LiGreci
01-27	Shelly Kleinberger	03-25	Jerry Chiapetta
	Diane Levenson	03-26	Marsha Wilkins
01-29	Carole Baken	03-31	Julia Glaz
01-31	Mindy Hirsh		

### Happy Anniversary



12-09	Chuck & Charney Greenberg
12-23	Eddie Ehrlich Kudler & Brian Kudler
12-31	John & Kathy Whiteman
01-12	Bob & Espi Turetsky
01-18	Bruce & Carole Baken
02-07	Stuart & Aileen Moskowitz
02-14	Ben Lorick & Michael Valcin
02-21	Jerry & Alice Chiapetta
03-05	Marvin & Barbara Usatine

## 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

Collection for the 2023 holiday greetings begins in January. There are three opportunities to share your greetings with your neighbors for April (Passover and Easter), September (Jewish High Holidays) and December (Christmas, Chanukah, Kwanzaa). If you would like to participate, complete the form below and send to the editor with a check for \$3.00 made payable to HRHOA. . Thank you to all who have contributed in the past. We look forward to seeing your names listed in April Holiday Greetings!

Please complete this form and submit with \$3 to Linda Solomon, GEM Editor-in-Chief

6 Hidden Ridge Terrace ~ bonsdiva@aol.com

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

Your Name

HR Address



## A MESSAGE FROM THE PROPERTY MANAGER

Nanci Patrick

### HOLIDAY HOME FIRE SAFETY AND PREVENTION

Holiday traditions have a way of bringing together family, friends, and neighbors. Festive celebrations, flickering lights and winter greens are hallmarks of the holiday season, but they also present fire risks that can quickly turn this festive time of year into a devastating one.

- **Switch to LED lights:** Many families love to plug in all kinds of lights, crockpots, and other decorations around the holidays. While these additions can be fun and festive, they may also overload your home circuits. According to the U.S. Fire Administration, one out of four Christmas tree fires is caused by electrical issues. One way to avoid these problems is by upgrading any of your holiday lights. LEDs use far less electricity and don't heat up like traditional light bulbs, helping you and your tree stay cool under the holiday pressure.
- **Skip the candles:** Candles are popular in many homes around this time of year. Did You Know? Candle fires peak in December. While following proper candle safety limits the risks of starting a fire, you may be better off skipping the real deal altogether. Modern LED candles can give the same look and feel of a candle without any of the dangers. If it's the distinct candle smell you're after, then candle warmers can provide the aroma without the open flame.
- **Use space heaters cautiously:** If it gets cold where you live during the winter season, then you've probably been tempted to plug in a space heater. While these devices can quickly warm you up, they can also be extremely dangerous. According to our consumer product safety commission (CPSC), more than 21,000 residential fires and more than 300 deaths are caused by space heaters each year. If you're forced to use a space heater this winter, then practice extreme caution. Use a 20-amp circuit, skip on the extension cord, and never leave it plugged in for more than a few hours at a time.
- **Inspect your fireplaces & chimneys:** According to the National Fire Protection Association, over 30% of home fires start in fireplaces or chimneys. So, before Santa scoots down your chimney, be sure to perform an annual inspection. Properly using your fireplace is also crucial. Be sure to clean and properly discard ashes in between fires to prevent build-up in your chimney.
- **Clean out your dryer:** The U.S. Fire Administration reports about \$35 million in property loss each year due to dryer fires. These types of fires peak in January and are entirely preventable. You should frequently be emptying the lint screen and keeping your dryer vent opening free from snow and other debris to minimize your risk.
- **Check your smoke & carbon monoxide detectors:** Ultimately, taking the proper steps to prevent household fires will stop most fires before they occur. However, you should still be doing all you can to maintain your home's fire detection systems. Take some time to test your smoke alarms and carbon monoxide detectors and replace the batteries as needed.

The holidays are meant to be fun and festive: marked by delicious and hearty meals, good cheer and most of all, family and friends. Wishing you and your family a wonderful holiday season.

Nanci  
Hidden Ridge Property Manager

## Welcome New Neighbors

Mordechai & Esther Weiss	8 HR Drive
Perry & Linda Riehs	33 HR Drive
Charles & Rhodda Redler	84 HR Drive
Chaim Eigner	121 HR Drive
Chaya Landau	198 HR Drive

**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 November 30, 2022

### Balances as of November 30, 2022:

Operating Account	\$ 214,818.71
Chase Checking Account	\$ 58,994.16
Jeff Bank Reserve Account	\$ 160,885.44
Chase Savings Reserve Account	\$ 49,259.67
Jeff Bank Balloon Account	\$ 101,088.32
<b>Total Operating and Reserve funds</b>	<b>\$ 585,046.30</b>

**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 \$326,623.52 (as of November 30, 2022)

Kubota Loan Balance \$5,965.16 (as of November 30, 2022)

### Sales 2022/2023 fiscal year

There have been 15 resales through November - \$37,500. In addition, there are 4 sales pending. (3 of which should be closing by the end of December) There are currently 3 units for sale as well.

In 2021/22 fiscal year there were 19 home sales.

### Rentals

There were 2 summer rentals - \$1000 received.

**Special Assessment** - A total of \$140,000 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
- 54 homeowners paid the assessment monthly - \$53,000
- 1 homeowner paid two installments to date - \$500
- 5 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.

134 Drive* (two accounts) owes	\$21,928.31
171 Drive owes	\$ 3,804.21
179 Drive* owes	\$ 4,435.00
161 Drive owes	\$ 3,016.98
63 Drive* owes	\$ 3,362.48
73 Drive owes	\$ 3,343.96
161 Drive owes	\$ 2,843.98
17 Drive owes	\$ 1,793.00

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

There is one unit (35 Drive that owes \$5952.48) that is involved with estate issues.

***The total delinquency through November 30, 2022 - \$51,688.07***

## Accomplishments 2022

- **Physical appearance of community – aesthetic and safety issues addressed:**
  - Paving of large patches of roadway and areas in cul de sacs
  - Weeding and mulching of plant beds, Entrances landscaped with flowers
  - Weekly mowing, weed whacking of lawns
  - Snow plowing to include all walkways -Areas for the piling of snow have been identified
- **Maintenance Concerns Addressed:**
  - Roof repairs to residents' units and to the clubhouse
  - Gutter repairs/replacements (where needed)
  - All gutters will be cleaned twice – spring and fall
  - New mailbox clusters were installed in 12 cul de sacs
  - Retaining walls replacement project began
  - Storm drains in disrepair were rebuilt
  - Security cameras updated
  - WiFi smart Thermostats were installed in clubhouse
  - Trees that were a hazard or a potential hazard were removed
  - Flooding issues were addressed in several areas around the community
- **Amenities:**
  - Pool opened this year from Memorial Day Weekend – through 3<sup>rd</sup> week in September
  - Clubhouse was kept open through early December
  - Activities
    - pool parties, BBQs, Hidden Ridge Café
    - weekly Bingo game
    - Discussion Series – 5 different topics
    - Book Club
    - July 4<sup>th</sup> celebration with a show and a live Band
    - DJ and Karaoke
    - Chinese Auction
    - Movie Night with Snacks
    - Game Night – Name that Tune
    - Labor Day Dinner and Show
    - Closing of the Pool Party with DJ
    - Halloween Party with DJ and Holiday Party with DJ
- **Communication with Residents:**
  - **Meetings** were held either in person or via zoom:
    - Budget Discussion Meeting – February
    - General Meeting and Nominations - June
    - Meet the Candidates - July
    - Annual Meeting and Elections - August
    - Winter at Hidden Ridge - October
  - Group **Orientation** Meetings were held for our new homeowners in March, June, September, October and November
  - **Letters** sent regarding important updates
  - **GEM** newsletter published - 6 issues
  - Using VOLO Village and TownSq to notify residents of events and important information
  - Revision of A to Z Book was completed and distributed
  - The **Architectural Control Committee** has approved over the past year approximately 30 homeowner requests for various exterior modifications - including - Sunroom Enclosures, Installation of New Windows, Doors, Patios, Decks, Heat tapes, Gardening Projects, HVAC Co-vers, etc. The ACC continues to review and approve Homeowner requests as received and responds in a timely manner after evaluating each request.

## VIOLATIONS AND FINES POLICY

**All homeowners should have received the mailing that included an explanation of our Violations and Fines Policy:**

The following resolution has been adopted by the Board of Directors regarding a violation of the Declaration, By-Laws, or Rules and Regulations:

### **HOA Violation of the Rules and Regulations**

A violation of the Declaration, By-Laws, or Rules and Regulations, may be amended from time to time, and may result in a violation warning notice+

- First Notice – Warning with 15 days to cure
- Second Notice – Imposition of \$100 fine with 15 days to cure
- Third Notice – Imposition of an additional \$200 fine with 15 days to cure
- Fourth Notice – Imposition of an additional \$300 fine with 15 days to cure
- If violation has not been abated after 60 days, account will be turned over to the HOA attorney for legal action.
- After 90 days management can enter the property to correct the violation. The homeowner will bear the cost

### **Architectural Violations**

- Failure to submit Architectural Control Application: Imposition of \$200 fine
- Failure to Complete Project on Time: Imposition of \$500 fine and notification to remove modification
- Construction of Exterior Modification after Notice to Cease Work: Imposition of \$500 - \$2000 fine
- If violation has not been abated after 60 days, account will be turned over to the HOA attorney for legal action.

### **Health and Safety Violations**

These may include but are not limited to: dogs off the leash, not picking up after your dog, speeding in the community, providing gate access code to visitor, opening gate for unknown visitor, firepits, fireworks, etc. These violations receive an automatic \$100 fine for the 1<sup>st</sup> occurrence, then increase by \$100 for each additional occurrence.

Please note:

- The unit owner is responsible for promptly notifying the property manager in writing or via email that a violation has been cured or discontinued
- All such fines are to be considered as an additional common expense to the account of the violator and shall be treated as such regarding late penalties and a lien upon the home.

If you have any questions, please contact Nanci Patrick, Property Manager or any Board member for clarification



Moonlight Magic  
© 2006 - Lauri A. Kangas



## 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



## PROPERTY TAX REMINDER

All homeowners will receive a bill for the property tax in the beginning of January. They are due at the end of January. If you have not received this bill by 1/15, contact Heather Berg, Tax Receiver, at 845-794-2500, ext. 320.

## From the Editor



Dear Fellow Hidden Ridgers,

*I want to thank all of our friends and neighbors who have reached out to Bonnie and me during the last three months and our ordeal with my broken ankle. I never realized how much I missed my independence until I lost it! There is no way I could be independent when I had no ability to bear weight on my left foot. Resigned to a wheel chair in the hospital and rehab facility and didn't start walking with the walker until I came home!*

*So thank you all for your loving support. It is greatly appreciated.*

Linda



## 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

*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	Regular Garbage
Newspapers tied in bundles	Cardboard, paper bags, small books, magazines
Brown corrugated cardboard, flattened and tied	Cereal boxes, shoe boxes, soda cartons, etc.
Clear glass bottles and jars	Bottle caps and tops

## VEHICLE AND REGISTRATION

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

### Vehicle registration form:

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

### Pet registration form:

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

- Current photo of the dog
- Current rabies certification

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

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

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

Thank you for your cooperation.





*Helen Badain  
Carole & Bruce Baken  
Sharon Bennett  
Neil Berniker  
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 Meyers  
Carrie & Steve Miller  
Dawn & Richard Morici  
Erica Sadowsky  
Robbie & Stan Schecter  
Karen Seltzer  
Bonnie Siegel & Linda Solomon  
Sylvia & Donald Singer  
Anita Suchoff  
Myrna & Stan Want  
Jay Wiprovnick*

*We want to wish all of our neighbors and  
friends in Hidden Ridge  
A Happy Chanukah, A Merry Christmas,  
A Peaceful Kwanzaa and a Perfect New  
Year of Health and Prosperity!*



## 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.

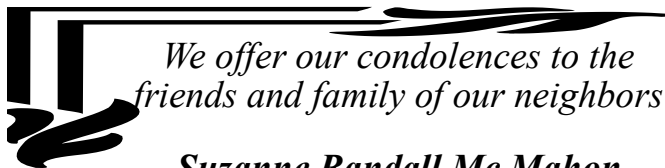
If you have any questions, contact Karen Crumley or Bonnie Siegel.

### Get Well Wishes

**Tammy Bolet  
Fred Hirsh  
Steve Kopp**



*Wishing them a full, speedy  
recovery*



*We offer our condolences to the  
friends and family of our neighbors*

**Suzanne Randall Mc Mahon**

**Adrienne Meyers**

**Joel Wallach (father of Clifford Wallach)**

**Michael Dovidavany**

*May their memories forever  
be a blessing*

## 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>



## WANTED! 2023 Summer Rentals

There have been several inquiries regarding available rentals for Summer 2023 by people who would like to have a place in Hidden Ridge for next year.

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

\* For rental rules and forms, refer to the A to Z Book or ask Bonnie.

## 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

## 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.

## 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](mailto: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.

## 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](mailto:siegelmath@aol.com)) with the correction that is needed.

## 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](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 - 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



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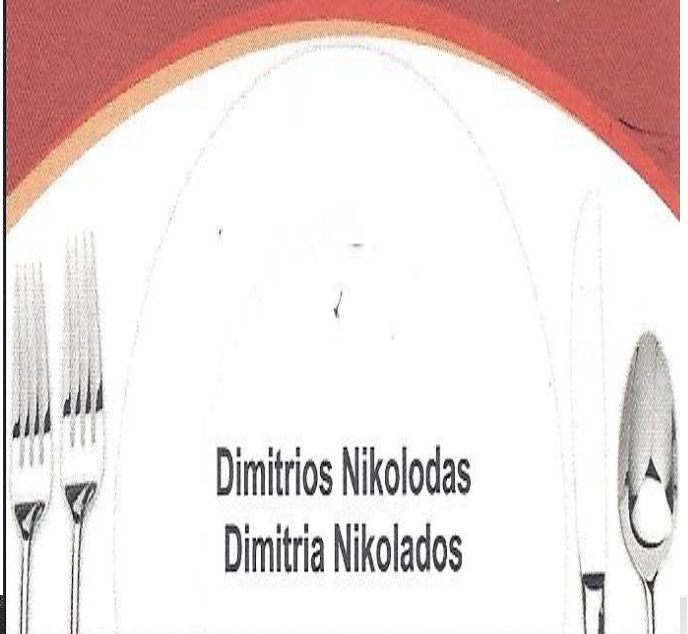
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