

---

---

# SCENIC RIDGE HOMEOWNERS' ASSOCIATION

---

---

One Amber Drive, Croton-on-Hudson, NY 10520, (914) 271-4459    mailto: [info@scenicridgehomeowners.com](mailto:info@scenicridgehomeowners.com)

---



# The View

---

The Scenic Ridge Homeowners'  
Association Newsletter

April 2003  
Volume 1, Edition 2

## Table of Contents

Dog Walker Warning .....	1
Real Estate Success .....	1
We Want YOU! .....	1
What's New on the Website? .....	2
Good Numbers to Know .....	2

Howard Millman ..... President  
Rachel Sibrizzi ..... Treasurer  
Debra Maiorano ..... Secretary  
Cory Notrica .... Vice-President

## Real Estate Success

Home values continue to get closer to their true value in our community.

Recent sales and contracts:

3 bedroom on Amber:   **\$349,900**  
3 bedroom on Robin:   **\$344,000**  
2 bedroom on Lark:     **\$315,000**

The first family to sell a 3BR for \$400K (or \$350K for a 2 BR) gets the pool house renamed in their honor! (yes, this *is* a joke).

## Dog Walker Warning

**Clean up after your dog or you may literally pay the price for it**

We are in the process of hiring off-duty Croton police officers to provide enforcement of dog anti-litter laws.

If the off-duty police see someone not cleaning up after their dog, they will issue a very expensive municipal summons.

**NO EXCEPTIONS! NO EXCUSES!**

## We Want YOU!

### Two Upcoming Board Openings

The Board is going to be losing one of its members this summer; so in preparation, we are soliciting interest in the pending vacancy.

In addition, the Board has decided to increase its number back to five (5) members.

As a reminder, Board members who are resident homeowners receive a sum equal to their annual assessments as compensation as long as they remain in office.

To ease the transition, we would like to have the replacement member on "board" to ensure a smooth transition before the current member leaves.

This newsletter is a notification that we are currently opening up the solicitation for two Board member positions to anyone interested in running. Candidates need to meet the following criteria for consideration by our Nominating Committee:

1) Nominees must not be indebted to Scenic Ridge Homeowners' Association (e.g. residents not current with assessment payments or other fees, outside vendors owing us money) and must show a history of good-faith payments.

*(Continued on Page 2)*

---

---

# SCENIC RIDGE HOMEOWNERS' ASSOCIATION

---

---

One Amber Drive, Croton-on-Hudson, NY 10520, (914) 271-4459   mailto: [info@scenicridgehomeowners.com](mailto:info@scenicridgehomeowners.com)

## What's New on the Website?

**Lots of good new information  
(and we even got an award!)**

The overall site has a new look since many last visited. It's easier to navigate and the different pages are clearly named now. We also got a top rating from the Regenes.net HOA website!

If there is enough interest, we may consider hosting pages of units for sale in the development. Please contact us if you are interested.

We have a new **Documents** section that has a scan of our original offering (including the Declaration and By-Laws), subsequent amendments and resolutions, budgets, audited financials, forms, the handbook, a questionnaire answer sheet, a good scan of our subdivision map, and a colored map indicating the Common Areas throughout the development.

There is a **Compliance** section that recaps the fines set forth in the original Guidelines Memo sent to all homeowners and a **Buying, Selling and Renting** page that provides everything you need to know about doing so in Scenic Ridge.

We continually update our recommended **Local Merchants** list and have links to governmental sites under **Public Services**.

You can check out our **Croton-on-Hudson** links for local information.

Have a question? It may already be answered in the **FAQ** section (Frequently Asked Questions).

Please let us know if there's anything else you'd like to see on the site.

## We Want YOU!

*(continued from Page 1)*

- 2) Nominees must have relevant experience (project management, landscaping, grounds maintenance, contracting, resident of community for extended period, previous Board experience, pool experience, computer skills, accounting skills).
- 3) Nominees must submit a one paragraph description via email to [info@scenicridgehomeowners.com](mailto:info@scenicridgehomeowners.com) regarding what qualifies them to run for the Board.
- 4) Nominees must have daily access to email to conduct Board business, hence the request for submission via email.
- 5) Nominees must be available to attend Board meetings monthly and also attend various unplanned meetings.

All submissions must be received by 11:59 PM, May 9, 2003. Residents may also announce their candidacy at any prior monthly meeting for consideration by the Nominating Committee.

The official vote will take place at the May 12, 2003 meeting. The Board will distribute a short memo outlining the candidates' names and their submitted paragraphs for consideration in voting.

## GOOD NUMBERS TO KNOW EMERGENCY 911

<b>Croton Police</b>	<b>(914) 271-5177</b>
<b>Croton Fire Department</b>	<b>(914) 271-5177</b>
<b>Croton Dept. of Public Works</b>	<b>(914) 271-3775</b>
<b>Ambulance</b>	<b>(914) 737-5555</b>
<b>Poison Control</b>	<b>(800) 336-6997</b>
<b>Hudson Valley Hospital Center</b>	<b>(914) 737-9000</b>