



Heritage Hills Society Information

Address 8 Heritage Hills, Somers, New York 10589

Website www.hhsociety.org

Television..... Channel 21

CONTACT INFORMATION – EMAIL

Society society@hhsociety.org

Activities Office..... activities@hhsociety.org

CONTACT INFORMATION – TELEPHONE

Security 914-276-2592

Bus..... 914-276-2877

Society Office 914-276-2908

Library..... 914-276-7655

Activities Office..... 914-276-2636

Fitness Center 914-669-5028

EMERGENCIES 9-1-1

Hours of Operation

Activities Center

Building.....9 am to 11 pm

Activities Office.....9 am to 5 pm

Society Office.....9 am to 1 pm

Fine Arts CenterGroup instruction and free time are scheduled
by the Activities Office at 914-276-2908

Library.....Monday thru Friday 10:30 am to 3 pm

Fitness Center & Gym ...Daily 4:30 am to 11 pm

Lake Lodge.....9 am to 11 pm

Meadowlark ParkDawn to Dusk

Park Place.....Dawn to Dusk

Bus Service – Weekdays Only (except holidays) – 914-276-2877

Goldens Bridge MetroNorth Station Trips

Morning to/from: 5:15, 5:45, 6:45, and 7:45 – **Reservation Required**

Evening **PICK-UPS ONLY**: 4:45, 5:35, 6:35, 7:35, and 8:35 – **No Reservation**

Midday Trips – Reservations Required

To/From Activities Center, Lake Lodge, Meadowlark Park, and off site,
including Goldens Bridge MetroNorth Station

Outbound, hourly 8:45 am to 2:45 pm

Inbound, hourly 9 am to 3 pm; 3:45 pm

To/From Pools 2 thru 5 / Tennis areas

To: 8:45 am (pool 4), hourly, 9:45 am to 2:45 pm

From: Hourly from 11 am to 3 pm; 3:45 pm

UTILITIES CONTACT INFORMATION

Comcast 800-934-6489

ConEd 800-752-6633

NYSEG..... 800-572-1131

Verizon 800-922-0204

Water/Sewer (Veolia)..... 877-426-8969

SERVICES FOR SENIORS

TOWN OF SOMERS SENIOR SERVICES - 914-232-0807

Barbara Taberer, Director

Hot Lunch

- At Van Tassel House – **Free Transportation Available**
Monday thru Friday at noon
- Delivered to home-bound, Monday thru Friday
Meals leave Van Tassel House for delivery starting at 11:30 am
Suggested contribution: **\$3** per meal

Medical Appointments - Transportation Available

Tuesday thru Thursday, 10 am to 3 pm

Suggested round-trip donation: **\$10**

Shopping Trips by Bus

Monday and Fridays at 10 am

Suggested round-trip donation: **\$2**

OTHER SENIOR SERVICES

RideConnect - 914-242-7433

Transportation services seven days a week. Call to register.

Medicare - 800-633-4227 and medicare.gov

Medicare Rights Center – 800-333-4114

EPIC - 800-332-3742

New York State Senior Prescription Reduction

My Second Home - 914-241-0770

Geriatric Day Care Intergenerational Program

Westchester County Senior Programs and Services - 914-813-6300

Referral agency for senior services including legal - 914-949-1305

Social Services: 914-995-5889

SERVICES FOR ALL AGES, INCLUDING SENIORS

AA - 914-949-1200. Info and literature National Council on Alcoholism

Adult Protection Services Intake - Natalie Siler 914-995-2259.

Cancer Care - 800-ACS-2345

Northern Westchester Hospital - 914-242-8115

Putnam Hospital - 845-279-5711

The Dominican Sisters - Family Health Service 914-941-1654

Long- and short-term registered nurses.

Hospice - 914-666-4228 - Visiting Nurse Association State-certified program
providing home health care and emotional support for terminally ill
patients and their families

Project Time Out / Jewish Community Services - 914-761-0600 - Provides
in-home respite services matching families with trained sitters/companions.
Contact Judy Fink, Coordinator, ext. 340; Carol Kobroff, Respite Specialist, ext. 310

Transportation for Cancer Treatments (free):

American Cancer Society Road to Recovery program. 800-227-2345

Transportation for Disabled Residents - County Office of Transportation 914-813-7777

Para-Transit - 914-995-7272 provides modified vans with ramp for curb-to curb
service. Fare \$5 each way. Medical pre-authorization required. For eligibility call
914-995-2960.

Private Ambulette Services

Superior Brewster 845-278-6992

CLC Trans 914-241-0112

Ambulance: Westchester EMS 866-666-9367. Accepts Medicare.

Westchester County Office for the Disabled, includes hearing-defect

Lighthouse Inc. - New York City 212-821-9200. For sight impaired.

Veterans Guide to VA Health Care Benefits -

VA Hudson Valley Health Care System - 800-269-8749

Monday through Friday 8 am - 4 pm

Visiting Nurse Association of Hudson Valley

914-666-7616 - 8:30 am - 5 pm - Home care aides nursing, Nutrition
consultation

Publisher: Heritage Newsletters, Inc. | P. O. Box 185 • Somers NY, 10589 • 914-277-1122 – Bill & Ann Harden - Publishers

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MASKS ARE STRONGLY RECOMMENDED IN ALL SOCIETY BUILDINGS. INDIVIDUAL CLUBS/GROUPS MAY REQUIRE MASKS AND/OR PROOF OF COVID VACCINATION/BOOSTERS TO ATTEND THEIR RESPECTIVE EVENTS, AND ARE RESPONSIBLE FOR CHECKING ATTENDEES' PROOF THEREOF.

TWO GUESTS PER UNIT LIMIT



By Joyce Spector

JANUARY IS JEWISH MOVIE MONTH

Sunday, January 22, at 1 pm in the Activities Center

Join us for this double feature, at just \$10, refreshments included. A link will be provided to those who wish to attend via Zoom, at \$10 per family. There will be a short intermission between the movies. Attendees can stay for one or both features.



Deli Man is a comic romp through the history of Kosher Delis'; the story of the men behind the food behind the tradition; a love letter written on pastrami. *Abe* is a spiritually inspiring story about a 12-year-old boy who tries to bring his culturally diverse family together through food. It speaks to the beauty and bounty of our common humanity.



Proof of vaccination and boosters are mandatory. Place your checks in our mailbox along with your name, phone number, and email address by **January 18**. Walk-ins are welcome as space permits. If you have any questions, call Alan Tepper at 914-342-3279 or email him at astepper@gmail.com.

TRIVIA CONTEST

Sunday, February 19, at 1 pm in the Activities Center

Our trivia contest is back! Jewish as well as popular trivia will be featured. We are planning tables of six people, and each table will play as a group. If you don't have six people, don't worry, we will assign people to your table. Prizes will be awarded and light refreshments will be served.

Admission is \$15 per person. **Proof of vaccination and boosters are mandatory.** Place your checks in our mailbox along with your name, phone number, and unit number. If you want to sit with friends, place your reservations in one envelope by February 15. Walk-ins are welcome as space permits. If you have any questions, call Alan Tepper at 914-342-3279 or email him at astepper@gmail.com.

* * *

HEALTH & SAFETY COMMITTEE

Submitted by Flo Brodley

SENIOR ENTITLEMENTS PROGRAM – HEARING AIDS AND CAPTION PHONES

Thursday, January 19, at 1 pm in Lake Lodge's Room 1

Hosted by Jade Lew, Geriatric Case Manager at Westchester Jewish Community Services, will discuss the following topics at this classroom style session for 10 guests:

- Over-the-counter Hearing Aids – Will Medicare cover?
- Compare what is currently available on the market
- *Consumer Reports* rating of prescription hearing aids
- Audiologist versus Hearing Instrument Specialist
- Caption phones – ADA rules - free to anyone with hearing impairment.

Register via email to jadewonglew@gmail.com. Use the subject line: "Senior Entitlements – Hearing – [add your initials]." Include your name, unit #, phone number, and email address.

* * *

ON THE COVER

Last January, Sue Shea captured this image from the bridge overlooking Condo 25's pond.

HERITAGE HILLS NEWSLETTER COMMITTEE

Editor in Chief: Susan Statkowski-Rivalsi; Graphic Editor: Annette Bensen
Writers/Editors/Photographers: Phyllis Bradbury, Dassi Citron, Terry Clifford, Cindy Kennedy, Shirley Kesselman, Karl Milde, Stan Herz Pearlman, Elizabeth Royston, Keri Reitman Schnapper

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**WHEN WALKING ON OUR ROADS, ALWAYS WALK
FACING TRAFFIC, SINGLE FILE IF IN A GROUP
HUG THE CURB • WEAR BRIGHT CLOTHING**



SOCIETY NEWS

Compiled by Susan Statkowski-Rivalsi

VIEWING SOCIETY BOARD MEETINGS

Until its February meeting, the December 14 Board of Directors meeting video can be viewed in its entirety on Comcast's Channel 21 daily at 2 and 7 pm, and 24/7 on the website hhsociety.org (choose Heritage Hills Society, then Meetings & Documents). A summary of that meeting will be in the February issue of this Newsletter.

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SUMMARY OF PORTIONS OF THE NOVEMBER 16

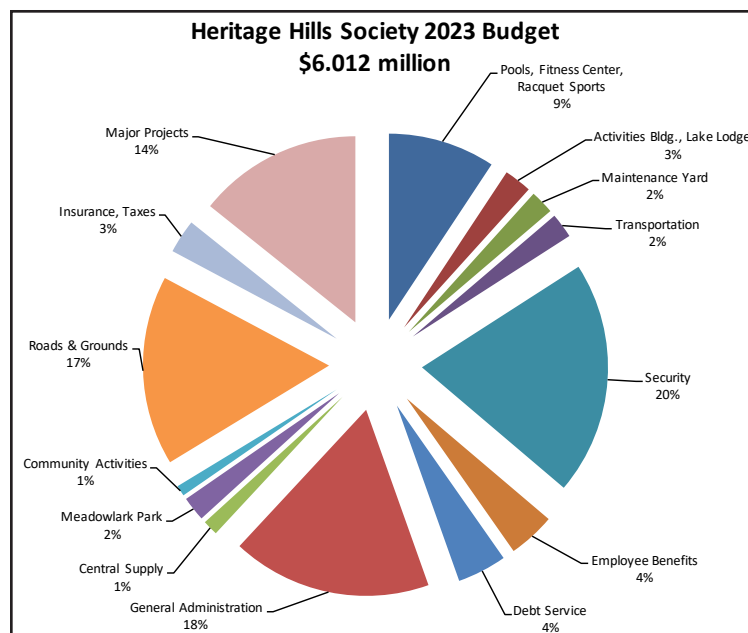
SOCIETY BOARD OF DIRECTORS MEETING – The full transcript of this meeting's Minutes can be found on the Society's website.

Board members in attendance: Gloria Anderson, Gene Archer, Annette Bensen, Bill Harden, Ann Harper, Dorinda Haskel, Jack Mattes, Karl Milde, Patricia Ploss, Bruce Prince, Dom Rubino, Deica Ruiz, Art Singer, Alan Tepper, and Jay Wright

Also attending: Dave Jacobsen

TREASURER'S REPORT – BILL HARDEN

• 2023 Budget - \$6,011,728



The budget includes over \$200,000 for Security. We set our wages based on EMTs; there are two in each car and there are two cars patrolling at all times. At \$24 per hour we can hire sufficient EMTs to be competitive and meet that need.

All residents can contact the Society office to obtain a copy of the 2023 Budget.

There will be a 3% across the board increase in Society fees for next year, slightly above last year's increase. Given inflation, that's a good thing.

• October Financials

Income	\$ 460,936
Expenses	(398,875)
Surplus	\$ 62,061

Some bills that should have been paid in October will not be paid until November. [See the video of the meeting for details.]

• **Contract with HMS Services** (Heritage Management Services), the Society's property management company

There are two aspects to this – Financial service for all of (1) our financial reporting and accounting, and (2) the personnel service, including John Milligan and the pool personnel they provide in the summer. We have agreed to a 3-year contract with HMS. 2023 sees a 5% increase to (1) \$190,040 and (2) \$160,670. 2024 sees another 5% increase, anticipating inflation continuing, to (1) \$199,642 and (2) \$168,703. In 2025, hopefully a normal economy will be restored, resulting in a 3% increase, (1) \$205,528 and (2) \$173,764.

• **Club EIN** (tax identification number): Banks now require that Clubs have individual EINs and checking accounts by year-end. (Clubs were using the Society's EIN).

FITNESS CENTER – ANNETTE BENSEN, CHAIR

• **Shoe Change Required** – to protect our equipment during the winter, it's imperative that street shoes be changed prior to entering.

MEADOWLARK PARK COMMITTEE – PATRICIA PLOSS, CHAIR

• **Dog Rule Change:** In addition to leashes being required, the owner must be in complete control of the dog. Dogs have been mauled by other dogs. If yours is an aggressive dog, do not bring it to the park, even if it's on a leash, if you can't be in complete control at all times.

• **Beehive:** Resident beekeeper Thom Mitthe and John Milligan are seeking a hidden area in the park for the beehive. [See FEATURE article on page 28.]

• **Park Place:** We'll get name signs, the long tables have been replaced with game tables, and the foggy window has been replaced.

• **Winter Safety Precautions:** When walking in the park, be aware of slick areas; and always carry a phone (Security can locate you using your phone).

LANDSCAPE COMMITTEE – PATRICIA PLOSS, CHAIR

• **Dead Plants:** Those that didn't make it through the summer have been replaced.

• **Autumn Plants:** Have been replaced with mulch for an attractive look.

• **Meadow Pond:** The electrical box supplying power to the fountain has been surrounded by evergreens.

COMMUNITY NEWS COMMITTEE– JACK MATTES, CHAIR

• **Soles 4 Souls:** Thanks to the generosity of our residents, well over 600 pairs of shoes were donated.

- **Smart Meters** [from Dom Rubino]: If you currently have a day-night meter, you can continue to do so. There will be a surcharge to keep the current meter at \$13.47 per month, which could see increases. The data collected by NYSEG will be held in confidence.

SECURITY REPORT – DAVE JACOBSEN, PROSEUR SECURITY

- **Parking Violations:** Seen in the Monthly report, these include cars parked on roadways blocking emergency vehicles getting through, cars left on lawns, and cars with expired/no registrations.
- **Garage Doors Left Open:** We try to catch all of them but do occasionally miss some. There were 58 in the month of October.

LIBRARY COMMITTEE – DEICA RUIZ, Chair

- **Children's Book Exchange:** Has been reinstated under the bench outside the library. Feel free to swap gently-used books for others to enjoy, placing them in the age-appropriate slots.
- **Puzzles:** Are now available to borrow.

OPERATIONS REPORT – JOHN MILLIGAN, PROPERTY MANAGER

- **Activities Center Boiler** (27 years old) and **Air Conditioning Units in the Fitness Center** (26 years old). Originally the idea was to put them in next year's budget. But since there's a surplus this year, we're replacing the one boiler with two, which run separately except when it's extremely cold. The Fitness Center replacement order can have a long lead-time, so we're going to order them now, using the surplus for the deposit for that.
- **Storm Water Basins:** What they look like now is how they're supposed to appear, and they will look that way going forward.
- **Road Striping:** Repainting on our main roads and speed humps have been achieved. A long-term solution is being investigated for next year.

POST-MEETING DISCUSSIONS

The following concerns were expressed in person or by email:

- Representatives of the Tennis Committee requested that Tennis Courts 1 and 2 be resurfaced in 2023 or 2024 at the latest.
- A resident indicated that visibility needs to be improved at the stop sign intersection on East Hill Drive en route to Route 202.
- A resident inquired why an email blast wasn't transmitted when the bus schedule was changed.

NOVEMBER SECURITY CALL REPORT

Dave Jacobsen, Proseur Security

During the month of November our Security staff received and responded to a total of 237 calls regarding the following matters:

Medical	89
Security	51 (open garage doors, other security concerns)
Fire	11 (the majority of which were fire alarms)
Service	75 (including 55 lift assists, 5 persons locked out, and 7 welfare checks)
Maintenance	5

Car Accidents 3
 Parking Violations 8 (in handicapped spaces, fire lanes, A roads, or B roads)

* * *

COUNCIL OF CONDOS

By Terry Clifford

The following is a summary of what transpired at the November 23 Council of Condos meeting. The Condos in attendance were 1, 2, 3, 4, 5, 6, 7, 8, 11, 12, 14, 15, 16, 17, 19, 21, 22, 24, 25, 26, 27, 28 and 30.

Somers Volunteer Fire Department Chief, Jon Mackey

Chief Mackey, a resident of Heritage Hills, has been Chief for five years, and a volunteer firefighter for 18 years. He is a Firefighter for the City of Danbury and Fire Instructor for the Department of Homeland Security.

The Somers Fire District is the tax entity in the Town of Somers and a part of Goldens Bridge. The Somers Volunteer Fire Department (SVFD) is a separate non-profit entity with four firehouses which operates on volunteer manpower, with eighty-nine current volunteer members. Every day two Emergency Medical Services (EMS) paid workers are on duty to provide 24/7 coverage. The Department has five ambulances and three or four may be out at one time. Anyone over 16 years of age may volunteer and get training for Fire Fighting.

The SVFD works closely with Heritage Hills Security because 70% of EMS' 3,000 calls each year are for Heritage Hills. Since the Town of Somers is surrounded by 9% water, the SVFD has three boat, providing several water/ice rescues each year. The \$4 million budget for next year is reviewed by elected fire commissioners from within the volunteer base. Election for Fire Commissioner takes place each December at the Amawalk Fire House off Route 35.

General Fire Safety Advice

- **Check your smoke and CO2 detectors.** Replace old detectors with those that have a 10-year battery.
- **Most furnishings are made of highly flammable synthetic materials.** Therefore, in case of fire you have seconds to escape.
- **Barbeques** must be kept away from property or greenery. Keep them clean and grease free.
- **Fire Pits** are not permitted in Heritage Hills.
- **When in doubt call 911.** Fire calls go to a centralized dispatch which sends calls to 58 different fire and EMS departments around the County. Heritage Hills Security hears radio calls which go to the SVFD, and therefore they respond quickly.
- **The Heritage Hills Street signs** were never in the county's emergency dispatch computer. Therefore, if you called and gave a street address instead of just saying Heritage Hills, precious time was lost looking for street signs. To add the street names to the computer, Heritage Hills must redraw and resubmit a site plan to the Town of Somers which could be very costly. Only the Condos built from 1996 through 2006 had street names.

continued on page 7

HERITAGE HILLS SOCIETY BOARD STANDING COMMITTEES – JANUARY 2023

Definition: Standing Committees advise and assist the Society Board in carrying out its mandate as defined in the Society's founding documents. The bylaws empower the President to appoint and remove Standing Committees and their chairpersons. Appointment of Committee chairpersons shall be ratified by a majority of the Board.

<p>ACTIVITIES Ann Harper, Co-Chair Dorinda Haskel, Co-Chair <u>Advisor to the Committee:</u> Andrew Kaplan, Activities Coordinator</p> <p>AUDIT Jack Mattes, Chair Gloria Anderson Peter Monaghan <u>Advisor to the Committee:</u> Rosina Colagiovanni</p> <p>COMMUNICATIONS Annette Bensen, Chair Alan Tepper Channel 21 <u>Advisors to the Committee:</u> Andrew Kaplan, Activities Coordinator DuShawn Richardson Nick Madeo – Madeo Multimedia Newsletter Susan Statkowski-Rivalsi, Editor-in-Chief Annette Bensen Phyllis Bradbury Dassi Citron Terry Clifford Cindy Kennedy Shirley Kesselman Karl Milde Stan Herz Pearlman Elizabeth Royston Keri Reitman Schnapper Website Annette Bensen <u>Advisor to the Committee:</u> Andrew Kaplan, Activities Coordinator</p> <p>COMMUNITY AFFAIRS Jack Mattes, Chair Patricia Ploss Jay Wright <u>Advisor to the Committee:</u> John Milligan, Property Manager</p> <p>DIGITAL RECORDS RETENTION Jay Wright, Chair Annette Bensen Bill Harden Alan Tepper <u>Advisor to the Committee:</u> Anna Milani, Office Assistant</p> <p>EMERGENCY PREPAREDNESS Jack Mattes, Chair Alan Tepper Jay Wright Terry Clifford <u>Advisors to the Committee:</u> Dave Jacobsen, Prosecur Supervisor John Milligan, Property Manager Marcus Lovell, Facilities Manager</p>	<p>FINANCE & BUDGET Bill Harden, Chair Gene Archer Dorinda Haskel Patricia Ploss Deica Ruiz <u>Advisors to the Committee:</u> John Milligan, Property Manager Rosina Colagiovanni</p> <p>FITNESS CENTER Annette Bensen, Chair Alan Tepper Donna Nevin Mathew Tager <u>Advisors to the Committee:</u> John Milligan, Property Manager Mary Tedesco, Fitness Center Manager Jonathan Reichbach, Fitness Center</p> <p>HEALTH & SAFETY Flo Brodley, Chair Gloria Anderson, Board Rep Alicia Brescia Peggy DeGasperis Elfriede Eidam, RN Barbara George, LCSW Rosemary Glassman, RN Leslie Guttman, RN Bev Jacobson Jade Lew Mona Moriber, LCSW Eileen Plastino, RN <u>Advisor to the Committee:</u> Dave Jacobsen, Prosecur Supervisor</p> <p>INFRASTRUCTURE/MAINTENANCE YARD Bruce Prince, Chair Art Singer <u>Advisors to the Committee:</u> John Milligan, Property Manager Marcus Lovell, Facilities Manager</p> <p>INSURANCE Bill Harden, Chair Gene Archer Joe Label LANDSCAPE Patricia Ploss, Chair Joanne Meder Karl Milde Mary Ann Mitchell <u>Advisors to the Committee:</u> John Milligan, Property Manager John Maxner, Maxner Eileen Schmidt, Maxner Melissa Brent, Westchester Properties Consultant</p>	<p>LEGAL Gloria Anderson, Chair</p> <p>LIBRARY Deica Ruiz, Chair Gloria Anderson Pat Conetta Sheelagh Kaplan Cindy Kennedy Bruce Prince</p> <p>MEADOWLARK PARK Patricia Ploss, Chair Bill Harden Bruce Prince Alan Tepper Marti Lowenfeld Mike McBride <u>Advisor to the Committee:</u> John Milligan, Property Manager</p> <p>POOL Debbie Jackson, Chair Laura Mellor, Assistant Dorinda Haskel, Board Rep Jack Mattes Barbara Antoneccia Cara Bowden Melanie Devilliers Frank Gallo Warren Groner Amy Horowitz Joan Sotille Hope Wittrock <u>Advisors to the Committee:</u> John Milligan, Property Manager Marcus Lovell, Facilities Manager Julius Domingo, Ass't Facilities Manager Laura Cullen, HMS</p> <p>SECURITY Gene Archer, Chair <u>Advisors to the Committee:</u> Dave Jacobsen, Prosecur Supervisor John Milligan, Property Manager</p> <p>TRANSPORTATION Alan Tepper, Chair Ken Benjamin Dietmar Choka <u>Advisors to the Committee:</u> Dave Jacobsen, Prosecur Supervisor John Milligan, Property Manager Mike Triano, Maintenance Yard Manager</p>
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- **Pull down attic stairs** located in the garage should be replaced with fire rated stairs to allow access to HVAC air handlers. Never use your attic for storage, as it is a fire hazard to your unit and your attached neighbors.

Thank you, Fire Chief Mackey, for attending our meeting and providing us with valuable information.

Town Zoning Board Issues

The Society and the Council have spent a significant amount of time seeking clarity on Garage Fire Stairs, Street Signs, and the Grounding Wires issues. Both Building Inspector Tom Tooma and Town Supervisor Richard Scorrano will address the Ten-A-Men Group on December 14 in the Heritage Room regarding these issues.

Choosing a Management Company and Property Manager

Many in attendance suggested Condos send out a Request for Proposal (RFP) to four companies providing written cost and parameters.

Questions to include: Location of Company – Who owns the company – Staff Size – Staff Certifications – Special knowledge and experience – Background – How many condominiums do they currently service? Will your condominium have dedicated services? Accounting and cash flow reports – References - Split financial and property management services? – Length of Contract – How do they deal with outside contractors? – How do they assign a property manager and is the procedure included in the contract?

Treasurer's Role on Your Condo Board

The Treasurer looks at financial reports, monitors receivables and expenditures. The Board approves costs in advance. Condominium board members get financial reports, which includes cash flow, bank, and CD statements.

In closing, Louise Squiteri, Council of Condos President, "reluctantly accepted George Rosita's resignation as Vice President of the Council of Condos. The Council members were grateful for the work he put into everything, and graciously applying a lifetime of skills and knowledge to help our community."

The next meeting of the Council of Condos will be held on Wednesday, January 25 at 7 pm in the Activities Center. We hope to see your Condo president or a representative attend the meeting.

* * *

WHAT'S THE DIFFERENCE BETWEEN THE HERITAGE HILLS SOCIETY AND YOUR CONDO?

Submitted by the Heritage Hills Society

The Society is not a condominium or an HOA (Home Owners Association) and does not manage the thirty (30) Heritage Hills condominiums' common elements. Rather, the Society is an independent not-for-profit corporation that owns and operates recreational facilities. These facilities are not part of the condominiums and are independently owned and operated by the Society.

Residents pay a monthly fee to both the Society and their Condo,

but some residents, especially those who are new to the community, aren't aware of what the different fees cover. Here's a simple synopsis:

THE SOCIETY

Society fees are collected from 2,606 Unit owners who live in the 30 independent Condos that make up Heritage Hills of Westchester. These fees provide for the following:

- Bus shuttle service and employees.
- Maintain insurance coverage for all Society facilities and amenities.
- Maintain the 62-acre Meadowlark Park and Playground.
- Maintain the Heritage Hills stormwater system.
- Maintain the 3 entrances into Heritage Hills, as well as the Lake Lodge property and its gazebo.
- Maintain the 5 pools, 6 tennis courts, 2 platform tennis courts, 4 pickleball courts, 4 bocce courts, and all the grounds surrounding them.
- Maintain the main roads of the East Hill and West Hill, including curbs, guiderails, paving and streetlights.
- Salaries for all Society's employees and contracts.
- Security vehicles and employees.
- Society facilities: Activity Center, Fitness Center, Lake Lodge and Park Place.
- Some equipment used by the various Clubs.

No one on the Society Board is paid for his/her services.

CONDOS

The Condos are located on two hills; they vary in age and in number of Units. All Condos have a Board of Managers, Bylaws, and Rules and Regulations that vary from Condo to Condo. The Condo fee provides for the upkeep and repair of Units and common property (according to the particular Condo), which may include:

- Catch basins
- Exterior light fixtures (front and rear)
- Exterior wood
- Garage doors
- Landscaping, tree maintenance, and snow removal
- Legal fees when necessary
- Path lights, streetlights, and service fees through NYSEG to light up the paths and roadways
- Condo "C" roads, driveway resurfacing, and pavement
- Roofs, gutters, and leaders
- Sanitation, insurance premiums, and Condo Management fees
- Trash bins, entry poles with signage, mailboxes
- Walkways, outside steps, and landings

No one on the Board of Managers is paid for his/her services.

* * *



COMMUNITY THEATRE

Submitted by Muriel Weiss

The Heritage Hills Community Theatre Board hopes you had a wonderful holiday season and wishes everyone good health in the New Year.

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HOULIHAN LAWRENCE

Source: HGMLS, 1/1/19-12/31/19, total dollar volume of Single Family homes and Condominiums sold by agent, Somers school district; HGMLS 1/1/9-12/31/19, total volume Condominiums sold by agent, Somers.



FRIDAY NIGHT SOCIAL DANCE AND PARTY

By Ami Stokhamer

Come join us for a fun, first Friday of every month event from 7 to 10 pm in the Heritage Room! First dance of 2023 is January 6th!

Whether you like to listen to music with friends, make new friends, dance, get out of the house, or even celebrate a birthday, this is the place to be!

Entry fee: \$10 per person includes DJ, coffee, ice water, a variety of bakery cookies, cupcakes, and a fruit platter. You may bring anything else you'd like to eat or drink, and alcoholic beverages are permitted.

No partner? No problem. Singles and couples are equally welcome.

Can't dance? No problem. Dancers of all levels and styles attend and ballroom, Latin, and freestyle dancers mingle and mix! All types of music are played.

Still don't want to brave the dance floor? No problem! Listen, watch, eat, drink, and enjoy!

Per the Society's rules, two non resident guests only are welcome for each unit.

Questions? **Call Ami (914) 486-9677.**

* * *

WOMEN'S CLUB

Submitted by Phyllis Bradbury

Goodbye 2022 - Welcome 2023.

The Women's Club had a busy year. We were able to resume regular meetings, which was a relief.

If you are wondering what we are all about, this year our membership meetings included a Wine & Cheese Party, an evening of Bingo, a Spring Luncheon, a Pizza Party, a presentation by the Somers Volunteer Fire Department Chief, and a floral arranging demonstration. The meetings were held in the Heritage Room of the Activities Center. In December, we were able to trim the Christmas tree in the lobby of the Activities Center – one of the services we are pleased to do for the enjoyment of all Heritage Hills residents.



Board President Rose O'Donnell and the entire Board wish all a Happy New Year! We are looking forward to welcoming everyone in 2023.

* * *

HAPPY NEW YEAR FROM THE TRAVEL GROUP!

By Elaine Soliman

Welcome 2023! The Travel Club Board hopes this coming year participating in Travel Club events will lead you to new, exciting adventures with life-changing experiences and some new friendships!

Please check out next month's Newsletter, as the club has some exciting excursions planned for 2023. We will present details of our first trip, which will be in late April, and list dates to put on your calendar with some basic information on those trips.

Until then, stay warm and Happy New Year!

* * *

PICKLEBALL GROUP

By Denise Elliott

Pickleball is both a competitive and social sport, which is why it is the fastest growing sport in America. If you are interested in playing pickleball in Heritage Hills for the recreational/sport and the priceless social benefit, please email us at Pickleballhh@outlook.com. We have an amazing Committee and an even more amazing group of pickleball players! Join us!



*Pickleball Committee members
Denise Elliott, Eric Scorzelli, Fran Boemio,
and Kenneth Perry*

* * *

EAST HILL MEN'S GOLF GROUP

By Ken Freeman

We are already planning for the 2023 season, with the first tournament scheduled for April 6 and our Season-Welcoming breakfast on April 19. We invite new members, regardless of skill level, who enjoy friendly, but handicap-facilitated competitive golf – as much or as little as you want – at the Somers National Golf Club, located so conveniently right in Heritage Hills.

While Somers National seasonal memberships are available, you don't need to be a member to play there with our Group. A discounted daily rate for our members is available for our Tuesday and Thursday morning tournaments.

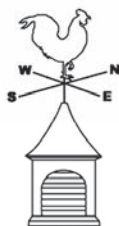
If you're interested in joining our Group or have any questions, please reach out to Membership Chair Bob Kenney at rlkret@aol.com or 914-617-9884. You'll be glad you did.

* * *



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THE NEWSLETTER WELCOMES ARTICLES AND PHOTOS FROM HERITAGE HILLS RESIDENTS

OUR DEADLINE IS THE 6TH OF THE MONTH.

Authors' names will be indicated. We cannot guarantee that every item will be used, and all submissions are subject to being edited for format, length, acceptability of language, and suitability of content.

Submissions should be in email attachment format (preferably *Word*) or by hand or mail to the Heritage Hills Activities Office or Society Office at 8 Heritage Hills, Somers, NY 10589.



OUR EMAIL ADDRESS IS: HHillsNewsletter@gmail.com.

When Submitting Photos:

If using your phone instead of a camera, please use the highest resolution. Unless it's a scenic vista, concentrate on faces. Most photographs are taken from too far away, and if the image is cropped, the faces will be blurred. Get closer.

Please do not incorporate art or a photo in a *Word* file. Attach it and *Word* files to emails as separate items.

We cannot use anything taken from the internet without authorization from the source.



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Library COMMITTEE

GOOD NEWS!



Starting in January, the Heritage Hills Library is extending its opening hours. Thanks to the great response we had from our request for additional volunteers, the Library will be open from 10 am until 3 pm every weekday. Weekend hours might be added in the future depending on volunteer availability. We hope to adhere to the new schedule as much as possible, but illness and inclement weather could cause closings. If you are making a special trip to the Activities Center to visit the Library this winter, you can always call ahead to ensure that we are open. Residents interested in volunteering at the Library, either on a regular basis or as a substitute, can call the Library at 914-276-7655 and leave a message.

OUR GROWING COLLECTION

Our new January books are an exciting mix of literary and popular selections. Additions include *The Rabbit Hutch* by Tess Gunty, winner of the 2022 National Book Award, and *Checkout 19* by Claire-Louise Bennett, listed by *The New York Times* as one of the five Best Fiction Books of 2022. We also are adding new titles by well-liked and requested authors. To reserve any of the books listed below, please stop by or call the Library at 914-276-7655.

NEW ADDITIONS TO OUR COLLECTION IN JANUARY

Fiction

Bennett, Claire-Louise	<i>Checkout 19</i>
Gunty, Tess	<i>The Rabbit Hutch</i>
Hoover, Colleen	<i>It Ends with Us</i>
Keegan, Claire	<i>Foster</i>
McCarthy, Cormac	<i>Stella Maris</i>
Quinn, Joanna	<i>The Whalebone Theatre</i>
Reid, Taylor Jenkins	<i>Carrie Soto Is Back</i>
Steel, Danielle	<i>The Whittiers</i>
Wiggins, Marianne	<i>Properties of Thirst</i>

Mystery

Cook, Robin	<i>Night Shift</i>
Deaver, Jeffery	<i>Hunting Time</i>
Hays, Katy	<i>The Cloisters</i>
Lovesey, Peter	<i>Showstopper</i>
Nagendra, Harini	<i>The Bangalore Detectives Club</i>
Smiley, Jane	<i>A Dangerous Business</i>

Non-Fiction

Obama, Michelle	<i>The Light We Carry</i>
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* * *

MASKS ARE STRONGLY RECOMMENDED IN ALL SOCIETY BUILDINGS. INDIVIDUAL CLUBS/GROUPS MAY REQUIRE MASKS AND/OR PROOF OF VACCINATION/BOOSTERS TO ATTEND THEIR RESPECTIVE EVENTS AND ARE RESPONSIBLE FOR CHECKING ATTENDEES' PROOF THEREOF.

GENERAL CLUB/CLASS INFORMATION AND REGULARLY OCCURRING ACTIVITIES

Produced by the Activities Office
Phone: 914-276-2636 or go to activities@hhsociety.org

Advance registration is required. To book a space for your group/club, contact Andrew Kaplan in the Activities Office by email at activities@hhsociety.org or by phone at 914-276-2636.

TWO GUESTS PER UNIT LIMIT

ARTS & CRAFTS

I Love Art Class: After school ART in Heritage Hills for children ages K to 6. Hosted by Miss Judika, M.S. To register, call Judika at 914-438-6750.

Needlecraft Group: Charitable needlecraft group meets Wednesday at 12:30 pm in the Game Room. All skill levels are welcome. \$10 annual dues.

Bring proof of up-to-date Covid-19 vaccination. For questions, or to register, call Linda at 914-277-2776.

Painting with Judika Class: Create a different painting in each class once a month. Step-by-step instructions given, and everyone leaves with a masterpiece! \$40 per class includes all supplies. **Bring your mask** and your creative spirit! To register, call Judika at 914-438-6750.

Sketch Workshop Group: Wednesday at 9:30 am in Studio A. No fee. Beginners welcome.

Silk Fabric Painting Class: Fee \$135. Must sign up for a full 4-week session. Space is limited. For more information, contact Evey at 914-276-0737 or email her at evymusart@comcast.net.

Woodcraft Club: The shop is available Monday thru Saturday from 9 am to 4 pm. For information and to register, contact Club President Ed at 914-276-0671 or 914-552-2303.

CHORAL GROUP

Wanted: singers for "The Meadowlarks," the Heritage Hills Choral group directed by Peter Muir. Preference for those who can harmonize. If interested, contact: Janice Malett at 914-715-8247.

CIAO ITALIA CLUB

If you wish to become a new member, dues are \$12 per person. Membership forms are available outside the Activities Office. You can also print a copy (at home) from an email blast.

CLUB SHALOM

You don't have to be Jewish to love Club Shalom. Our Club is dedicated to providing quality entertaining and educational Jewish cultural programs for the residents of Heritage Hills. Watch for information about upcoming events. All residents are welcome.

CONCERT SOCIETY CLUB

We present four classical concerts each year in May, June, September, and October on Sundays at 3 pm in the Heritage Room. We feature the best and brightest of classical music's rising stars. The annual subscription rate is \$80 per person or pay \$23 at the door per concert. Subscription forms are at the Activities Center. If you have questions, call Raina Lefkowitz at 914-262-4407.

CONTINUING EDUCATION CLUB

Our mission is to educate and entertain with monthly presentations by experts in the fields of art, literature, music, theatre, history, and politics on specified Tuesdays at 1:30 pm in the Heritage Room. For more information, see the COMING EVENTS section of this Newsletter or call Ann at 914-617-9434.

CULINARY CLUB

We meet for dinner in the Activities Center once a month on a Wednesday evening at 6. If you are interested, contact Barbara Gangemi at 914-617-9037.

DANCE

Friday Night Social Dance Group. Friday, January 6, from 7 to 10 pm in the Activities Center. \$10 per person includes coffee and cake. BYOB. For more information, call Ami at 914-486-9677. Next Dance: Friday, February 3.

EXERCISE

Tai Chi & Chi Gong with Master Ellen. Monday from 12:30 to 1:30 pm in the gym. \$70 per month. First class free. All levels welcome. Wear loose fitting, comfortable clothing. Contact heritagehilltaichi2gmail.com.

Body Sculpting Class with Linda: Warmup low impact cardio, strength and balance abdominal exercises on the floor or in a chair, and stretch relaxation cool down. Monday thru Thursday at 8:30 am in Lake Lodge. \$10 per session or three classes for \$20. Call / email to register at 718-541-0861 / Labzeiss@gmail.com.

Pilates Barre Class with Linda: Monday thru Thursday at 9:30 am in Lake Lodge. \$10 per session or three classes for \$20. Call or email to register at 718-541-0861 or Labzeiss@gmail.com.

Gentle Yoga with Lisa. Monday at 1 pm and Friday at 10 am in Lake Lodge's Upper Level. \$12 for a 75-minute class. Lisaathomas@optonline.net or 914-497-0243.

Cardio/Strength/Stretch Class with Lori. Join me for a fun, safe, effective workout. Low impact cardio, resistance training, balance, stretch and breath work – all set to great music! Appropriate for all levels. Bring a resistance band to each class. Weights are available for use or bring your own. Tuesday and Thursday from 9:30 to 10:30 am in the gym. Fee: \$8 per class. Try the first class for free! 914-276-2636 or lamb428@optonline.net.

Chair Yoga with Satish Class: Chair Yoga aimed at toning the entire body and increasing flexibility. Breathing and meditation for relaxation and mind body connection. Live music. Practice every Tuesday from 10 to 11:15 am in Lake Lodge with Satish Gambhir, Registered Yoga (500-RYT) and acupressure teacher with over 20 years of experience. \$10 per class. Call or email to register at 914-646-0887 or Satishgambhir@gmail.com.

Chair Zumba/Toning with Theresa. Monday at 9:45 am by Zoom only. Zumba for anyone who prefers a seated workout. Contact Theresa for more information at zumbawithme@aol.com.

Getting Back on Track (15-15-15) with Theresa: Wednesday at 10:30 am at the Fitness Center and on Zoom. Light cardio and balance, functional strength and stretch, and restorative breathing and relaxation. Great class to begin or continue your fitness journey. Contact Theresa for more information at zumbawithme@aol.com.

Lyrical Arms Class with Theresa: Friday at 10:50 am at the Fitness Center and on Zoom. Build upper body strength and increase range of motion using fluid movements and light weights to lovely music. Contact Theresa for more information at zumbawithme@aol.com.

Move and Groove with Theresa: Wednesday at 11 am in the Fitness Center and on Zoom. Easy-to-learn and easy-to-follow Beginner line dances to ALL music genres. Contact Theresa for more information at zumbawithme@aol.com.

Zumba Gold with Theresa. FFriday at 10 am in the Fitness Center and on Zoom and Saturday at 10 am on Zoom only. Fun, easy to follow, low impact dance fitness class. Contact Theresa for more information at zumbawithme@aol.com.

FAMILY NETWORK GROUP

Arranges organized family-oriented gatherings, days and evenings, several times a year. Go to [Facebook.com](https://www.facebook.com) to join the group "Heritage Hills Family Network" or email keri.reitman@gmail.com.

FRIENDS IN THE HILLS CLUB

Ours is a new club that is open to all adult Heritage Hills residents. Each meeting will be a night of fun and socializing with your neighbors. See the COMING EVENTS section of the Newsletter for event details. We will be on hiatus until next April. Email us at Friendsinthehills@aol.com with any questions or contact Debbie Ferrara at 914-924-3003 or Mary Ann Walrath at 914-318-1227.

FUN & GAMES

Bridge—Duplicate Club: Monday and Thursday at 12:30 pm in the Activities Center—**vaccinated only**. For information, call Marie at 914-277-4266.

Mah Jongg Group: Monday at noon in Lake Lodge and Wednesday at noon in the Activities Center (space is available—contact Sue Furino 914-617-9110). Friday at 1 pm in Lake Lodge (contact Olga LaBoy at 914-276-2646). Tuesday and Thursday from 11 am to 1 pm in Lake Lodge (we now have room for a few new members – Thursday preferred. Contact Rebecca Fierro at 914-669-5328).

Ping Pong Group: Thursday at 10 am in the Game Room. Open to all residents. Come hang out and play!

Scrabblers Group: Casual Scrabble game play on Thursday from 1 to 3 pm in Room 2 in the Activities Center. All levels of play, including newbies, are welcome. **Mask-wearing is voluntary**. For more information, just walk in or contact Susan at 914-617-9228 or ciwhitestar@comcast.net.

GARDEN CLUB

For information, including questions on membership and use of the Community Garden, please send an email to hhgardenclubsecretary@gmail.com. If you would prefer to speak by phone, call Club President Joanne Meder at 914-318-5808 and leave a message.

HEALTH & SAFETY COMMITTEE

Blood Pressure Screenings With a Smile: Nurse Ellie Eidam offers screenings and good advice on the second Friday of the month from 9 to 11 am in the Game Room of the Activities Center. Your temperature may be taken. **Mask-wearing is voluntary. Do not come if you have tested positive for Covid-19, were recently exposed (within 14 days) to the virus, or travelled to areas that have experienced high levels of the virus.** Contact Ellie at elliebob1@gmail.com or 914-617-2109 for more information.

Alzheimer's/Dementia Caregivers Support Group. Caring for someone with Alzheimer's/Dementia is a difficult and painful challenge. A support group can help. Meetings take place the first Thursday of the month at 12:30 pm in Lake Lodge, Room 1. Fee: \$20 per session. Facilitated by Linda Ludwig, Ph.D. To register, call (914) 617-9328 or email ludwiglr@aol.com.

Spousal/Partner Bereavement Group: A support group that provides an opportunity to be with others who have lost a spouse or partner. Meetings take place on the second Thursday of the month at 12:30 pm in the Activities Center Game Room. Fee: \$20 per session. Facilitated by Linda Ludwig, Ph.D. To register, call (914) 617-9328 or email ludwiglr@aol.com.

Senior Entitlements Program-Westchester County: Watch for communications about our upcoming monthly session.

HIKERS & WALKERS GROUP

Weekly hikes from September to June. Information and our schedule are available at hhsociety.org / Activities / All Activities / Hikers and Walkers.

INDEPENDENT AND FOREIGN FILM CLUB

Monthly screenings in the Heritage Room, followed by a discussion. April thru December. \$20 for the series. Schedule is posted in the Activities Center and on the Society website. For information, contact Steve Klepner at 845-297-7066 or spk010@yahoo.com.

LIBRARY

Open Monday through Friday from 10 am to 3 pm. For information on the collection, visit the Heritage Hills Library webpage at hhsociety.org or call 914-276-7655.

MORNING DISCUSSION GROUP

Discussion group on current event topics. Monday from 9:30 to 11 am in the Activities Center or by Zoom with closed captioning. For information, email Ken Benjamin at kenbenja@aol.com or call 914-617-9817.

RAINBOW CONNECTION

Rainbow Connection is a group for LGBTQ members and their families, friends, and neighbors. All are welcome. We meet the first Thursday of each month at Lake Lodge from 5 to 7 pm. For more information contact Joanne at 914-450-5609.

SHAKESPEARE GROUP

Meets in person and on Zoom. See a film of a classic Shakespeare play, then read it and join in lively discussions. We meet every Tuesday from 10 to 11:30 am in the Activities Center, Room 3. All are welcome! For more information, call Susan Ray at 914-391-6686 or Margaret Howlett at 973-746-7816.

SINGLES CLUB

We have no activities planned for January and February but will notify all our members of the next event as it nears. Happy and Healthy New Year to all.

SPORTS

Bocce Group: April through October: Wednesday and Saturday at 9:30 am.

Golf Group: Join the East Hill Men's Golf Group to enjoy weekly Thursday 9-hole casual competitions in a variety of formats, as well as Tuesday Stroke Play opportunities, from April thru November at Somers National Golf Club's course right here on Heritage Hills' West Hill. For more information, contact Membership Chairman Bob Kenney at 914-617-9884 or rlkret@aol.com.

Pickleball Group: Pickleball on the outdoor courts is open play, no reservations required. The gym is also available for indoor play. For details on both, and about the Pickleball Committee and community, email PickleballHH@gmail.com. See you on the courts!

Shuffleboard Group: October through March on Wednesday from 1 to 3 pm, and on Saturday from 9:30 am to noon, in the gymnasium.

Tennis Group: All Tennis reservations are now made via www.playtomic.io, or you can download the playtomic app, which offers many additional features. Once on the playtomic website, type "Heritage Hills" and click on "tennis" as the sport choice. For general information about the tennis group call Dena at 914-589-3560. The Friday night Round Robin runs from May through September.

10-A-MEN'S CLUB

Come to the Heritage Room Wednesday at 9 am and have continental breakfast for \$2. The meeting starts at 10 am.

TRAVEL GROUP

Our mission was designed for those who enjoy traveling, whether the trips are to nearby or far away destinations. All details are handled by the Group. Buses leave from and return to Heritage Hills. Information on our trips is available on flyers in the Activities Center, on TV, and in this Newsletter.

WOMEN'S CLUB

Generally meets at 1:30 pm the second Wednesday of the month, except for January, July, and August. The Board meets the first Tuesday of the month in the Activities Center. See the COMING EVENTS section of this Newsletter for specific upcoming event details. For membership information, call Membership Chair Alfreda Savarese at 914 617-2007.

WRITERS WORKSHOP CLASS

Workshop on *Google Meet!* Monday at 1 pm and Saturday at 10:30 am in Lake Lodge. Email Linda Spear, workshop facilitator, to arrange to join us! Lindaspear211@gmail.com.

* * *

EAST HILL MEN'S GOLF GROUP

By Ken Freeman

With winter here, golf clubs are back in storage, and this past season's rounds are just a distant memory. But we did get in a few late-season rounds since our last report before temperatures plummeted, and here are the tournament winners.

November 3 Par 3 Tournament (a test of short game skill)

Low Gross – Bill Glass

Low Net – 1st Tom Recca, 2nd Vin Marrone, 3rd Al Longhitano,
4th Ray Ormerod

November 8 Stroke Play (in COLD weather . . . brrr!)

Low Gross – Bob Slotoroff

Low Net – 1st Ray Ormerod, 2nd Vin Marrone, 3rd Ken Freeman

November 10 Stroke Play (in more seasonable weather)

Low Net – 1st Rob Plouffe, 2nd Vin Marrone, 3rd Ed Sottile

See page 9 for news about our plans for 2023.

* * *

PICKLEBALL GROUP

By Denise Elliott

Two ACES games were held on October 31 – one for our advanced players 3+, and one for all players (some in costumes). While competitive, it is fun! Everyone had a great time with our fellow residents!



We have a great community of players and welcome new players every day! for more information, email us at Pickleballhh@outlook.com.

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CANDY CANE RUN

As promised, the Somers Volunteer Fire Department brought Santa Claus to the Activities Center parking lot on Sunday, December 11.



By Keri Reitman Schnapper

COLORING CORNER



* * *

THE DUCK WHO COULDN'T QUACK - Part 1 of 4

Text by Karl Milde, art by Lenataranenka



"Quack, quack," said the mother duck to her three newborn ducks. She was saying "Welcome to the world!" The baby ducks had just managed to crack open their eggshells and climb out. They stayed in the nest with their mother overnight to dry out, but the very next morning they followed her to the water's edge of the nearby lake to take their first swim. For all of the next month they would follow their mother wherever she went, in the water and on land.

When the sun went down, their mother would bring them back each day to their nesting place under a bush where no one could see them. The three little ducks would tuck themselves in under her wings, warm and cozy, and go to sleep. They didn't have their adult feathers yet, or they would feel cold at night. Usually two of the sisters snuggled under one wing while Dale, the smallest of the three, snuggled under the other.

During the day, their mother took them on short walks and showed them how to find food. They pecked at the ground the way their mother taught them, but they, especially Dale, didn't like most of the many things they tasted. After a while though, Dale found food that she liked – plant shoots and tiny bugs – and she ate that.

Their mother brought them back to the nearby lake quite often where they practiced swimming. They found the paddling easier when they stayed in a straight line behind her. While they were still quite young, their mother led them all across the lake to an area with green algae. Dale dipped her beak into the algae and found it tasted good.

One day, when Dale had stopped eating for a moment and looked up, she saw something wonderful. On the other side of the lake was a beautiful duck, even larger than her mother, floating peacefully on the water with its head held high. Instead of having tan and dark brown feathers and a tan beak like her mother, its head and neck were a shiny green and its beak was a bright yellow. The feathers on this duck's back were gray and black, with a tinge of brown on the side. Dale's mother noticed Dale was staring and swam over. "That's your father," she said with an admiring smile. "He always stays nearby to make sure we are safe."

Dale didn't know what a "father" was. It was a wonderful sight, but her mother kept her distance from this duck.

And for that reason, Dale did too. By looking in the water she saw she had brown and tan feathers, like her mother.

To be continued next month.

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HAPPY NEW YEAR!
May 2023 Bring Blessings & Good Health to All!

A BANNER YEAR!

2022 Heritage Hills Sales

2022 saw record sales, both in # of units and in average sale price. There is still very little available inventory and a strong buyer pool so the chance to sell for top dollar will continue through into 2023. Be ready for Spring Market -- let me help you get your condo ready for sale so you can sell quickly and for top dollar! From staging, painting, mini-spruce ups to garage staircase compliance, call the local expert — You've Gotta Have Hope!

Somers, NY - Condominium Properties 3 Months Ending:

	November, 2022	November, 2021	% Chg
Unit Sales	36	42	-14.3%
Average Sale Price	\$552,542	\$499,821	10.5%
Median Sale Price	\$505,750	\$470,050	7.6%
Average List Price	\$586,380	\$556,042	5.5%
Inventory	20	23	-13.0%
Months of Supply	1.49	1.83	-18.4%
Days on Market	42	19	121.1%
Average Sale Price/SqFt	\$382.6	\$352.3	8.6%
Sales to List Price Ratio	101.4%	101.4%	0.0%
New Listings	30	45	-33.3%

*Based on OneKey MLS Sales data through 11/30/22

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TOYS FOR TOTS HOLIDAY EXTRAVAGANZA A HUGE SUCCESS

Text and photos by Terry Clifford

A great time was had by all on Saturday, December 10, in the Heritage Room at the Activities Center.

Children, parents, grandparents, and others were not only amazed at the more than 13 Toys for Tots Collection Boxes filled with toys to bring joy and sending a message of hope to Westchester County's less fortunate children. See page 24 for details regarding the Woodcraft Club's toy donation and Karl Milde's Lego Holiday Train layout.



Marine Sargeant Alexander Cordova
By John Santacrocce

Thanks to the enormous generosity of residents, those attending the event, and our Woodcraft Club's elves, Heritage Hills was awarded the Toys for Tots Commander's Award for outstanding support of the 2022 Marine Toys for Tots program. Attendees included the DiMondo, Frattarola, Hager, Judge, O'Connor, Reca, Sholten, and Zavras families.

The Toys for Tots Committee included: Jack Mattes; Dorinda Haskel, Elf; Terry Clifford, Cookie Maker; Reno Di Cristoforo, Eggnog Specialist; Ami Horowitz, Art Teacher; Tony Martino, Santa; Karl Milde, Train Maker; and our Woodcraft Club Elves led by Doug Hager. Special thanks to Marcus Lovell, Maintenance Supervisor, and fantastic maintenance staff members DuShaun and Julius.

We hope to see you at the 2023 Toys for Tots event.





HOLIDAY EXTRAVAGANZA A HUGE SUCCESS

Text and photos by Terry Clifford

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By John Santacroce

Thanks to the enormous generosity of residents, those attending the event, and our Woodcraft Club's elves, Heritage Hills was awarded the Toys for Tots Commander's Award for outstanding support of the 2022 Marine Toys for Tots program. Attendees included the DiMondo, Frattarola, Hager, Judge, O'Connor, Reca, Sholten, and Zavras families.

The Toys for Tots Committee included: Jack Mattes; Dorinda Haskell, Elf; Terry Clifford, Cookie Maker; Reno Di Cristoforo, Eggnog Specialist; Ami Horowitz, Art Teacher; Tony Martino, Santa; Karl Milde, Train Maker; and our Woodcraft Club Elves led by Doug Hager. Special thanks to Marcus Lovell, Maintenance Supervisor, and fantastic maintenance staff members DuShaun and Julius.



We hope to see you at the 2023 Toys for Tots event.







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WOODCRAFT CLUB'S CONTRIBUTION TO TOYS FOR TOTS EXTRAVAGANZA

Text by William Felling, photos by John Santacroce

Check the centerfold, covering the December Extravaganza celebrating 20 years of the Toys for Tots program here. Jack Mattis says this year's event at the Activities Center was the best ever. He should know, as he's run the effort here for the last 18 years. Toys for Tots boxes all around Heritage Hills were filled and refilled, and at the Extravaganza those collection boxes' contents filled the stage.

Many residents opened their hearts giving multiple toys, but few, if any, gave more than Doug Hager from the Woodcraft Club. This year Doug made over 70 of his toys, all hand cut with wood from the Club, and painted in Doug's distinctive style. His cars and crayon holders and rolling animals are a throwback to toys from a different era. But the warmth they bring to the children who receive them is universal.



Other Woodcraft Club members chipped in but kept to the style Doug set over a dozen years ago. In fact, he has made over a thousand toys since his granddaughters were born (when he started making toys), so this year his wife, Fran, and those granddaughters, Mackenzie and Evelyn, joined Doug and Marine Sargeant Alexander Cordova for the official donation ceremony.

According to Sargeant Cordova, the Toys for Tots program donates thousands of toys to deserving children, and Heritage Hills' donations are a big part of the program.

* * *

THE TRAIN SHOW AT TOYS FOR TOTS HOLIDAY EXTRAVAGANZA

Text by Karl Milde, photos by Cheryl Milde

Most of us have seen the Toy Train Show at the New York Botanical Garden where, from November through January, the trains snake through lush foliage, passing by famous New York City landmarks cobbled together from the limbs, bark, and other things made from trees, vines, and shrubs.



As indicated on the centerfold, in December Heritage Hills had a Holiday Train Show too! This show featured not only several trains and train stations, but also boutique toy and music stores, illuminated Christmas trees, a Christmas-decorated trolley, a Christmas-decorated home, and even a flying Santa's sleigh, all made entirely of Lego.

Building the Train Show was a labor of love for me. Most of the Lego sets had well over a thousand pieces, and in the beginning I found them quite daunting to assemble.



When you open a Lego box and dump out its contents, you find a book of instructions and a number of clear cellophane bags full of pieces. These bags are marked (1), (2), (3), etc., for the order you empty them to build the train or whatever. When I first did this, I noticed two bags with the same number (the number 3, for example) and wondered which one to use. It turned out both bags were needed for that particular building stage (one bag couldn't hold all of the pieces).

Some of the bags contained even smaller bags for the smallest pieces – so tiny that I almost needed tweezers to pick them up. These were more difficult to work with than the big pieces, but (I kept telling myself) they were good for exercising the fingers.

As you assemble the Lego pieces you follow the instructions page by page and step by step (with two or three steps per page). One instruction book I used (for the house decorated for Christmas) had 169 pages. Some Lego sets (for one of the steam engines with a tender and three cars, for example) had multiple books. You get the idea:

Making the Train Show out of Lego parts took a long time. All in all, it took about a year to complete all the many parts and assemble them together.

Although this endeavor took a long time and I enjoyed every minute of it, the real rewards were the smiles of those who attended the Holiday Extravaganza.

* * *

MURIEL WEISS, CO-PRESIDENT HERITAGE HILLS COMMUNITY THEATRE

Text and photo by Shirley Kesselman

When Muriel Weiss moved to Heritage Hills 30 years ago from Kew Gardens, Queens, the Heritage Hills Community Theatre was already holding performances. She attended a meeting of the group, was impressed, and immediately decided to join. Since that time she has assumed many roles – acting, directing, working on props, as stage manager, has searched for a director, even catered a cast's post play party. She says, "I fill in any place I'm needed." Currently she writes the Playbill and shares the Presidency with Helen Berman.



Muriel moved to Heritage Hills with her husband, now deceased, to be nearer a son's family in Tarrytown. The Weisses had decided they didn't need a big house any longer. A second son lives in Virginia.

A graduate of Queen's College with both a BA and MA, Muriel's career was as a special education teacher in a Corona, Queens, public school; a kindergarten teacher at a YWHA in Queens; and an English as a Special Language teacher at BOCES in Yorktown and Bedford Prison, where she helped establish a college program.

Muriel's first acting role here was in "Night of January 16th," a play by Ayn Rand. She estimates acting in ten plays since joining the Group. Never the star of a production, she says, "I'm definitely not star material."

In addition to her time-consuming participation in the Community Theatre, Muriel enjoys attending weekly gatherings of an informal poetry group which meets at Lake Lodge. She writes poems which she shares with others and listens to their compositions. She is on the Board of Condo 2, takes water aerobics in the summer, and is Treasurer of the Rainbow Connection. Before Covid she travelled extensively and has been to Egypt, Israel, Japan, and Turkey among other countries.

The Heritage Hills Community Theatre puts on two main productions a year, usually in November and June. They may do "extras" such as cabarets. The group's board consists of nine people, and currently 70 Heritage Hills residents are members of this club. They pay \$10 a year or \$25 to be an "angel." Members are charged slightly less for tickets to shows. Everyone at Heritage Hills is welcome to join. Meetings of the group and auditions for a part in a production are announced in this Newsletter. If you are interested, simply show up.

Muriel describes her love of involvement in a play's production this way. "We become a community of people. You could be the star or do sound, lights, props, and so on. Everyone has a place and is important. All depend on each other. We're in it together, and by working together become a family."

STUPID PET TRICKS

Text and photos by Steve Bobolia

We have owned many dogs over the years. One of the smartest breeds that we've had was the German Shepherd. My wife's hobby was training them and teaching them tricks. The title of this piece merely refers to the inane things we train them to do to please us. There is nothing stupid about the German Shepherd.

One day my wife Paula was teaching Harry, our 120-pound jet black male German Shepherd, to shut several previously opened floor level kitchen cabinet doors. I noticed that Zoey, our black and tan female German Shepherd, looked on with rapt attention. Nothing seemed to escape her ever watchful brown eyes.



As Harry finished closing the doors with his paw, I accidentally knocked the Staples Store "Easy Button" off the kitchen counter onto the floor by my foot. It's said to "Be a source of levity and a stress reliever," which eventually becomes just down-right annoying. I pressed the button with my toe, for I thought the trick to be much too simplistic. I recorded an electronic voice squawk, "That was easy."

Meanwhile, Paula had Harry repeat the door trick which he did flawlessly. As Harry waited patiently for another treat, the irksome robotic Staples button sounded again, "That Was Easy." I looked down at the red button and noticed that Zoey had her paw on it as she cast a disdainful glance at Harry. She then pivoted and proudly trotted to her place behind my big chair in the family room.



Zoey and Kikken

But her antics did not go unnoticed by our cat, Kikken. On the way to her "den" Zoey passed by Kikken. The cat stuck her paw out and swatted Zoey on the fanny. Zoey, being a canine of proper breeding, gave the cat nary a glance. That was pure Zoey, refusing to dignify the cat's cheap shot with a response.

* * *

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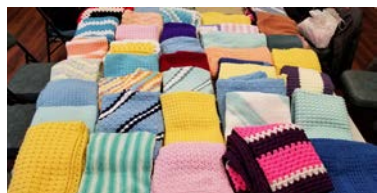
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NEEDLECRAFT GROUP SHARES ITS WARMTH

Text by Cindy Kennedy, photos by Linda Neira

The Needlecraft Group wrapped up its productive 2022 with a bountiful fall season. The group's nearly three dozen members knitted or crocheted hundreds of cozy hand-crafted items for Westchester infants, children, and teens.



In mid-October, Needlecraft Group leader Linda Neira and member Barbara Clay delivered 47 baby and kid-sized blankets to the Community Center of Northern Westchester (CCNW).

As Noya Guerrero, the Center's Client Services Manager, was processing their blanket donations, Linda noticed a little girl looking at a colorful blanket that Noya was holding. "Noya then asked the girl if she would like to take the blanket," Linda recalled, "and the girl smiled with wide eyes. Sometimes we're fortunate to see the effect our donations have on kids."

Each December, CCNW holds its "Share the Warmth" program. Nearly 2,000 children receive a set of pajamas and warm hats and scarves. Needlecraft member Marge Davis accompanied Linda on December 1st to drop off the group's abundant donation. The next day, CCNW's Executive Director, Clare Murray, emailed Linda:



"Thank you for the extraordinary donation of hand-knit hats and scarves for the children in our community. The 270 pieces, filling 15 bags and weighing 75 pounds, were so lovingly made and filled us with joy as we aim to share the warmth with children this December. Please thank the Heritage Hills Needlecraft Group for their many hours of devoted crocheting and knitting!"



Two or three times a year, the Needlecraft Group delivers batches of "preemie" hats for tiny newborns at Northern Westchester Hospital's (NWH) neonatal unit. The group's early December donation contained 126 preemie hats.

Ellen Muentner, at NWH's Volunteer Office, expressed appreciation for "the time and effort that went into creating these little gems." Linda promised that the Needlecraft Group would return in the spring with its next donation.

In mid-November, the Needlecraft Group celebrated its successful year with a festive luncheon at Le Fontane restaurant, where the women enjoyed one another's company. The members, already working on their 2023 projects, meet every Wednesday at 12:30 pm in the Activities Center. Knitters and crocheters of all skill levels are welcome to join. For more information, please call Linda at 914-277-2776.



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RSV: WHAT IS IT?

Submitted by Peggy DeGasperis RN

Respiratory Syncytial Virus (RSV) is the leading cause of hospitalizations in infants younger than one year. By now, most parents have heard of it.

RSV is most common during the winter virus season (November to May). It spreads by droplets when someone coughs or sneezes and the droplets come in contact with the eyes, nose, or mouth of another person.

2/3 of babies will get RSV before they are one year old. Although rarely requiring hospitalization, RSV can go from a “cold” to symptoms requiring hospitalization in less than a week. Babies are 16 times more likely to be hospitalized for RSV and the flu.

What do you look for?

Cough	Runny nose
Sneeze	Whistling when breathing
Fever	Decreased appetite
Congestion	

Call the doctor right away for:

- Short, shallow, rapid breathing or chest retractions (the chest wall sinks between and under the ribs)
- Baby hisses when he or she coughs
- Nasal flapping (baby’s nostril open with each breath)

- Baby is very tired or has bluish tone to the lips or nails
- Baby has poor appetite
- Baby has a fever higher than 100.4 if younger than 3 month or 102.2 if older than 3 months

What can I do?

RSV spreads very easily among family and friends, so:



- Wash your hands often.
- Clean and disinfect surfaces and baby toys.
- Avoid close contact with anyone with cold or flu symptoms.
- If you have cold or flu symptoms, don’t kiss or touch the baby.
- Cover your face when coughing or sneezing.
- Don’t share utensils or drinks if you have cold or flu symptoms.

RSV can affect adults too

RSV is not a new virus and is a health concern for people 60 and older, and especially those 65 and older with chronic heart or lung disease or a weakened immune system. People with the following conditions are more likely to be hospitalized: Diabetes, Asthma, Coronary Artery Disease, Congestive Heart Failure, and Chronic Obstructive Pulmonary Disease

There is no vaccine or specific treatment for RSV. Knowing who is at risk of severe complications from RSV can help protect you and your loved ones.


Reference: rsvandme.com


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COLDWELL BANKER • Somers	\$8M
RE/MAX CLASSIC REALTY • Somers	\$8M

Source: OKMLS, 1/1/2022 – 11/30/2022, Condominiums, total volume sold by office, city/town Somers

ALL ABOUT HONEYBEES — PART 1

By Karl Milde and Thom Mittag, art by Shutterstock

WHO'S WHO IN THE BEEHIVE



If you were a honeybee and could choose your role in life, who would you “bee”?

You could be a female “scout” who flies up to four miles distant from your home hive, looking for sources of nectar and pollen. Once good sources are found, it’s your job to bring word back to the hive so that others can gather nectar or pollen.

Scouts use a complex navigation system. When exiting the hive, they use as a reference axis the position of the sun and gather information on the locations of sources and how rich the sources are. Once they discover a good source, they return to the hive and convey this information to the worker bees by performing a dance routine (they can’t talk!). The workers are then able to find the source, memorizing landmarks as they go on their first trip for easy navigation on subsequent trips to the same place.

Or you could be a female “worker,” either taking trips to places the scouts found to gather nectar, or working inside the hive, converting the nectar into honey, and storing it away in cells while keeping things tidy and clean. As you work, you’ll beat your wings to circulate the air, so as to keep the hive cool in the summer heat and to ripen the honey before sealing it in cells with a wax cap.

The workers that fly to the scout’s destination hover as they go from flower to flower, then return home carrying their heavy load. To do this they fly high above the trees to avoid obstructions – making a “beeline” to their destination – and drop straight down to the flower patch or to their hive.

As a male bee you would be a “drone,” living inside the hive from spring to fall. But when winter comes, you’re kicked out in the cold to die! Your sole mission in life is to mate with a virgin queen bee, which sounds like fun, except that if you manage to beat out all the other drones and accomplish this task, you’ll immediately die. *Hmm.*

Would you prefer to be the mother “queen”? She commands all the other bees in her “Queendom” by secreting pheromones that regulate their behavior. The virgin queen will fly out of the hive only once in her life with all the drones in hot pursuit. She’ll let the strongest drone mate with her and, once that is done, he’ll die and she’ll fly back home to lay her eggs, spawning the next bee generation. From this single mating she’ll store several million sperm and can raise a new brood of bees over several warm seasons during her lifespan of three or four years.

If all of that’s not incredibly amazing, *what is?*

* * *

THE BOOK SHELF

By Cindy Kennedy

Candice Millard, a former *National Geographic* editor, writes non-fiction books with the suspenseful pacing of a thriller. Subtitled “Genius, Courage, and Betrayal in the Search for the Source of the Nile,” *River of the Gods*, her latest endeavor, is a captivating tale.

For centuries, explorers had sought in vain to find the White Nile’s source in the heart of Africa. In 1850s Victorian England, scientists were keen to claim the discovery for Britain. The Royal Geographical Society established the East African Expedition and appointed two men to lead the quest: Richard Francis Burton and John Hanning Speke.

Burton, “an Oxford dropout, self-taught scholar, and compulsive explorer,” spoke over twenty-five languages and “wanted the answer to every ancient mystery he encountered.” Mercurial and fearless, Burton had been the first Englishman to enter Mecca, disguised as an Arab.

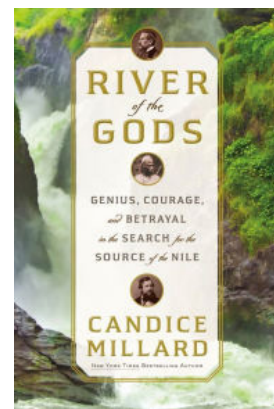
In many ways, Speke was Burton’s opposite. Born into the British aristocracy, Speke was a military officer who prided himself on self-discipline. While Burton immersed himself in books, Speke, an excellent marksman, was devoted to big-game hunting.

Bound by a common goal, Burton and Speke trekked from the east African coast to the interior, hoping to find a great lake which might be the White Nile’s source. Their expedition—Burton had coined the term “safari” from *safar*, the Arabic word meaning *journey*—was fraught with peril. At every turn, the caravan confronted tropical diseases, wild beasts, and near starvation. Burton, with his superior language skills, considered himself the group’s leader, while Speke, an expert surveyor and hunter, chafed under his command. Each had saved the other’s life, but their mutual distrust simmered. While Burton was sidelined by illness, Speke and his entourage came upon a vast lake (which he named *Lake Victoria* in the Queen’s honor), declaring that he had found the source of the White Nile.

Speke, returning to England first, was lauded as a hero when he presented his claim to the Royal Geographical Society. Deeply wounded, Burton wrote scathing articles disputing Speke’s findings. To settle the matter, the Society invited both men to speak at the “Great Nile Debate.” The day before the debate, however, an unforeseen event occurred, resulting in tragedy for one man and bitter regret for the other.

Although *River of the Gods* focuses on the Burton and Speke rivalry, Candice Millard’s prodigious research sheds light on an unsung hero: Sidi Mubarak Bombay, their intrepid African guide. Praised by Burton as “the gem of the party,” Bombay in the end became “likely the most traveled man in Africa, covering six thousand miles, most of it on foot.”

(Note: *River of the Gods* is part of the Heritage Hills Library and Somers Library collections. For a list of new books at the Heritage Hills Library, see page 11.)





Thought for Food

APRICOT-ORANGE SHORTBREAD BARS

Baked by Janet Giewat

Makes 32 servings

INGREDIENTS

- 1 cup apricot preserves
- 3 tablespoons orange liqueur (such as Grand Marnier)
- 1 cup (2 sticks) unsalted butter, room temperature
- 3/4 cup sugar
- 1 teaspoon almond extract
- 2 cups all-purpose flour
- 1/4 teaspoon salt
- 1/4 cup packed almond paste, from a 7 oz roll, crumbled
- 1/2 cup sliced almonds, divided

PREPARATION

1. Preheat oven to 325.
2. Butter a 9" x 9" x 2" metal baking pan and line the bottom of the pan with parchment paper, extending up the sides. Butter the parchment.
3. Mix the preserves and orange liqueur in a small bowl, set aside.
4. Using an electric mixer, beat butter and sugar in a large bowl until well blended, beat in almond extract.
5. Add flour and salt and beat until just blended. Transfer 1 cup of dough to another bowl and add crumbled almond paste and mix with fingertips until small clumps form. Mix in 1/4 cup sliced almonds, set aside to use as the topping.
6. Press remaining dough evenly onto the bottom of prepared pan. Spread preserves mixture evenly. Using fingertip, coarsely crumble the topping over preserves and sprinkle 1/4 cup almonds on top. Press topping lightly into preserves.
7. Bake until the top and crust edges are golden brown – about 1 hour.
8. Cool completely in pan on a rack.
9. Using parchment paper as an aid, lift shortbread from pan and cut into 4 equal strips. Then cut each strip crosswise into 8 small bar cookies.

Can be prepared ahead and stored in a single layer in an airtight container at room temperature up to four days or freeze up to two weeks.

FIT-BITS

By Mary Tedesco

THE IMPORTANCE OF PICKING UP YOUR FEET WHEN WALKING ON THE TREADMILL

Everyone has a different style of walking, a different gait. We all walk differently. Some people take their time and walk intentionally with proper form. Some people walk like they are being chased by a cheetah and compromise their form for speed. Some people slam their feet with every step, putting a tremendous amount of stress on their back, hips, knees, and ankles.

When walking, jogging, or running on the treadmill, try to concentrate on your stride and form by picking up your feet. Picking up your feet helps prevent falling. When people drag their feet or slam their feet while on the treadmill the chance of falling is much greater. Listen to the sound of your own walking. If you hear a squeak, you are dragging your feet. People often think it's the treadmill malfunctioning but, *no* it is your *feet*! Dragging your feet not only wears down your sneakers quickly, but it reduces flexibility in the hips, knees, and ankles. You can improve your flexibility just by walking intentionally on the treadmill.

Our bodies are happier when we take a nice long comfortable stride when we walk. Picking up our feet while lifting from the core muscles will naturally create a bigger stride and will help to improve balance and prevent falling.

When you walk with intention and concentrate on a more balanced stride, it requires more work from your leg muscles. In turn, it will increase the strength in your leg muscles *because* it requires more work. This is super important as we grow older.

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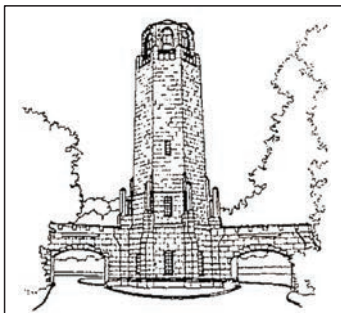


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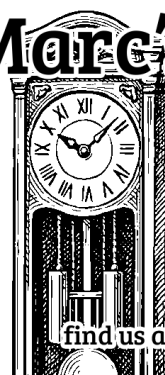


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Total units sold by OneKey/HGAR MLS agents from 1/1/2022 to 12/10/2022

	2022	2021	2020	2019
TOTAL SOLD	150 (\$276,000-\$876,000)	131 (\$275,000-\$750,000)	127 (\$227,500-\$829,000)	139 (\$245,000-\$835,000)

Various units sold by MLS agents from January 1 to December 10, 2022

1 BEDROOM

ADAMS	\$280,000; \$316,000; \$310,000; \$350,000		\$276,000; \$336,000; \$325,000	RADCLIFFE	\$525,000; \$480,000; \$495,000; \$550,000;
AMHERST	\$451,000; \$430,000; \$440,000	GUILFORD	\$412,500; \$426,000; \$431,000; \$384,500;	SUFFOLK	\$485,000 \$359,000
FRANKLIN	\$295,000; \$295,000;		\$386,500; \$435,000		

2 BEDROOM

ARMONK	\$465,000; \$479,000; \$495,000; \$578,000; \$500,000; \$515,000; \$432,500; \$480,000; \$495,000; \$615,000; \$509,000; \$475,000; \$538,400; \$545,000; \$450,000; \$495,000; \$576,000; \$420,000; \$567,000; \$620,000	CORTLAND	\$475,000	SALEM	\$497,500; \$606,000; \$501,000; \$525,000;
BEDFORD	\$505,000	FAIRVIEW	\$520,000; \$635,000		\$517,000; \$625,500;
CAMBRIDGE	\$525,000	HAMILTON	\$470,000		\$450,000; \$480,000;
CANAAN	\$472,500; \$485,000; \$560,000; \$570,000	HANOVER	\$600,000		\$525,000; \$480,000;
COLGATE	\$525,000; \$575,000	HARVARD	\$720,000; \$675,000		\$571,000
CONCORD	\$512,500; \$465,000; \$485,000; \$425,000; \$557,570	JACKSON	\$425,000; \$399,000; \$425,000; \$484,000; \$365,000	SOMERS	\$450,000; \$559,000; \$476,000
CORNELL	\$846,000	KATONAH	\$576,000; \$430,000; \$485,000	STANFORD	\$730,000
		LEXINGTON	\$560,000	STRATFORD	\$525,000; \$535,000; \$475,000; \$625,000;
		LINCOLN	\$352,500; \$410,000		\$491,000; \$525,000;
		LITCHFIELD	\$393,025		\$625,000; \$485,000;
		MADISON	\$375,000		\$530,000; \$620,000;
		MONROE	\$459,000; \$455,000; \$399,000; \$410,000		\$501,500
		PRINCETON	\$579,000; \$650,000	STRATFORD II	\$530,000; \$642,000
		RIDGEFIELD	\$579,000; \$507,000; \$510,000; \$459,000	WELLSLEY	\$620,500

3 BEDROOM

COLUMBIA	\$785,000; \$875,000	SHERMAN I	\$560,000; \$660,000; \$710,000; \$563,000;	SHERMAN II	\$740,000; \$699,000; \$782,500; \$750,000;
CROTON I	\$575,000		\$631,000; \$633,000;		\$810,000; \$776,000
CROTON II	\$645,000; \$640,000; \$650,000; \$785,000		\$695,000; \$707,000;	YORK	\$470,000; \$525,000; \$480,000; \$500,000
JEFFERSON	\$450,000; \$520,000		\$640,000; \$699,000		
JEFFERSON II	\$655,000				

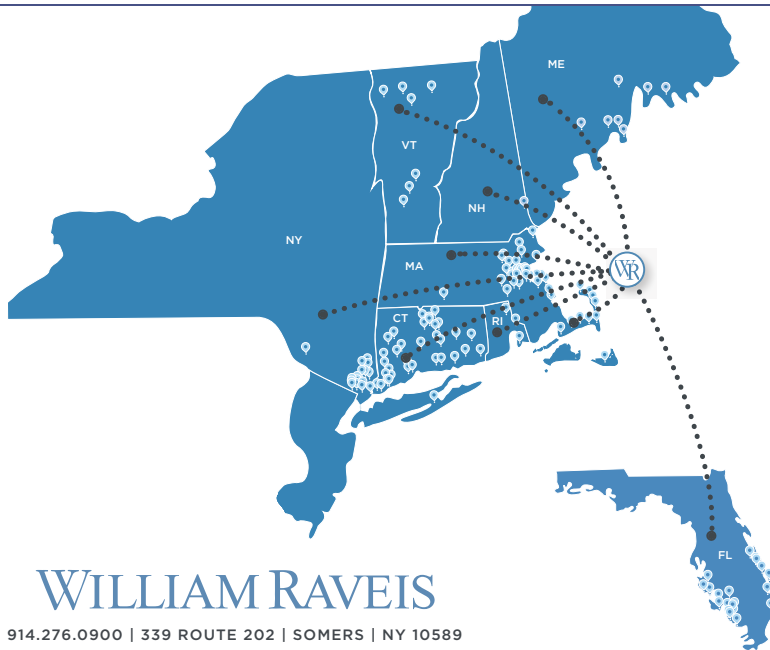
HAPPY 2023

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