

HERITAGE HILLS SOCIETY
Board of Directors
Meeting Minutes – September 29, 2021

Meeting commenced at 7:30 pm

Motions:

- To approve a three-year contract addendum for Prosegur, effective October 1, 2021. Approved.
- To approve awarding paving contract to Northern Construction at a cost of \$175,000. Approved.

Board members in attendance: Gloria Anderson, Gene Archer, Annette Bensen, Frances Cicogna, Bob Ettinger, Bill Harden, Ann Harper, Dorinda Haskel-Palladino, Jack Mattes, Mark Packer, Bruce Prince, Dom Rubino, Deica Ruiz, Alan Tepper. Patricia Ploss was absent. John Milligan was in attendance.

Dom Rubino, President, welcomed everyone in attendance and those watching on Channel 21. This is the third evening meeting of the year, and there will be another evening meeting in December. Comcast is having their annual Heritage Hills event on October 6, from 4:30-7:00 pm. Kristen Parker, our Comcast representative, will once again meet individually with individuals, by reservation, in November. Dom reminded everyone that Society and the Town have absolutely no input into Comcast pricing.

Deica Ruiz made a motion to approve the Minutes of the August 25, 2021 Regular Board Meeting. Motion was unanimously approved.

Financial Report – Bill Harden, Treasurer: August was an excellent month, income was \$458,064 and expenses were \$452,258. Mrs. Larry Kaufman, whose husband was the founder of the Veteran’s Club, has closed the club’s bank account and donated the \$2200 to Society to be used for a Veteran’s Club memorial.

Activities Reopening Status – Gloria Anderson, Chair: The policy continues to be that everyone entering any of Society’s buildings must wear a mask, whether or not they are fully vaccinated, and all events in the Heritage Room will be limited to a maximum of 60 people.

Activities Committee - Ann Harper, Chair: No new clubs, classes or activities to report on this month. Several art and exercise classes have started again, and many clubs and activities continue to offer weekly and monthly speakers, lectures, discussions and presentations. Check the website and emails for further details.

Communications and Website Committee – Annette Bensen, Chair: The updated website will go live in mid-October; it will have a similar look but will be better organized. Residents who are already registered can access the site, and we will be verifying the resident list and removing individuals who should no longer have access to the website. In addition, there will be two information videos when the site goes live: one will be on how to login, and the other will be on how to schedule functions and activities. We will also be going live with a “new and improved” WiFi network at our buildings. This network will be password protected, however after the first time you use the password you may request to save the login information, and on subsequent visits to any of the buildings you can access WiFi. Notices will be posted and assistance will be available for those who request it.

Meadowlark Park – Bruce Prince: Updates at Meadowlark Park include the recently repaved upper parking lot, the playground which is used regularly, and a new sign at the entrance of the park. There are walking

trails already marked, one is the original trail along Warren Street which is about one mile round trip, a second trail, closer to Heritage Hills Drive, has been marked in a counterclockwise configuration – it is about a mile and a quarter long, with orange markers on the trees and the ground; a third trail is being planned. Society has decided to hold off making further expenditures at the Park for the moment because we have already spent about \$200,000 this year on unbudgeted items. Before making more additions we want to make sure the park is being used by our residents on a regular basis.

Community Affairs Committee – Jack Mattes, Chair:

- The panels for the Art Show have been prepared; participation on the part of the contributing artists is strong. To date we have 280 pieces of artwork, which surpasses prior years, and 67 participating artists. On Oct 15 we start to hang the art work and the Art Show is on Oct 16 and 17.
- Last week we had St Luke’s “drive at 5” food collection at the pool 5 parking lot; Frances Cicogna assisted with the program. St. Luke’s received over 50 bags of donated food and in excess of \$1,400 in monetary contributions. Thank you to everyone who contributed – the plan is to hold the drive twice a year. There is still a great need and you may contribute any time during the year; in addition there are two drop boxes at the exit at DeCicco. In HH, Meals on Wheels delivers 25-30 meals a day, three times a week, to Heritage Hills residents.
- A national presentation with county participants was held yesterday on Emergency Preparedness, with myself and another individual joining from Somers. The Activities Center is the primary shelter for the entire Town; we are rebuilding the Emergency Preparedness Committee and if you’re able and willing to volunteer please let me know.

Somers Town Update – Bruce Prince: There is a new proposal by Somers Pointe National Golf Club to add activities and physical buildings on their property. Mr. Prince put up a map of the area where the proposed additions are planned, pointing out the surrounding condos and intersections. The proposed plan is to build a parking area with 24 parking spaces, an 18 hole mini golf range, which is likely to necessitate the removal of 80-100 trees, to add a patio near the maintenance building that houses the golf carts, to add a building with a virtual golf setup, and to add a cigar bar. The DEC and DEP will have to review the planned developments because it will involve about an acre of disturbed area. Their plan is to catch the water coming downhill to Condo 15 and either divert it into existing ponds or use it to irrigate the golf course. This proposal is in its infancy and the major factors have not been fully researched. It is unclear how much of this plan is viable under the DRD.

Landscape – Patricia Ploss, Chair: Fall flowers, hay bales and pumpkins have been put out. Work at the median at the entrance to HH is scheduled for the week of October 4. Members of the Garden Club will be allowed to plant a small, natural garden at Meadowlark Park in the spring. Also for the spring, the committee wants to move away from the canna lilies, and may eliminate the sweet potato vines that are eating Heritage Hills.

By-Laws – Bob Ettinger: To date we have received approximately 1,000 responses; ballots must be postmarked by September 30 to be counted, and that is also the last day for drop off ballots. The envelopes containing the ballots will be validated by checking names and addresses against a master list of HH owners. The ballots themselves will be counted by individuals at Heritage Management Group, not Board members or residents. The results will be announced at a special meeting of the Board on October 27, 2021.

Fitness Center – Annette Bensen, Chair: We have a great Fitness Center and two great people, Mary and Jonathan, managing it and assisting residents. Masks covering the nose and mouth must be worn in all society buildings, including the Fitness Center. If a resident repeatedly violates the mask mandate membership privileges may be suspended. Be respectful and sensitive to others, speak softly as to not interrupt others during their workout, and please wipe down the equipment both before and after your workout.

Electric Car Stations Ad Hoc Committee – Gene Archer: There are no updates to last month's presentation; next steps are to present the final research information to the Board at the next Work Session for questions and answers, and to take a vote.

Library – Bruce Prince, Chair: We purchase about 10 books every month, and the titles of new books purchased over a three month period can be viewed on Channel 21. Later in the year we will have our first edition of the Library newsletter, which will include book reviews, announcements related to books being published, and award winning books.

Health & Safety – Flo Brodley, Chair: The Health & Safety Committee calendar for the rest of 2021:

- Annual flu clinic with medical personnel from Northern Westchester Hospital will be held October 6 from 9 am to 1 pm in the Activities Center parking lot; registration not required. A Somers police detail will be present to collect any medication or over the counter drugs that have expired or are no longer in use
- The annual Medicare Update will be held on October 8 and at 10-A-Men on October 13th; the team will present the new costs of Medicare for 2022 and answer general questions
- The Visiting Nurse Service of Westchester will be on site November 13th to discuss some new components to their services that are of interest to seniors
- Blood pressure screenings are held the second Friday of each month between 9 and 11 am. For additional information contact Ellie at (914)617-2109 or by email at elliebob1@gmail.com
- The Spousal Bereavement Group and the Dementia Caretaker Support Group, both facilitated by HH resident Linda Ludwig, meet regularly

As always, we encourage those with health and safety backgrounds to contact me at flo613@comcast.net with their C.V., if they wish to join our committee. Residents who'd like to volunteer to assist us with large programs are always needed and welcome; please contact Alicia at albres@comcast.net.

Newsletter Committee – Susan Statkowski-Rivalsi, Chair: In response to inquiries the Committee received regarding what is perceived as an increasing amount of advertising in the Newsletter that was crowding out community information, an audit was done by one of our Committee members on the content of all issues from January 2018 to the present. The audit showed that, except for the April thru December 2020 issues, when Covid-19 radically impacted all content, advertising has consistently been about 50% of the content. However, recently there are more full- and half-page ads, fewer smaller ads and more colorful ads as well, which may have contributed to the perception that there has been more advertising. Also, bear in mind that after the November issue, there will be no more politicians' ads.

In addition, to accommodate more community information, a while back we discontinued the AROUND TOWN section. Rather, and only if room permits, we provide some of the type of information formerly found in *that* section in the DID YOU KNOW? section.

Finally, we look forward to receiving residents' contributions and will publish what we can when we can. Perfect examples are the image on the cover of the October issue captured by resident Michael Ferrara, other photos, and some prose and poetry throughout the issue.

Pool Committee – submitted by Debbie Jackson, Chair: The 2021 season has officially ended. We had some pools open from the Memorial Day weekend through Sunday, September 19th. It was a great year, with warm temps and many rainy days but few closures. There were few maintenance issues this year and most took an hour to five days to be fixed. We would like to thank the entire Maintenance Team, headed by Marcus Lovell, for their devotion and hard work, and also thank you to HMS (Laura C) for their lifeguard and compliance guard staff and the great job they did. This was another year with Covid 19 challenges that we all needed to come through, and get through, together.

Water aerobics classes were highly attended by our residents five weekday mornings a week. With the new playground open near pool one we saw much higher attendance at that pool this year. There were a few safety incidents this year that were dealt with and all had positive outcomes. We look forward to next year with hopefully less viruses in the air and less obstacles to work around.

We hope everyone appreciates and realizes the time and commitment put in by the residents and staff that are part of our Heritage Hills Pool Committee. We try our hardest to make sure that all HH pool goers enjoy our pools as much as they possibly can. We are by far the most fortunate community around and are lucky to have such great amenities. We hope you all enjoyed the 2021 season.

Operations Report – John Milligan, Property Manager:

- Prosegur, our security company, has experienced staffing and personnel challenges recently, some salary related, and since June we have lost six staff members, both EMTs and desk workers. To address this issue we want to add an addendum to the existing contract with Society to allow Prosegur to bring their pay rates commensurate with area agencies. The cost of the addendum will add an additional \$10,567 for the remainder of 2021 and an additional \$42,000 for 2022. A motion was made to approve a three-year contract addendum for Prosegur, effective October 1, 2021. Motion passed unanimously.
- RFPs for paving work were sent to three companies; Northern Construction was the low bidder at \$175,000. A motion was made to award the paving contract to Northern Construction at cost of \$175,000. Motion passed unanimously.
- A total of four areas will be repaved/repared, these include two areas undermined by Ida, one on Heritage Hills Drive and a small section of roadway on Pondview in Condo 25. Additional areas include Heritage Hills Drive by Condo 5 and extending toward Condo 4, and a section of West Hill Drive South, opposite the Somers Pointe golf course. The latter section will include replacement of corroded drainage pipe. To complete work near Lake Lodge in a timely and safe manner, the road will be closed completely for about three days. Activities at Lake Lodge during this timeframe will be relocated or rescheduled, and Warren Street will be used to exit or enter the property; there will be signage as well as flagmen to guide traffic.
- Following the paving, a set of two speed humps will be installed on HH Drive in front of the Activities Center and the two speed humps in Condo 4 will be repainted. Two drainage projects, in Condos 12 and 19, and work in one of the retention basins will follow.
- This is an Emergency Shelter for the Town and to some degree for anyone living in NYS. Society and the Town have been working to replace the existing generator. A larger capacity generator was decided upon and, following a Town bidding process, a contract was awarded to an electrical contractor to furnish and

install a new 125kW generator. There is a six to nine month lead time for this size generator so it will be spring or early summer next year when it is finally installed. We are working with the Town to expedite installation of propane tanks and service lines this fall.

- The gate at the Somers Pointe garbage area is never closed. While it is an eyesore, there is no Town code requiring the gate to be closed, and it appears there is nothing we can do to get them to close the gate. Residents can call the Town directly with their thoughts.
- Court #3 conversion to pickleball court is almost complete. Acrylic sealer has been applied, two coats of court paint and two coats of line paint will be installed.
- Mid-day bus ridership has increased slightly – 7-8 riders a day. Commuter ridership is still very limited at an average of four commuters over the four bus runs each, morning and afternoon
- Report of August security stats: 73 medical calls, 35 security calls, 100 service calls, zero maintenance calls, four car accidents and two parking violations, for a total of 214 calls for the month and 2,116 calls year to date. Service calls include lift assists, lockouts and welfare checks.

There being no further business a motion was made to adjourn the meeting at 8:30 pm. Motion was approved. The next Board meeting is on October 27 at 1:30 pm.

Respectfully submitted by:

Deica Ruiz

Secretary, Heritage Hills Society, LTD