

HERITAGE HILLS SOCIETY  
Board of Directors  
Meeting Minutes – October 19, 2022

Meeting commenced at 1:30 pm

**Motions:**

- To approve a new Activity called Chess Club – motion passed.

Board members in attendance: Gloria Anderson, Gene Archer, Annette Bensen, Bill Harden, Dorinda Haskel, Jack Mattes, Karl Milde, Patricia Ploss, Dom Rubino, Deica Ruiz, Art Singer, Alan Tepper.

Absent were Ann Harper, Bruce Prince, Jay Wright. John Milligan was absent, and Dave Jacobsen was in attendance.

**Dom Rubino, President,** greeted everyone in attendance and those watching on Channel 21.

Deica Ruiz asked for a motion to approve the Minutes of the September 21, 2022 Regular Board Meeting. Motion passed.

**Financial Report – Bill Harden, Treasurer:**

- For September our income was \$469,999, and expenses were \$373,886. An invoice from Maxner of \$25,000 arrived too late for the September report. Our year-to-date surplus is approximately \$200,000.
- There are several major project expenses in the 4<sup>th</sup> quarter that will lean into this surplus. They include our annual paving costs, AC boiler and AC air conditioning units (HVAC).
- We anticipate to break even for the year 2022.

**Activities Committee – Dorinda Haskel, Co-Chair:**

- Motion request to approve a new Activity called Chess Club – motion passed.
- The Social and Game Night has a new name, “Friends in the Hills.”
- Please continue to enjoy the seasons we have here and all our Activities.

**Communications/Website/Newsletter – Annette Bensen, Chair:**

- MCE and Andrew is working on our website scheduler to tweak out some issues.
- Wi-Fi is currently being updated in the AC and FC.
- Virtual Tours is an idea we are pursuing that would feature short, one-minute videos about our clubs and different exercises
- Newsletter: Please view all the great pictures in the centerfold from our Art Show. Thank you for all the wonderful and positive comments on our Newsletter pieces. I am pleased to be a part of it.

**Fitness Center – Annette Bensen, Chair:**

- Mary and Jonathon are busy with requests for one-on-one consultations. It is going very well. Thank you to all who use the facility and the trails at MLP.

**Community Affairs Committee – Jack Mattes, Chair:**

- The Annual Art Show was well attended. We had more than 450 visitors who signed in, and we believe the number was closer to 500 or more visitors. We displayed just under 200 pieces of artwork. The beautiful

mums made the room look like a flower show. Please mark your calendars for next year's event in October 2023.

- Toys for Tots will be returning live this year on December 10<sup>th</sup> in the HR from 1 pm – 3 pm. On display will be a working Lego train set for our young residents to enjoy. Santa, Mrs. Claus, and an Elf will also be present, and a pianist will be here to fill the room with holiday music.
- NYSEG will be here on October 26<sup>th</sup> from 4:30 pm – 6:30 pm in the HR presenting the new Smart Meter program which will be rolled out later this year. Representatives will also be available for one-on-one sessions regarding your monthly bills.
- The general election is November 8<sup>th</sup> and voting will be in the HR from 6 a.m. until 9 p.m. for all residents. Early voting is located at the Somers Town House which begins Saturday, October 29<sup>th</sup> through Sunday, November 6<sup>th</sup>. The schedule will be sent out via Eblast.

**Emergency Preparedness Committee – Jack Mattes, Chair:**

- Our new generator installation was delayed last week due to the rain. A representative from the manufacturer must be onsite during the installation. We are in the process of scheduling a new date. Fortunately, our existing generator is still functioning.

**Library – Deica Ruiz, Chair:**

- For the month of November we are adding 17 new titles - fall is a busy time for publishing and we were hard pressed to limit our purchase to only 17 books. We hope you'll visit the Library and see our new additions, which include new titles by John Grisham, David Baldacci, Anne Perry, and Neil deGrasse Tyson - something for almost everyone.
- The Library is open from noon to 3 p.m., Monday through Friday, and you can reserve a book by calling us and leaving the name of the book and your contact information.
- The Library Committee recently emailed its members asking if anyone was interested in volunteering, and we had a good response so you may see new faces next time you visit.
- A quick note about donated books - because of our limited space, we are unable to use most donated books. Our policy is we accept hard cover books that have been published within the past year and that we don't already have. They must be in excellent condition and genres that are popular with our members. Book lovers hate to discard books but we are limited in what we can accept.
- The Library tab on the hhsociety.org website is up and running, and you don't need to log in to access it. You can search for books by title, author, and genre, although some tweaking is still being worked on. Please persevere a bit to get around the quirks, they are only temporary.

**Meadowlark Park – Patricia Ploss, Chair:**

- Repairs to the first 180 feet of the Warren Trail are complete. Several dead trees have been removed from the Park as well.

**Landscaping:**

- I hope you are enjoying the fall plantings of pumpkins, hay bales, mums, kale, cabbages, red cabbages, and peppers.
- The holiday lights installation will soon be installed at entrances to HH.

**Health & Safety, Flo Brodley, Chair:**

- For those who missed the presentation of updates for Medicare and Medicare Advantage, the website is Medicare.gov and the Medicare Rights Center contact is 800-333-4114 for a one-on-one consultation. Another location for help would be the Shrub Oak Library which provides Medicare Counselors onsite. Please call in advance to schedule an appointment.

- Winding down our fall season, the Health & Safety Committee's programs in November are as follows:
  - We will repeat the program on Wound Care on Wednesday, November 2nd @ 1:30pm, in the Heritage Room, given by the Visiting Nurse Service. The program will illuminate best care practices, including techniques and strategies to help prevent pressure ulcers.
  - Dr. Howard Hindin, a holistic dentist who runs the Hindin Clinic in Suffern, NY, will present a unique program titled "The Mouth-Airways-Brain Connection." Many of us have been learning of late that the gut microbiome has a lot to do with brain activity, so this program will offer another part of the body connection system. That will take place on Friday, November 18th @ 10:30am in the Heritage Room.
- Blood pressure screenings continue the second Friday of each month by Nurse Ellie Eidam, whom we thank for her steadfastness on behalf of our residents.
- I would like to thank Leslie Gutman, a Committee member who ran the annual flu clinic which was well attended and about which we received many accolades.
- As always, we encourage residents with health and safety backgrounds to contact me at [flo613@comcast.net](mailto:flo613@comcast.net) with their resume if they wish to join our committee.

#### **Security - Dave Jacobsen, Prosecur Supervisor:**

- September stats: 35 security calls, 68 medical calls, 15 fire alarms / CO detectors, 75 service calls, 9 maintenance emergencies, 4 car accidents, and 29 parking violations; a total of 2,033 calls year to date. Calls to the Security Office should be for security, medical and safety related emergencies only.
- Handicap parking spaces must be left open for individuals with disabilities. If you do have a handicap sticker, it must be visible, please place it in your window.

#### **Dom Rubino, President:**

As a reminder, please remember that all dogs must be on a leash while walking through HH. It is a Society rule, a Condo rule and it is a Town Ordinance.

#### **Operations Report – Gloria Anderson for John Milligan, Property Manager:**

Major projects completed:

- Installation of a new roof on the nearly 40-year-old maintenance yard garage building along with new gutters.
- Replacement of the first 180 feet of the Warren Street trail, eliminating a very bumpy stretch of the most popular trail in Meadowlark Park.
- Completion of a month's long effort to clear the storm water basins located on the West Hill. A final inspection will be scheduled with Steve Woelfle, the Somers Engineering Technician, to review the adequacy of this maintenance program.
- Re-paving of the lower half of Westridge Drive, which included new catch basin tops, new asphalt curbs and line striping.

Smaller projects completed or underway:

- Replacement of the double doors and sidelights leading to the rear patio in the Activities building.
- Replacement of the double doors in the boiler room just outside the Heritage Room.
- Replacement of the window in Park Place which looks out onto Pool #1 and the tennis courts.
- Replacement of rotted wood on one end of the bocce courts, part of a regular effort to address areas of concern on those popular courts.
- Underway is the replacement of the standby generator for the Activities building, a project fully funded by the Town of Somers.

- Paving work will begin on Heritage Hills Drive near Lake Lodge along with miscellaneous curb and asphalt repairs throughout the community. This will be followed by re-painting of certain sections of the yellow lines on our main roads and on several of the speed humps located on both the East and West Hills. Late fall, a street sweeper will be used to clean along the curb lines of the main roads with the intent of making the white lines that much more visible.

There being no further business a motion was made to adjourn the meeting at 1:55 pm. Motion passed. The next Board meeting is on November 16<sup>th</sup> at 1:30 pm.

Respectfully submitted by:

Deica Ruiz

Secretary, Heritage Hills Society, LTD