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# SCENIC RIDGE HOMEOWNERS' ASSOCIATION

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

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# The View

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## The Scenic Ridge Homeowners' Association Newsletter

July 2008  
Volume VII, **Edition 1**

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### Board of Directors

Howard Millman	President
Cari Daddio	Vice-President
Melanie Friedlander	Vice-President Finance
Earl Faber	Treasurer
Debra Maiorano	Secretary

Contact the Board at:  
(914) 271 -4459 or [info@scenicridgehomeowners.com](mailto:info@scenicridgehomeowners.com)

Brian Hickey                      Maintenance Manager  
Stella Johnson                 Newsletter Editor/Writer

## THE SCENIC RIDGE EMAIL LIST

To subscribe to our email list, please email your request to:  
[sceniclist-request@scenicridgehomeowners.com](mailto:sceniclist-request@scenicridgehomeowners.com) with the subject "Subscribe"

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[sceniclist-request@scenicridgehomeowners.com](mailto:sceniclist-request@scenicridgehomeowners.com) with the subject "Unsubscribe"

## Scenic Ridge Security Pumped Up

In the Board of Directors' continuing efforts to protect Scenic Ridge residents and property, a new surveillance system is now operational. The system involves telephone and Internet service, which was recently installed by Cablevision at the Pump House, and a new security camera located at the swimming pool area.

**Board President Howard Millman** advised that the camera will scan both the pool area and Amber Drive, and can be accessed via the web. It is technically capable to operate in any light and in any weather condition. It also records all images.

**Vice President Cari Daddio** has already advised life guards that the camera has been installed for both phone service and surveillance feed.

The new surveillance system will be active year 'round.

## School's Out & Summer's Here... But Rules & Regs Still Apply

No matter what the calendar says, everyone knows that Memorial Day weekend marked the unofficial beginning of summer—as well as the opening of the nearest swimming pool.

At Scenic Ridge, the pool is open on weekends, beginning with the Memorial Day holiday weekend, and then daily, beginning late June through the Labor Day weekend.

Please remember, the pool is for the sole use of Scenic Ridge residents and their guests. Any abuse will be addressed by the Board. Please keep your family members happy and safe by reviewing the swimming pool rules and regulations as posted on page 4.

Also note that, while the board had originally planned to host a pool party for the Memorial Day opening, they hope to reschedule it for the July 4th weekend.

**See Pool Rules & Regulations on Page 4**

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## GOOD NUMBERS TO KNOW EMERGENCY 911

Croton Police, Fire and Ambulance Dispatch	(914) 271-5177
Croton Department of Public Works	(914) 271-3775
Croton EMS (Emergency Medical Services)	(914) 271-5177
Poison Control	(800) 336-6997
Hudson Valley Hospital Center	(914) 737-9000

## 2008 Meeting Schedule:

**JULY 14; AUG. 11; SEPT. 8; OCT. 13; NOV. 10; DEC. 8**

Board meetings are generally scheduled the 2<sup>nd</sup> Monday of the month. Cold-weather or "winter" meetings are held at Village Hall, 7:30pm.

Summer meetings will be held at the pool house in our new meeting room.

After Labor Day, meetings will resume at Village Hall unless the weather is warm enough to meet at the pool house. Visit our website to confirm date, time and place.

All Scenic Ridge association members are encouraged to attend all Board meetings.

## SPECIAL

## ANNOUNCEMENT

We are happy to announce that **Scenic Ridge Board President Howard Millman** was recently selected as a member of the Croton Search Committee for its next village manager. When an appropriate candidate is selected, the new appointee will replace former manager Richard Herbeck who recently retired.

In addition to assisting in this vital process of village government, it is anticipated that Mr. Millman's service will help foster a more affable and productive relationship between Scenic Ridge and the village.

Hopefully, we will be able to announce the name of the new village manager in our next newsletter.



## Updates from the Scenic Ridge Board President

Summer is officially here. For children at Scenic Ridge, that fact means school is out—time to swing on swings, slide down slides and get everyone wet around the pool. For most of the adults, however, summer's arrival usually means...work as usual. That's especially true for SR board members who still have to address and oversee a number of ongoing and upcoming projects that, once completed, will help contribute to the quality of life one expects at Scenic Ridge. In a recent interview, Board President Howard Millman reviewed the status of several of these projects as follows:

**Development-wide staining project:** "Based on recommendations from our Benjamin Moore consultant, opaque or semi-transparent stain are our only two options--with opaque being the better choice because of its durability and longevity. The transparent stain was earlier eliminated due to poor performance for our type of wood surface."

**Fencing:** "New fencing will be installed along Scenic Drive by early June. Right now, we have sample fencing called Shadow Box. It provides the type of privacy we seek without the industrial appearance that so many heavy duty fences have. Already, many of the residents who have seen the sample have made positive comments about our choice. When completed, the fence will extend from the start of the playground to the end of the pool area, providing a high level of privacy (and security) for users of the playground and swimming pool."

**Parking:** "Parking problems continue to haunt us and we may have to issue new regulations which will, hopefully, be announced in the next newsletter."

Any resident who would like updates about these or other projects, please consult the SR website or contact a board member.



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## MEET YOUR... MEETING ROOM

As mentioned in the last newsletter, a new meeting room has been created out of old, unused space in the pool house. During the spring and summer months, the board will be scheduling its monthly meetings there, making it convenient for more homeowners to attend. Your board would also like to remind you that this new facility is available for your own personal use at a nominal fee. It comes complete with several kitchen appliances and portable seating.

Contact the office for more information.

## For Teens/For Seniors

There is definitely something for everyone in Croton. For teens, grades 7 to 12, the Croton Academy of Comedic Arts helps them clown around a bit with some supervision and artistic direction, of course. The program sharpens creativity, builds confidence and improves social skills, while teens get to perform a number of skits. (Call 548-9599 or 330-1444; or log onto [cca.bz](http://cca.bz).)

For Croton seniors, the village provides a wide range of activities and events, from shopping to theater-going, and from informative seminars to exciting field trips.

The group generally meets in the Community Room located in the Municipal Building at 1 Van Wyck. (Call 271-5804 or log onto <http://www.crotononhudson-ny.gov>).

## Planning to Sell? Please Remember...

As beautiful as we try keep the Scenic Ridge Community, there comes a time in almost everyone's life when it's time to move. If you are planning to sell your unit, here are several reminders to make the transaction a lot easier:

1. Notify the Board of Directors in writing
2. Complete and submit a Transfer of Membership Application Form to the board secretary
3. Pay any outstanding assessments in order to avoid a lien on your property
4. Notify buyer that membership cannot be granted unless a Capital Fee contribution of 1/4 of the annual dues and an Administrative Fee, also equal to 1/4 of the annual assessment in effect at time of purchase, are both paid.
5. Provide buyer with a copy of the Scenic Ridge Homeowners' Handbook plus a list of other documents (see website).

Also remember that no "For Sale" sign can be larger than 12" x 24". If you are planning to rent your home instead, there are also a number of requirements that the owner must adhere to, including board notification and an annual \$500 fee for each year the unit is leased. Please see the Scenic Ridge website for complete information on selling and renting ([www.scenicridgeowners.com](http://www.scenicridgeowners.com)).

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## **Scenic Ridge Swimming Pool Rules & Regulations**

*Continued from Page 1*

**Please note, the following rules and regulations are taken verbatim from the SR website and are added here for your convenience.**

1. All residents and guests must sign-in before using the pool facility.
2. A family may consist of parents, legal guardians, children, and live-in companions. The pool is for use by Scenic Ridge residents and their guests only. If there is an abuse of this rule, the Board reserves the right to institute a guest charge policy. The same guests are only permitted to use the Scenic Ridge pool one time during the weekday and one time during the weekend (during the same week), regardless if they are guests of more than one resident, unless the Board of Directors gives specific permission per instance .
3. A resident must accompany all guests.
4. Lifeguards or supervisors are permitted to remove anyone from the pool area.
5. Children under twelve (12) years of age must be accompanied and supervised by a parent or responsible adult (18 years or older) at the pool, the playground, recreation area and in the bathhouses.
6. Children wearing diapers must also wear a bathing suit and are only allowed in the shallow end of the swimming pool.
7. Proper swimming attire must be worn while swimming. Cut-off shorts are prohibited.
8. Ball or Frisbee playing in or around the pool area is prohibited.
9. Running, horseplay, or similar activities are prohibited in the pool area.
10. Balls, floats, or rafts are not allowed in the pool, except swimming aid devices in the shallow end only.
11. The bathhouses must be kept clean and neat. Do not flush diapers, paper towels, or sanitary napkins down the bathhouse toilets.
12. Pool hours are 10:30 am to 8 pm on weekdays, weekends and holidays; however, the board reserves the right to change pool hours due to staffing or maintenance issues.
13. When there is no lifeguard or supervisor on duty, no swimming is allowed.
14. While food is allowed at the pool, glass containers of any kind are strictly prohibited in the pool area. Beverages must be in aluminum cans, plastic or cardboard containers.
15. Smoking and alcoholic beverages are prohibited.

### **REMEMBER:**

*The pool is for use by Scenic Ridge residents and their guests only.*

*The same guests are only permitted to use the Scenic Ridge pool one time during the weekday and one time during the weekend (during the same week), regardless if they are guests of more than one resident, unless the Board of Directors gives specific permission per instance.*

*If there is an abuse of this rule, the Board reserves the right to institute a guest charge policy.*



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## Out & About In Croton

### Upstate "Reggae on the River" Eco Music Festival

Plan an exciting afternoon at Croton Point Park (Aug. 23, 10am-8pm) when LMJ Productions presents this lively and colorful event for the whole family. Scheduled performers include the Grammy award-winning Luciano and Jah Messenjah Band with Mikey General. Also: Rootz Underground, said to be New York's No. 1 Latin/rock band; actor/musician Seguida; Leon and The People's Band; and Mystic Dub. A variety of environmental, dance and drum workshops are included in the day's program. A children's eco puppet show, face-painting, arts and crafts, and sing-a-long session or two are also scheduled. Tasty Caribbean-style food and other refreshment complete the day. (Log onto [upstatereggaeontheriver.org](http://upstatereggaeontheriver.org).)

### Birds & More

The National Audubon Society, in partnership with the Historic Hudson Valley organization, regularly sponsors a morning bird walk at Van Cortlandt Manor (8-10am). More than that, the walk is followed up with an old-fashioned, 18th Century-style breakfast and tour of the old manor. The walk is only \$4 but free for members; or \$20 for both the walk and breakfast (\$18 for members). Reservations are required. (Call 631-8200 or log onto [hudsonvalley.org](http://hudsonvalley.org).)

### The Play's the Thing

The Croton Council for the Arts is a dedicated nonprofit group that hosts a variety of shows and productions featuring both local and visiting artists, musicians and actors. In addition, the council showcases new talent and hosts special programs for teens. (Log onto [crotonarts.org](http://crotonarts.org).)

### Got Time?

Invest some free time by signing up for an adult education course or two through the Croton-Harmon School District. Courses include, but are not limited to, photography, computers, gardening, foreign languages, exercise classes and even defensive driving, which could lower your insurance rates, too. Classes meet weeknights, 7-9pm. (Call 271-4713 or log onto [croton-harmonschoools.org](http://croton-harmonschoools.org).)

### Not Your Mother's Library

At the Croton Free Library you'll find a lot more than books. For the kids: story times, arts and crafts, and a whole lot more. For adults: gardening, computers, solid financial planning and, oh yes, knitting. In addition, there are workshops, slide shows, lectures and book discussion groups. Also, Friends of History meet here regularly to talk about local historic sites. (Call 271-6612 or log onto [crotonfreelibrary.org](http://crotonfreelibrary.org).)

### "Sailing..."

Like the old Christopher Cross song says, sailing takes you away to where you want to be. If you don't know a rudder about red sails in the sunset or sailing the ocean blue, you can register for a convenient two-day course at the Croton Sailing School given aboard 24-foot boats. The school has been instructing hopeful sailors for the past 20 years and everything is "hands-on." The program includes all the basics like rigging, sail theory, and crew and skipper responsibilities but advanced courses are also available. (Call 271-6868 or log onto [crotonsailing.com](http://crotonsailing.com).)

## Helpful Websites

[Westchestergov.com](http://Westchestergov.com)  
[Crotononhudson-ny.gov](http://Crotononhudson-ny.gov)  
[Crotonarts.org](http://Crotonarts.org)  
[Crotonharmonschools.org](http://Crotonharmonschools.org)  
[Crotonfreelibrary.org](http://Crotonfreelibrary.org)  
[Crotonsailing.com](http://Crotonsailing.com)

## Friendly Reminder

### Would You Like to Charge That?

Experts agree it is okay to charge if you use your cards wisely. Well, here's a great deal. You can now charge your quarterly assessment payments to your Amex, Visa or Master Cards accounts. This is a great idea for "gathering points" if you're enrolled in a Special Points program or merely want to make smaller installment payments.

To get started, submit your Credit Card Authorization Form that was submitted with your last bill (or download it from the SR website) and send to Scenic Ridge Homeowners' Association, One Amber Drive, Croton, NY 10520.

## GIVE 'EM A BREAK

Issues and questions for the Board should be sent via the website, phoned into 271-4459 or asked at monthly Board meetings so the appropriate Board member can address them in a timely fashion.

Board members should be contacted in person or via phone **only** if an issue needs to be addressed immediately, such as an emergency.

This is a volunteer Board. Please be respectful of the Board's personal time and space.

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## On the Safe Side . . . Cats, Dogs & Coyotes

What is four-legged, sports a coat of brown, tan or gray fur and weighs between 20 to 50 pounds? You might think the family dog but the answer is "coyote" and there have been rumored sightings of such as close as the woods of Scenic Ridge. While there may or may not be any coyotes "right here in River City," the purpose of this column is not to alarm but to prepare residents should they spot one in the immediate area or anywhere else for that matter. First, a little background on this misunderstood member of the canine family:

Although the coyote is native to two-thirds of the North American continent, its range has expanded throughout the country, especially in the past decade. This is, of course, due to encroaching land development and the systematic elimination of larger predators, including wolves and bears. Family-oriented, coyotes run in small packs and maintain a strict social order whereby only the leaders or alphas are allowed to mate; thus, maintaining a healthy pack population.

Trying to trap or kill them, or disrupt their family units in anyway, only encourages new packs to form which, in turn, increases their number. A disbanded family unit also creates hunger and survival issues, and makes each seek easy prey such as small dogs or cats for food.

Coyotes that thrive in the northeast region of the U.S. are now in their second or third generation so they are not as fearful of humans as they once were and, therefore, are less likely to run away from you. According to two sources of information, the Wildlife Center of Silicone Valley ([wcsv.org](http://wcsv.org)) and eHow ([ehow.com/how\\_4039\\_survive-encounter-with.html](http://ehow.com/how_4039_survive-encounter-with.html)) here are a number of things to do should you experience an encounter of the third kind:

- Avoid eye contact
- Do not turn your back or run away
- Try to leave the area calmly
- Make loud noises
- Make yourself appear large<sup>4</sup> by raising your arms above your head or pulling a jacket up over your head
- Stand between the coyote and any children that may be present

Most importantly, residents can deter coyotes by:

- Securing garbage cans tightly
- Placing small amounts of ammonia in garbage bags
- Using enclosed compost bins (dont add any dog or cat waste, meat, milk or eggs to them either)
- Keeping fallen, fruit off the ground
- Clearing away bushes and dense weeds from your home (they provide cover and possibly small animals to feed on)
- Using outdoor or sensor lighting around your property
- Neutering your cat or dog (coyotes are attracted to their scents during certain times of the year)
- Do not leave pet food outside
- Do not leave small children or family pets unattended

On the plus side, please note: Coyotes prefer to live private lives away from humans and biologists have documented that they are instrumental in keeping rodent populations down.

## NEARBY RECREATIONAL AREAS

### COUNTY PARKS

**Croton Point Park** contains 508 acres and is a great place for hiking, strolling camping, boating, picnicking and more. An onsite Nature Center provides year-round programs, too. (Call 862-5290 or log onto [westchestergov.com/parks](http://westchestergov.com/parks).) A smaller recreational area, **Croton Dam & Croton Gorge Park**, contains 97 acres suitable for fishing and picnicking. Cross-country skiing and sledding during the winter months are two other options. Park has direct trail access to the Old Croton Aqueduct, too. (Call 827-9568 or log onto [westchestergov.com/parks](http://westchestergov.com/parks).)

### VILLAGE PARKS (Call 271-3006)

- **Black Rock Park**, Quaker Bridge Road: Hiking, walking, picnicking.
- Duck Pond Park**, Bungalow Road: Ballfields, basketball courts.
- Dobbs Park**, Maple Street: Ballfields, basketball courts, boating, hiking/walking, birdwatching, playground.
- Firefighters Memorial Field and Harrison Street Park**, Gerstein Street: Ballfields, playground.
- Senasqua Park and Boat Basin**, Hudson River, off of Route 9: Boating, picnicking, playground.
- Silver Lake**, Truesdale Drive: Beach.
- Sunset Park**, Sunset Drive: Playground.

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## Reporter's Notebook

### Haven't Attended A Board Meeting Yet? Here's What You've Been Missing!

Monday, May 12, 7:30pm, children laughed and took their last ride down the playground slide as they squeezed the last few minutes of play out of the darkening day. Their very cheerful voices carried over to the Scenic Ridge meeting room as it filled with more than a dozen SR homeowners and then four board members that included Debra Maiorano, Melanie Friedlander, Cari Daddio and Earl Faber. (Howard Millman, Board President, was detained.)

The monthly board meeting started promptly as the first topic on the agenda was announced: **Landscaping**. According to the board, a plan is in progress that will replace several trees, shrubs and fencing by the dumpsters and along the "bird lanes." A landscape architect is currently drawing up plans for approval.

Next topic: **Privacy of Pool and Playground**. An increasing number of people who do not live here are using these facilities and it is, of course, a concern to everyone. Board members advised that this might become more of a problem since some shrubbery has been temporarily removed making both the playground and pool area more visible to the road. (This problem will be rectified, however, when new fencing and foliage are planted along these areas.) "It is also a liability issue, should anyone who does not live here get hurt," added Debra. Or, as Earl summed it up, "It is clearly a risk management issue."

At the meeting, pool rules were quickly reviewed and emphasized, especially the fact that homeowners must be present at all times with their guests (only four guests per unit are allowed, although special approval may be granted for larger groups). In addition, Cari reminded everyone that a new pool liner is planned for next year. At this point, a homeowner in the audience asked about carbon monoxide detectors and what to do in the event one goes off. The board generally agreed they should call 911, open windows and get out of the house immediately.

Another scheduled topic on the agenda was **parking**. Once again, this is a problem that does not go away. Take note:

- Cars cannot be illegally parked.
- Emergency vehicles must have accessibility to townhouses.
- People need to observe village "rules and regulations" on village-owned Amber Street.
- Guests cannot park more than 48 hours in designated visitor parking areas. (One such car was reported to the police and the vehicle turned out to have been stolen.)
- Residents are legally responsible for their visitors and where they park.

"Teenagers who park their cars sticking out into the road are another problem," remarked Board Member Melanie Friedlander.

Although the meeting was about 40 minutes long, a lot of important concerns were covered, especially **pet rules**. As a reminder, it is against the law for dogs to be off their leashes (there is no such law for cats, of course, although residents should be mindful of their unattended felines). Another homeowner alerted other attendees that her husband recently encountered a coyote while walking the dog and there was, of course, much discussion about that concern (see page 6).

Next scheduled topic was the big one: **the development-wide staining project**. According to Debra, Benjamin Moore is to provide various renderings of how the development will look when using different products and shades. The choices are either opaque (which can last 10 years) or semi-transparent (which is not as durable). "We have learned that a transparent stain will not cover our units sufficiently," added Debra. "Because of the expense involved, it is required that the expense go to a vote. We're not ready to rock 'n' roll on this yet."

The concerned audience was reminded that as soon as Benjamin Moore is ready, there will be a special meeting on the subject. It was also mentioned that a supervisor or engineer should oversee the project, and a board member assured the attendee that Board President Howard Millman was coordinating that effort.

After some discussion about the condition of stone walls on the property, the group quickly switched to the matter of **real estate** and the economy. Like everywhere else, unit prices are a little lower than last year. A question was asked if anyone was "in trouble" with homeowner association fees and it was said there was only a handful of people in arrears, "but not enough to be an issue." Any foreclosures? Only one that Vice President Cari knew of. And, only two, 2-bedroom homes were on the market, selling for approximately \$405,000 and \$425,000. Treasurer Earl Faber ended the meeting by saying that the **2008 Budget** was on target and where it should be, mid-year, with no special surprises.

Finally, Scenic Ridge board meetings are generally scheduled the second Monday of the month. The new meeting room will be used for the spring and summer months, and Village Hall will be utilized during the colder months. Everyone is encouraged to attend and participate in the governance of the Scenic Ridge Community. --Stella Johnson

*"It is imperative that residents address anyone who appears to be stranger to the Scenic Ridge community. If you do not know them, introduce yourself and ask 'Do you live here?' You have the right to be vigilant! Any problems, call the police immediately."*

*Cari Daddio*, Board Vice President