

HERITAGE HILLS SOCIETY  
Board of Directors  
Meeting Minutes  
July 15, 2019

Meeting commenced at 3:00 PM

Dom Rubino, President opened the meeting stating he is happy to be here, he thinks he can do the job and has had a lot of support and confidence from the people here today and the community, Dom thanked everyone for their support. Dom introduced the newest member to the Board, Bob Ettinger and welcomed back Jack Mattes, Deica Ruiz, Mark Packer and himself. Officers for 2019/2020 are Bill Harden as Treasurer, Deica Ruiz as Secretary, Bruce Prince as First Vice President and Gloria Anderson as Second Vice President. Dom thanked Pat Ploss for the tremendous amount of time and effort she has put in for all residents. Pat was President for six years, prior to that Pat was Treasurer. Pat will be a tough act to follow. Dom thanked the support of the camera crew. The meetings go off without a glitch. Most important, Dom wanted to thank John Milligan, probably the best Property Manager any organization or company has ever had. Dom also thanked Dave Jacobsen who beautifully manages the Security and EMS staff. These people are great individuals, superb people, extremely knowledgeable and we are happy to have them with us. Dom thanked the Board, these are people who give their time and talent gratis. You have engineers, educators, accounting, professional business people and financial people. They are all here with hundreds of years of experience, giving it to this community for nothing.

**Unit Owners Speak:**

Susan Statkowski-Rivalsi, Chair of the Garden Contest Committee – 807B – Susan announced the winners of the contest were: Unit Front – Joanne Meder, 70A and Carol Vartuli, 834C for Unit Rear. We had a very close tie on the unit rear. Susan thanked Melissa Brent who helped with the decisions. We will be having the contest again next year. We saw spectacular gardens. Look for photos and story in the August issue of the Newsletter.

In attendance: Gloria Anderson, Gene Archer, Annette Bensen, Christine Choka, Bob Ettinger, Bill Harden, Bob Lundry, Jack Mattes, Mark Packer, Patricia Ploss, Bruce Prince, Dom Rubino, Deica Ruiz. Ed Goldfarb and Richard Tortorella were absent. John Milligan, Property Manager and Dave Jacobsen, Command Security Site Supervisor were also in attendance.

Dom Rubino asked for a motion to approve the Minutes of the June 27, 2019 meeting. Approved.

**Treasurer's Report – Bill Harden** – Cash on hand is \$1,048,500. Income - \$429,600. Expenses \$411,500. \$63,291.67 put into our reserve account. Operating expenses have gone up due to the pools being open, lifeguard salaries were almost \$40,000.

**John Milligan – Property Manager** – Four major projects will soon be underway. Remediation to remove contaminated soil from leak in oil tank. Concern was how deep they would have to dig. They finished digging Thursday morning. Backfill, seed and straw complete. Gas pump at Maintenance Yard

project is taking longer than quoted. We pay quite a bit more for gas at the Mobil station and hope to have this project completed soon. Road paving project; we expect sealed bids by this Friday, July 19. Three companies will be submitting bids; Superior Surfacing, Intercounty and Northern Construction. We will be paving from Warren Street up the West Hill about 2,000 feet in the fall. One lane at a time will be open. Line striping is still going on, they forgot a couple of roads, they will finish this week. The last two solar lights on the East Hill have been converted. The only solar lights that now exist are on Fred's Way. Repair at culvert at three-way stop; very close to getting approval from the Town of Somers. We hope to get this job done this fall. It will have taken close to a year to get all necessary approvals.

**Activities – Christine Choka , Chair** – Welcome to Heritage will be on Sunday, August 18, 2019. This event is for all newcomers at Heritage Hills. Christine requested invited new residents to please respond to your invitation. Christine asked the clubs as well to respond to invitations so we know how many will attend and the equipment needed. Christine asked that all condos have a representative at the event, either the condo president or designated representative.

Dom Rubino spoke of Comcast. The people who form the Comcast Franchise Committee have already contacted our Supervisor, Rick Morrissey. We feel before the Town has meetings with the Franchise Committee, we should be talking among ourselves so we know what to ask Comcast to give us before the Town signs a new Franchise Agreement. We established a joint committee between members of Society and the Council of Condos. We will talk about what we can ask the Town to get for us. We want to slow this down a bit; the agreement does not end until October of 2020.

**Communications – Annette Bensen, Chair** – We would like to see more people use the web site. Answers to many of your questions are on the web site. We will be sending out blasts on what and how to do on the web site. We need to be updated with any changes from the clubs. Send info via e-mail.

**Community Relations – Bill Harden** – Things are quiet in town during summertime. Our two judges were re-elected. DeCicco's traffic is working.

**Fitness Center – Annette Bensen, Chair** – The Fitness Center is active all the time. Be aware of the time restraints on the equipment.

**Health and Safety – Flo Brodley, Chair** – 16 blood pressures taken in June, thanks to nurse Eileen Plastino who administered the program that day. Our series of programs on successful aging concluded with last week's program Conscious Aging to many accolades. Later this month, two representatives from committees of the Town will discuss NYSEG's work, Somers Crossing, DeCicco's, sidewalks and other developments that affect Somers residents, businesses and Heritage Hills in particular. This program will occur on Wednesday, July 31<sup>st</sup> at 7 pm in the Game Room. On August 14 at 1:30 pm the NYS Assistant Attorney General will talk about How to Combat Hacks and Scams in the Heritage Room. Dave Jacobsen of Command Security will offer the American Heart Association BLS course/CPR with certification on Tuesday, September 10 from 6-10 pm at Lake Lodge. The cost is \$25. Sign-up will begin on August 1 in the Activities Office.

**Landscaping – Christine Choka, Chair** – Flora is flourishing!

**Library – Bruce Prince, Chair** – Bruce wanted to first mention a meeting scheduled for August 8, at the Elephant Hotel, at 7:30 pm with the Town Board, the Planning Board, the Zoning Board, the Open Space Board and maybe Westchester Planning Board. There will be a presentation and discussion about the new private school at the old IBM property. They no longer want to be referred to as The Academy; The Private School at Somers is what they would like to be called until they change it again.

The Library membership has increased significantly. The Somers Library has had two presentations here regarding Digital Platforms where you are able to access books, audio books, entertainment events. We are trying to arrange for a third presentation. Leave a note in the library if you want to attend. We had a nice response from the residents for a Scrabble game. On August 4, the library will sponsor the Bensen Scott Band from 5 – 7 pm in the Heritage Room.

Dom Rubino asked about the meeting to rebuild the bridge from Goldens Bridge to RT 100. Flo Brodley said the meeting was held last week, interestingly residents were on both sides of the issue. Some wanted the bridge rebuilt, some did not. Nothing was resolved, many spoke. Bruce Prince said it is quite an extensive project. Funding for this project did not come up.

**Operations – Bruce Prince, Chair** – We continue to maintain this building. Hopefully the culvert will be worked on in the fall. John Milligan interjected that the pond behind the Activity Center has been cleaned up nicely.

**Pools – Joan Sottile reported.** The next meeting of the Pool Committee will be this week. All five pools are open seven days a week. A new update about our pools: In case of a day of rain, a decision will be made by 7 am to close three of the pools. Pool 1 and pool 4 will remain open. This policy is for week days only. E-mail blast will go out on days these closures will be in effect. Water aerobics are Monday through Friday, 9 am to 10 am at pool 4. Pool temperatures have been pleasant. Lifeguards have been attentive. Please be familiar with the pool rules, refrain from extended conversations with lifeguards. A valid ID with the 2019 sticker is required to enter the pools. Absolutely no food or snacks inside the pool area. Picnic tables are located outside of the pool gates. Long hair must be tied back. Approved toys are allowed at pool 3, noodles are allowed at all pools. The Pool Committee has an e-mail address which can be found on the Heritage Hills web site. A Pool Committee mailbox is located outside of the Activities Office. A shuttle bus can drop residents off at pool 1 during non-commuter hours.

**Security – Dave Jacobsen, Head of Security** – Medical calls – 55, security calls – 72, service calls – 92, maintenance calls – 1, car accidents – 5, parking violations – 4. Monthly total of 229 and year to date 2,107. Items were taken from a few cars on the West Hill. All of the cars were left open so I am encouraging the residents to please lock your cars either in your driveway or visitor parking spots. We are working closely with the police to take care of this issue.

Susan Statkowski-Rivalsi asked if we are going to change the parking lines to diagonal. Dom Rubino responded that the lot is tight and if we change to diagonal we will have the loss of parking spaces. This subject was brought up, perhaps some spots changed to diagonal. It has been tabled right now.

**Transportation – Mark Packer, Chair** – We average about 1,000 miles a week per bus. Everything appears to be running well.

Jack Mattes spoke of the upcoming Art Show. Applications will be available Wednesday in the Activities Office and on the web site. Art does not have to be an oil painting, whatever it is you enjoy doing that you are proud of and would like to share with your fellow residents. We look forward to seeing you.

Jack mentioned the Red Cross smoke alarm program. A local person from The Red Cross will now be responding to requests. The system recently changed and the Red Cross apologizes if you have not received a response to your request. If you would like a home visit, call 845/673-1198. Hard wired smoke detectors have a life expectancy of 10 years. Some alarms are old and if you test them you are hearing the battery backup beep, not the function of the alarm.

Dom Rubino reminded everyone that the next Society meeting is Monday, August 19 at 3:00 pm.

Meeting adjourned at 3:50 pm.

Respectfully submitted by:

*Mary Lou Martelli*

Office Manager, Heritage Hills Society, LTD