

HERITAGE HILLS SOCIETY
Board of Directors
Meeting Minutes – May 25, 2022

Meeting commenced at 1:30 pm

Motions:

- To approve a \$2,000 budget allowance from the 2022 Landscape Committee budget for a pollinator garden – motion passed
- To approve \$7,900 for the installation of an awning at Park Place – motion passed
- To approve using ARM Roofing to install a new roof on the Maintenance building at a cost of \$88,350 – motion passed

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

Dom Rubino, President, greeted everyone in attendance and those watching on Channel 21. Memorial Day weekend is coming up, please enjoy the weather and the summer ahead. Due to the very small number of residents who attend evening Board meetings, and the cost of employee overtime, going forward meetings will only be held in the afternoons. This is subject to change, and if we receive an abundance of resident requests for evening meetings, we will change it back. Residents can watch meetings all month long, and we answer all emails within 24 hours.

Deica Ruiz made a motion to approve the Minutes of the April 27, 2022 Regular Board Meeting. **Motion** passed.

Financial Report – Bill Harden, Treasurer:

- In April our income was \$477,656 and expenses were \$385,482, with a surplus of \$92,174. Although we have a surplus, we are seeing a constant increase from inflation. It will affect contracts that are due to come up at the end of the year.

Activities Reopening Status – Gloria Anderson:

- Westchester County has been categorized as a high-risk area for Covid. NY State and the CDC have recommended that when indoors, a medical grade mask should be worn. Cases have increased by 4% and 5 deaths were reported. As per the Town office, Somers has 216 active Covid cases, with 28 new cases in the past week.
- **Miniature Golf Course:** The Somers National Golf Club has officially withdrawn their prior application to build the Miniature Golf Course and the related parking. An amended plan has been submitted to the Planning Board to renovate their existing golf cart building to accommodate (4) golf simulators and the Cigar Bar/Lounge area. It is hoped that it will be discussed at the next Planning Board meeting in June. The Golf Course has agreed to remove the existing stockpile and landscape debris and re-establish and maintain the berm in that area. Thank you to all the residents who helped us fight the 18-hole miniature golf course and its related issues.

Activities Committee – Ann Harper, Co-Chair:

In addition to the 90-person capacity limit in the Heritage Room, we also have a limit on guests – only two guests per unit are permitted. This is to ensure that residents have priority.

Audit Committee – Gene Archer:

Due to an illness with someone on the committee, the last meeting has been rescheduled. We should have an update at the next Board meeting.

Communications/Website/Newsletter – Annette Bensen, Chair:

- **Newsletter:** Activities, classes and clubs are up to date and listed on our website as well. There is a removable map of MP which you can use while walking the trails as well as an article about the Native Garden soon to arrive. Community news, events and articles from residents are all included in our Newsletter. Please contact Susan Statkowsk-Rivalsi at hhillsnewsletter@gmail.com to submit an article.
- **Tech:** Our website has moved over to a new host which has helped with updating information. If you see any outdated information or have technical difficulties, please send an email to activities@hhsociety.org. Tennis reservations can now be made through the App called “Playtomic” or through the website playtomic.io. To reserve a court, you must be a registered resident. Any issues, please contact the Activities Office. Library site is a work in progress. Vimeo information will be sent via email blast.

Fitness Center – Annette Bensen, Chair:

- All is going well. Please respect your neighbors’ space and keep conversations to a minimum.

Meadowlark Park – Patricia Ploss, Chair:

- **Park Place:** A 16x23 canopy is scheduled to be installed at the patio. **Motion** was made to approve \$7,900 for patio canopy. **Motion** passed.
- Installation of the pollinator garden of native plants is underway. These plants are native to the area and will attract bees, birds, butterflies, and help with the ecological atmosphere of our community. Our first pollinator was installed at the main entrance. HH is in a “pollinator pathway,” which is multi area attempt to help preserve our natural environment of native plants and our native friends. **Motion** was made to approve \$2,000 from the landscape budget for a pollinator garden. **Motion** passed.

Landscape:

- Updating the curb appeal at Park Place is underway.
- Spring plants are in, please enjoy them.

Society Board Election – Alan Tepper, Chair:

Candidates’ night was a success, and it can be viewed on our website and on Channel 21; seven candidates were there in person and one candidate was unable to attend but sent his presentation, which was read by a Board member. Please fill out your ballot and vote. Election night is June 23rd and look forward to seeing you all.

Community Affairs Committee – Jack Mattes, Chair:

- Primary Elections - There will be two primary elections this year. 1st one has early voting starting June 18th through the 26th at the Somers Town House. On June 28th the primary election will be held in the Heritage Room and the 2nd primary election is on August 23rd.
- NYSEG – Held a one-on-one session with residents which may turn into a quarterly event, it was a success and well received.
- Red Cross Smoke Alarm Program – Six teams of volunteers arrived and installed/replaced alarms in 61 units at no charge in a single Saturday event on March 21st, including a presentation at Lake Lodge on

Saturday morning on Fire Safety for anyone stopping by to visit the volunteers. We are approaching 1000 units visited. Contact (845) 673-1198 for an appointment.

Emergency Preparedness Committee – Jack Mattes, Chair: Generator is on route and propane tanks have been installed. Volunteers are always needed for the Shelter, please contact Society.

Somers Town Update – Bruce Prince:

- Miniature Golf Course issue is ending and with the pressure of code enforcement the removal of debris as well. Plan also includes a catch basin for storm water system near Condo 15. We are waiting for Insite Engineering's report of the inspection of storm water system.

Electric Car Charging Station Ad Hoc Committee – Gene Archer:

Waiting for information regarding available infrastructure grants. These commercial grants are allocated for charging stations on major highways. Research is being done on federal funds that may be distributed our way. Will update as information is received.

Pool Committee – Pat Ploss:

- Pool hours: Memorial Day weekend: Pool 1: 8am – 10 am lap swimming only then open swim from 10am – 6 pm. Pools 1 and 4: 10am – 6pm, Pool 3: open on weekends only 10am-6pm. Beginning weekend of June 18th: All 5 pools open daily for the season from 10 am – 8 pm. Mask requirements are optional but subject to change. Masks are not allowed inside of pools.
- Water aerobics: Tuesday and Thursday at 9 am will begin June 21 through the end of August. Monday, Wednesday, and Friday at Pool 4 beginning July 1 through the end of August. Reservations made at the Activities Office.
- Awnings, chairs, and umbrellas all match in blue and look great. Lifeguards, guard compliance, equipment and cabanas are in place. There is no pool entry without your HH ID card with 2022 pool sticker. Pool 3 Lap Lane has been removed to allow for more swimming. Water fountains are open. Plain foam noodles are always permitted. Toys are only permitted at Pool 3.
- Pool rules are posted at the pools, in the May Newsletter, and with the lifeguards. Reminders: Guards have total authority, kindly respect them and do not converse with them while on duty. There is no eating food or snacks inside the pool gates. Picnic tables are provided outside the gate area. Guest policy is (5) five guests per day per unit. Residents must always stay with guests. Lifeguards are responsible for closing pools at first sight of lightning or sound of thunder. Residents must leave gated pool area and must not remain anywhere inside of gates. Residents are responsible to supply life vests as required. Long hair must be tied back. Enjoy the sun.

Library – Bruce Prince, Chair:

- Reorganization of books is under way and is a work in progress
- Library website is to be updated in the near future
- The paperback book exchange is back up and running. It is located just inside the outside doors leading to the library. Please feel free to donate books in good condition to our Library.
- As a reminder, Park Place also has books to borrow on the honor system.

Health & Safety, Flo Brodley, Chair:

- Jade Lew conducted the Medicare & Dental Coverage presentation on May 13th, her monthly Senior Entitlements program, which answered questions such as the differences between a dental plan and dental insurance and the meaning of a dental rider. The day for these programs has been changed to the third Tuesday of the month at Lake Lodge.

- The program called Understanding Alzheimer's and Dementia, which took place on May 18th, addressed issues such as the differences between Dementia & Alzheimer's, various stages and risk factors, and current research. We thank Jody Addeo, of the Alzheimer's Association, who led a brisk discussion after the video presentation.
- Coming up next month is our program on Osteoporosis and Bone Health on Wednesday, June 15th at 1:30pm in this room. Dr. Ewelina Bryll-Perzan, Endocrinologist at Westchester Health Northwell, will cover the definition of osteoporosis, risk factors, prevention, and medical management.
- We encourage all residents to offer suggestions on what programs our committee can offer. The medical professionals who have delayed doing outside programs during the pandemic are now willing and able to do so; please let us know your interests and we'll try hard to act upon them.
- Blood Pressure screenings continue the second Friday each month from 9am to 11am. Ellie and Alicia may take your temperature and ask questions to ensure that you and others are protected. The Covid virus is not finished with us, so precautions are still needed.
- Mark your calendar for our Integrative Wellness Fair scheduled for Saturday, September 17th.

As always, we encourage residents with health and safety backgrounds to contact me at flo613@comcast.net with their c.v./resume, if they wish to join our committee.

Residents who would like to assist during programs such as the flu clinic or the wellness fair, please contact Alicia Brescia at albres@comcast.net.

Security - John Milligan (on behalf of Dave Jacobsen, Prosecur Supervisor):

- April stats: 63 medical calls, 46 security, 9 fire alarms, 66 service, 3 maintenance, 3 accidents and 1 parking violation. There were 46 lift assists, 7 lock-outs, and 6 welfare checks for a total of 191 calls and 766 calls year to date. Calls to the Security Office should be for security, medical and safety related emergencies only.

Operations Report – John Milligan, Property Manager:

Maintenance Building: The Maintenance building requires a new roof, the lowest bid came in at \$88,350. A motion was made to approve using ARM Roofing to put a new roof on the 7000 sq ft maintenance building at a cost of \$88,350. Motion passed.

Generator/Town issues: Expecting delivery the week of June 6th and currently waiting for the required transfer switch. We plan to have a preconstruction meeting with the Town. Some landscaping surrounding the area will be affected. Paving on Warren Street is to begin in June.

Storm water Basins: Insite Engineering has developed a maintenance program for HH storm water basins on the West Hill. The plan is in review and will be submitted to the Town of Somers Engineering Technician, Steve Woelfle. There is scheduled work to be done near Condo 10 near the 3 way stop sign.

Meadowlark Park: Reviewing the idea of installing horseshoe pits; trail work is underway for expansion.

Veolia/NYSEG:

- In Condo 11 on the West Hill, transformers are being worked on, with the connection of new cables to new transformers. Condo 13 is next; the infrastructure project is in its 4th or 5th year.
- Main entrance on HH Drive had to be reduced to one lane because an underground survey was being performed due to a water main break in May that caused pavement issues. Results should be here in a week.

- Veolia has acquired Suez and is now the new sewer and water company. A meeting with Veolia is scheduled for the 2nd week of June to discuss the water main break, HH Drive pavement, and various issues.

Pools: Pool 3 received new heaters and we are currently finishing up with Town paperwork. Pool 5 is ready for operation and three pools will be available for the weekend. We still have hope that Pool 3 will be ready to go for Memorial Day Weekend.

Tennis/Pickleball: The new reservation system is up and running. Courts are cleaned every weekday morning. This time of the year by afternoon, there may be debris from the wind. Fiberglass practice wall has been removed from Court 3 and will be placed at Court 5. All Courts have been groomed.

Condo 18 had 3 streetlights replaced. Road had to be trenched, new conduit added, and new wire. Maxner Landscaping handled excavation. With the electrician and landscaper, the project reached a cost of 10k.

Activities Parking lot had a sink hole (3 inches in diameter) near the catch basin due to 80 feet of corroded corrugated metal piping about 7-8 feet deep. Project is expected to run about \$20-30k. Storm water management is a budgeted item.

Security Personnel now have ID Badges with a badge # and photo.

New Accountant: We have a new accountant at Heritage Management, Rosina Colagiovanni. She can be reached at 914-276-2509, please feel free to reach out to her with Society fee-related questions.

Sidewalks: Our main roads are 24 feet wide, B roads are 22 feet wide, and C roads are 20 feet wide. They are barely wide enough for walkers and cars to co-exist safely. Meadowlark Park has beautiful trails to use. HH was never designed to have sidewalks. Research was done in 2005 for a loop on the West Hill and was estimated to cost \$1.5 million for sidewalks. Since most of the land along the roads belongs to each individual Condo, not Society, each Condo would have to reach an agreement. Site plans would be needed to present to the Town Planning Board, handicap accessible curb cuts would be required. Landscaping, utility boxes, and mailboxes would be affected just to name a few. One question is who would maintain them, specifically in the winter - Condos or Society? It presents itself as a huge logistical challenge. It is highly unlikely that sidewalks would be constructed in the near future.

There being no further business a motion was made to adjourn the meeting at 2:27 pm. Motion passed. The next Board meeting is on **June 23rd at 1:30 pm.**

Respectfully submitted by:

Deica Ruiz

Secretary, Heritage Hills Society, LTD