
SCENIC RIDGE HOMEOWNERS' ASSOCIATION

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



The View

The Scenic Ridge Homeowners'
Association Newsletter

February 2004
Volume II, Edition I

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Howard Millman.....	President
Cari Highbloom.....	Vice-President
Janet Gover	Assistant Vice-President
Rachel Sibrizzi.....	Treasurer
Debra Maiorano.....	Secretary

PLEASE COMPLETE AND RETURN THE ATTACHED FORM (On Page 6) WITHIN 7 DAYS

This issue of *The View* includes a form on **Page 6** from Debra Maiorano requesting name, address, phone and email contact information from each resident.

In addition, we are **required** to have the name & policy number of your homeowner's insurance and a list of banks holding mortgages on your property.

Within (7) days of receiving *The View*, please drop your completed form into the box on the corner of Robin Lane & Amber Drive, or mail it to: 1 Amber Drive, Croton, NY 10520.

(continued on Page 2)

The Votes Are In!!!!

Not Quite the Democratic Primaries

The following individuals were voted onto the Scenic Ridge Board for the three open positions at the December 8th Board Election:

Howard Millman

He will continue in his current role as President.

Janet Gover

She will be the Assistant Vice-President helping Rachel Sibrizzi with accounts receivables, processing and billing. For questions regarding processing of common charges, assessments and credit card charges, please contact Janet at (914) 271-6061 or Rachel at (914) 271-2714.

Cari Highbloom

She is the new Vice President, responsible for handling sales, the pool during the summer and snow removal operations during the winter. Effective immediately, please contact Cari at (914) 271-1335 with any questions regarding purchases, sales or snow removal.

* * *

Debra Maiorano will continue in her current role as Secretary.

Rachel Sibrizzi will continue her role as Treasurer.

Dana Castellani

It is with a great sense of loss that we report the death of Dana Castellani, owner of Castellani Landscaping - contracted to provide summer landscaping and winter snow removal at Scenic Ridge.

Dana succumbed to a heart attack in November 2003 at the age of 38.

He leaves behind a wife and young children. Mrs. Castellani said she plans to continue to operate the business.

Our hearts go out to Dana's family.

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Robison Oil Offer

“You want to save money, right?”

Gas and electricity are commodities. Since their quality is the same regardless of the supplier, we should acquire them at the lowest cost.

With that in mind, members of the Board held multiple discussions with the Robison Oil Company, an alternate energy supplier, which culminated with a Robison representative speaking at one of our meetings.

Robison, seeking new gas heating customers, has offered Scenic Ridge customers a ten to 20 percent "gas cooperative" discount on the cost of supplying natural gas. The exact amount of the discount depends on the number of homeowners who sign up for their service; we would need more than 25 homeowners to qualify for the 20 percent discount. However, all homeowners will receive at least a 10 percent discount on the cost of the natural gas (note that the delivery component remains the same).

In addition, Robison will offer each new customer a free inspection and tune-up of their boiler. Major repairs and parts, if required, are extra. Our burners have reached an age where they need to be checked, and cleaned, to prevent a carbon monoxide build up inside your home. Several homeowners have already experienced that frightening condition. Always remember to use Carbon Monoxide Detectors in your home.

Finally, there is no cost to switch to Robison as your gas supplier and you only need to sign a one year agreement. You can charge your purchase on your credit card and they offer a level-billing (budget) option. You could also have Robison supply your electric; however, the cost savings is not as significant.

Since this is the same natural gas that Con Edison supplies, but at a lower cost, this strategy seems like a win-win solution for Scenic Ridge homeowners. Consequently, your Board recommends that you consider it.

Contact Dave DiRoma at (914) 345-5700 x204 and ask that an Energy Supply Purchase Agreement to be mailed to you...The one page form takes just two minutes to fill out.



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(continued from Page 1)

There are times that we need to get in touch with you...We want to know that whichever way we need to reach out to our homeowners, that we are contacting the correct people through the most accurate means possible. We are asking that every homeowner provide us with up-to-date information, whether your specific information has changed over the years or not. We need it from everyone!

A Shoveling We Will Go..... Let Someone Shovel Your Driveway For You

Residents interested in hiring someone to shovel their driveways can call Fausto Baculima at 271-0292. We have made an agreement with Fausto for shoveling the driveways at a fixed price, and each homeowner will pay him directly for services.

Not so incidentally, Fausto and his brothers provide masonry & roofing services at reasonable prices.

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GOOD NUMBERS TO KNOW EMERGENCY 911

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

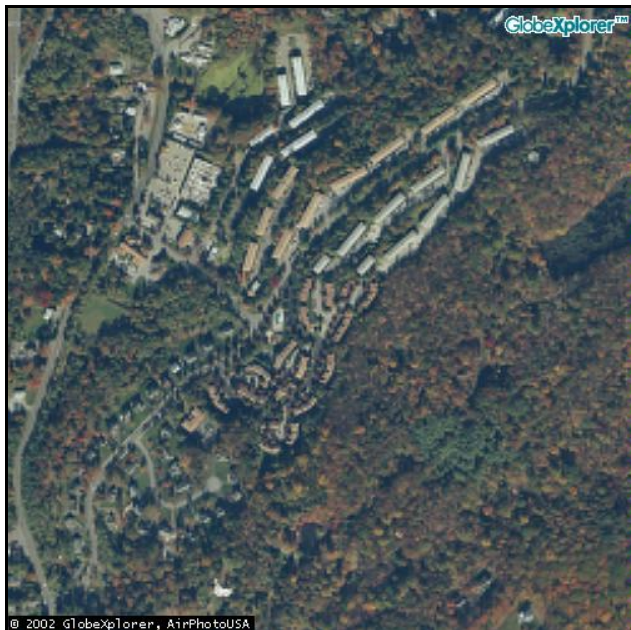
Cool Pool

Pool House Renovation Project

We have had several meetings with the engineer who is in the process of creating a bid set of drawings & specifications. A rendering, a 3-D architectural view, will be available for all residents so that they can envision the finished area. We hope to go out to bid in mid-February.

As presently envisioned:

- the existing 2 louvers will be replaced with tall, wood windows,
- a third window will face the grass area,
- existing steel doors will be replaced by wood doors
- interior walls will be painted (but not sheetrocked)
- pendant fans and incandescent lighting will hang from the ceiling



Satellite Image of
the Amberlands
and Scenic Ridge

(courtesy of
GlobeXplorer)

2004 Meeting Schedule

The monthly Board meetings have all been booked at the Municipal Building in Croton for 2004. Unless noted, all meetings will take place on the 2nd Monday of each month, in the 2nd floor Court Room. The dates are as follows:

FEBRUARY 9
MARCH 8
APRIL 12*
MAY 10
JUNE 14*
JULY 12
AUGUST 9
SEPTEMBER 13
OCTOBER 4**
NOVEMBER 8
DECEMBER 13

Of course, if (when!) our Pool House renovations are completed, we will be moving our meeting location; but until then we will continue to meet at the Municipal Building in Croton.

* 1st Floor Courtroom

** 1st Monday in Oct (2nd Monday is Columbus Day) - 1st floor court room

Please check the website for any changes to the meetings.

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SHOCKING!!!!

UNDERGROUND ELECTRIC FEEDERS

We are beginning to see failures of the underground feeders providing electricity to our homes. Directly buried aluminum feeders were permissible at the time Scenic Ridge was built.

The symptoms vary, but include a partial or total loss of power to the houses, even with all the circuit breakers in the proper position.

If you experience problems with your electric service, call Con Edison, they will send a crew out quickly and provide temporary full service while they make permanent repairs.

The good news: these repairs are at Con Edison's expense, as the failures occur before the meter.

Home Value Rumors and Sales

How much can homes be worth in Scenic Ridge?

We're not Real Estate specialists, nor are we fortunetellers. Home values are volatile and can vary daily. What we can provide is what we've heard:

- A 3-bedroom unit on Upper Amber reportedly sold for \$382,000.
- A 3-bedroom end unit is reportedly coming available this spring for \$410,000!

If you underprice your house, you not only potentially lose out on cash yourself, but your neighbors' home values will also be affected in the future.

We all have our individual needs; just try not to sell yourself short. Work with your realtor to find the right balance.

Humpty Dumpster

Dumpster Enclosures

We have met with the Village's Department of Public Works to review strategies to partially enclose the lower dumpster area. Installing a sliding or hinged gate would require someone to open & close the gate each time the dumpsters are emptied, which is not feasible. We are discussing using fixed 5-foot long wing walls on each side which will eliminate approximately 50% of the view of the dumpster areas, while still allowing the Village unobstructed access for trash removal. These wing walls will be made from the same fencing material we used to construct the existing fence. The middle dumpster area, corner of Lark and Amber, has no fencing surrounding it. Consequently, we are evaluating using wing walls made from living trees.

Hey, You Make A Better Door Than a Window!

Window Replacement

This cold weather has resulted in an increased interest in window replacements and repairs. One source for replacement windows, either just the insulated glass or the entire window, is Westchester Window Works. Having done a considerable amount of work here, he has the measurements and that avoids making a trip just to measure. They can be reached at (914) 949- 8282.

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Where Can I Park? Many Residents Still Aren't Sure

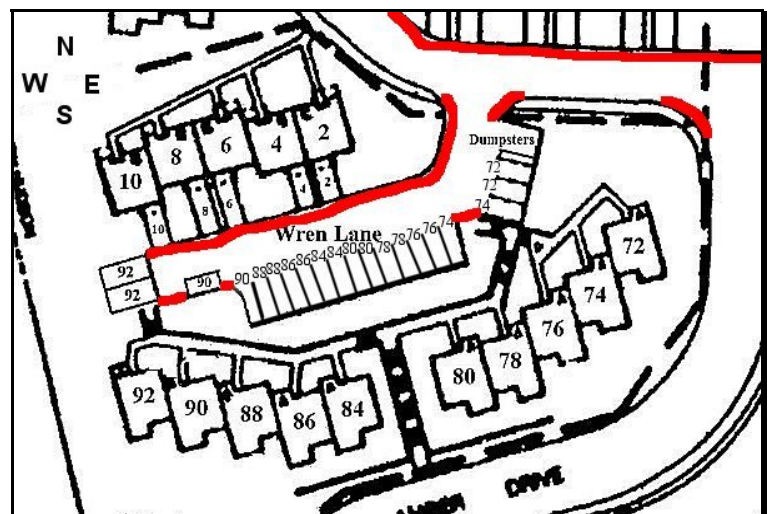
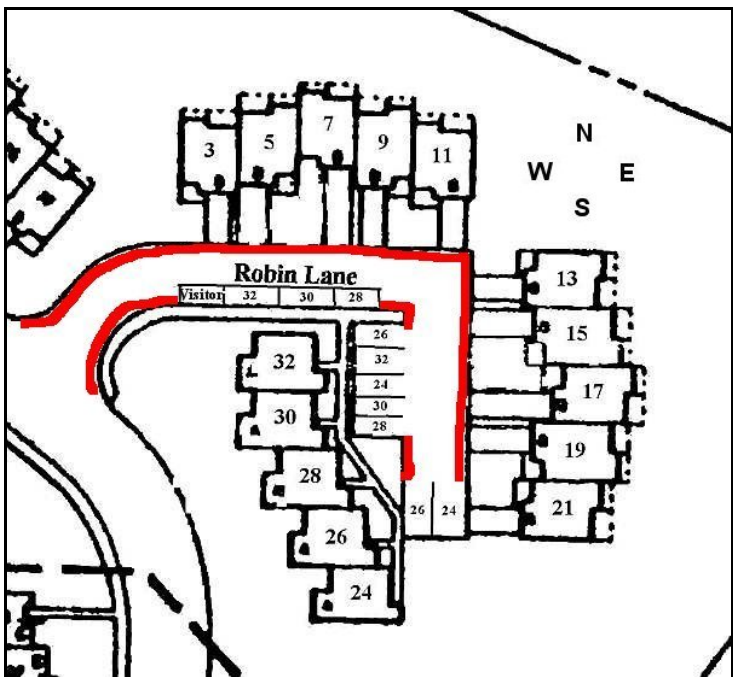
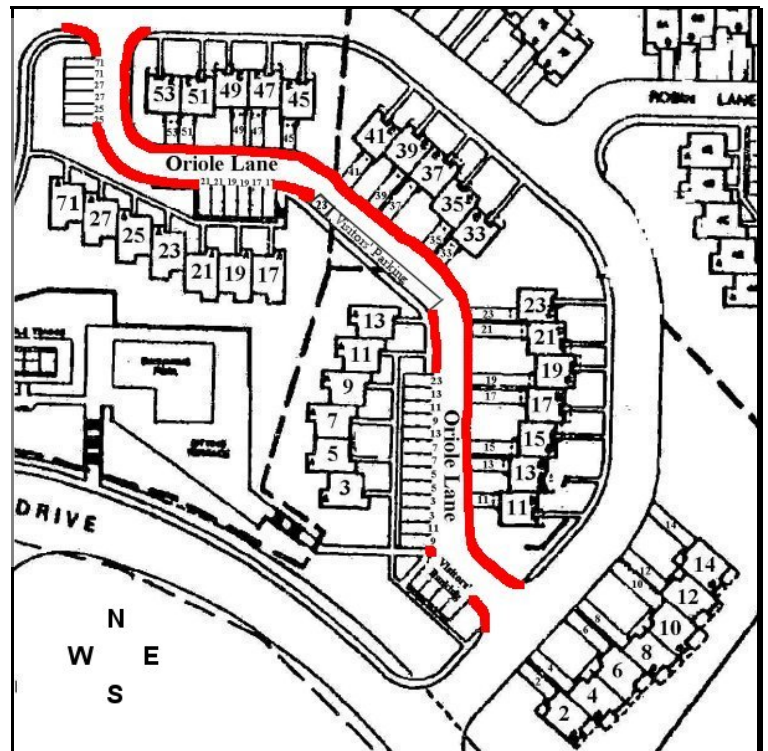
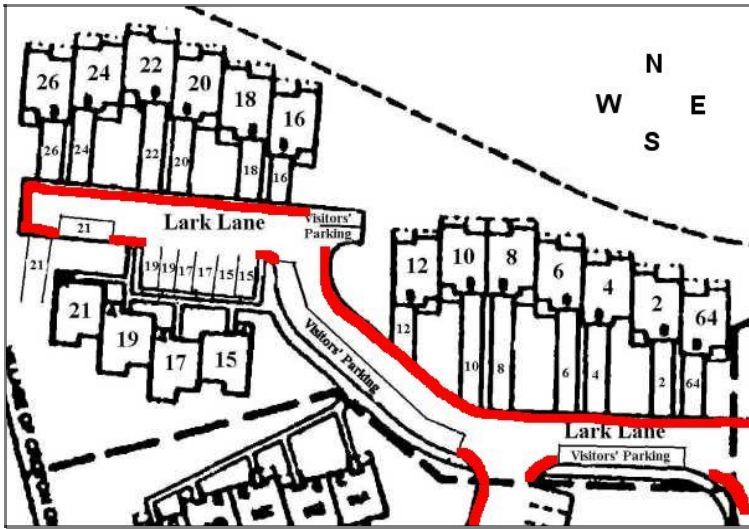
Please do not routinely park in visitor parking areas - these spots are, after all, for visitors. Residents should be parking in their own spots. We know that parking is tight, especially as children in the development are getting their own cars, but please don't make this a problem for other people.

The Board does not want to take strong action on this issue. We don't want to set any fines or tow anyone. We ask for your cooperation.

If you need additional parking, spots are generally available along Amber Drive near the pool.

The maps below show where visitors and residents can park. If it's red, you can't park there. If it's numbered, the spot belongs to the associated unit.

If you own a three-bedroom unit, your spots are your driveway and your garage. Don't use visitors' spots if you haven't filled your garage and driveway with cars first.



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INFORMATION REQUEST FORM

Within (7) days, please drop your completed form into the box on the corner of Robin Lane & Amber Drive,
or mail it to: 1 Amber Drive, Croton, NY 10520.

Information in **BOLD** is required.

(PLEASE PRINT CLEARLY)

Required Information

Owner(s) Name(s) _____

Unit Address _____

**Lienholder(s) on property (e.g. mortgage bank,
home equity loan banks)**

- **Lienholder 1** _____
- Lienholder 2 _____
- Lienholder 3 _____

Name of homeowners' insurance company: _____

Policy number: _____

Insurance Company's address: _____

Home Phone Number () _____

Email Address _____

Work Phone Number (optional) () _____

Owner's Preferred method of contact
(home/work phone, US Mail, email) _____

*Thank You for Your Help and Cooperation!
The Scenic Ridge Board of Directors*