

HERITAGE HILLS SOCIETY
Board of Directors
Meeting Minutes – June 21, 2023

Meeting commenced at 1:30 pm

Motions:

- To approve Society setting a limit of four guests per unit at indoor activities, except for Duplicate Bridge – motion passed.
- To approve that individual outdoor activities groups recommend guest limits to the Board for approval – motion passed.
- To approve a proposal from Madeo Multimedia Inc. to include a TelVue Video Server Recorder, a Digital Signage Player, and the annual license fee of \$14,803 – motion passed.

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. John Milligan and Dave Jacobsen were also in attendance.

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

Deica Ruiz asked for a motion to approve the Minutes of the May 17, 2023, Regular Board Meeting. Motion passed.

Willow Wood Gun Club – Gloria Anderson, 2nd VP

The Carmel Planning Board has approved the amended final site plan from the owners of the WWGC to begin using the skeet shooting stations. At tonight's meeting of the Council of Condos, there will be two speakers, Michael Barnhart, President of the Somers Land Trust, and a Somers resident who is also opposed to the Gun Club. They will provide an update of actions they plan to take to oppose the opening of the stations. More details at next month's meeting.

Financial Report – Bill Harden, Treasurer

- May income was \$469,767 and expenses were \$431,428, leaving a surplus of \$38,339, ending our run of surpluses for the first 5 months of the year. Pool season is here, and we do not anticipate any surpluses for June, July, and August.

Activities Committee – Ann Harper, Co-Chair

- Two motions were made following the lifting of Covid restrictions:
 - Society to set a limit of four guests per unit at indoor activities, with the exception for Duplicate Bridge. Motion passed.
 - Individual outdoor activities groups should recommend guest limits to the Board for approval, Motion passed.
- Theatre Group production of Harvey will be shown this Friday and Saturday evenings, with a Sunday matinee.

Communications/Website – Annette Bensen, Chair

- We are struggling to find a solution for the replacement of our scheduler. We are in the process of researching different ideas from various companies that would make a good fit for us. Unfortunately, MCE was not able to provide a solution for us.

Dom Rubino, President – The HH Newsletter is now its own Standing Committee. Our Newsletter is a very important part of HH, with delivery right to our doors, and provides an enormous amount of information and articles. It will no longer be a part of the Communications Committee. Standing Committees report directly to the Board and its Chairs are almost always a current member of the Society Board of Directors.

Newsletter Committee – Gloria Anderson, Chair

- Our first meeting is scheduled for Monday morning. I am looking forward to working with this group of very dedicated and talented volunteers.

Fitness Center – Annette Bensen, Chair

- New fitness equipment has arrived and is working.
- A new operable window is scheduled for installation.
- Appointments for introduction to the equipment are still available, please see staff for an appointment. Consultations are 30 minutes long and are free.

Welcome to HH Committee – Dorinda Haskel, Co-Chair

- Saturday, September 9th from 3 pm – 5 pm is the Welcome to Heritage Event. New and old residents are welcome to attend.
- Invitations have been sent to our Condos, Committees and Clubs. Please RSVP to reserve your table.
- It will be a similar format to last year. We are looking forward to seeing everyone.

Digital Records Retention - Jay Wright, Committee Chair

- The auditing of our files is in full swing, and we are ahead of schedule. Society's historical records are under a review process to transfer over to a digital format.
- At the completion of this process, we plan to have all records professionally digitized for safer storage.
- We are hoping to move toward our next step by August.

Resident ID Card System Committee - Gene Archer and Dorinda Haskel, Co-Chairs

- The Committee met for a second time to discuss the scope of a new resident ID card system project, which involves researching brand-new, best-in class systems with the most current technology.
- During this process we identified the stakeholders - our residents, Board members, property managers, technology manager and most importantly, Prosegur Security. The HH facilities involved are the Activities Center, Lake Lodge, the Fitness Center, the Maintenance Yard, Park Place, and the pools.
- We are meeting with vendors and hope to have best-in class technology for the new ID card system to present to the Board in late July/early August. We welcome residents' ideas as well.

Ad-Hoc Committee / Alternate Energy Committee - Energy Sources for Society facilities – Bruce Prince:

- Our committee met with Sustainable Westchester who provided us with information on alternative energy sources. A bill that was passed last year that provides reimbursements to organizations has changed and now includes not for profit organizations to also receive the 30% rebate to those who install alternative energy products, solar panels, or geothermal systems.
- Facilities we are looking to provide with alternative energy products are the AC, FC, LL, and the Maintenance Yard.
- This is a 10-year program and work has begun. Sustainable Westchester has analyzed our facilities and HMS has begun to collect kilowatt power usage on the four facilities to identify if they are viable to receive an alternative energy resource.
- The FC roof is new and would be able to support equipment, the Maintenance Yard roof is slanted and should be supportive as well. LL is a candidate for the geothermal system. The AC roof requires replacement and would be 3-4 years out before installation.

Audit Committee – Jack Mattes, Chair:

- Our Audit is completed, the Committee has accepted it and we are awaiting a final copy from the auditors to submit to the Board for final approval.

Meadowlark Park – Patricia Ploss, Chair

- The Pollinator Garden event was a big hit. Adults and children toured the gardens and painted rocks as name plates for different plants. A big thank you to Dassi Citron and Wendy Podell for heading the event.
- Extension of the Warren Trail by about 430 feet has been completed. Though it was slightly pricier than expected, we still believe we will have sufficient funds to complete another section of trail to connect two sections of existing paths.
- Our goal continues to be the creation of more walking trails and creating loops wherever possible.
- Please use our trails for walking, it is safer and prettier than the roads. Note: Dom Rubino asked that residents use caution when walking at night, wear light colored clothing, and carry a flashlight so they can easily be seen by drivers.
- At Park Place we've added two lamps to the main room, one was donated to us and one we purchased. We're happy to accept Board games, books and magazines that are in good condition.

Landscape – Patricia Ploss, Chair

- The spring flowers are in, please enjoy them.
- The plants at Lake Lodge look very good. Several new perennials have been added; the large and sad looking rhododendron has been removed.
- The trees at the back entrance are in full bloom and look beautiful.
- For the fall we will recommend additional daffodils be planted around the property.

Dom Rubino, President – Jack received a well-deserved award last week called “A Good Neighbor Award” from the Red Cross for his significant humanitarian contribution. Jack has put forth a huge amount of effort to provide all homes with smoke alarms. He works across the Somers community with the Red Cross, the Somers Food Pantry, Toys for Tots, to name a few. We all congratulate Jack.

Community Affairs Committee – Jack Mattes, Chair

- The Westchester County Bus line “the Bee-line,” has announced that their Para Transit service will run free from July 1st through September 4th to all those who qualify. The usual fare of \$5 will be waived.
- The smoke alarm program with the American Red Cross is still active. Please contact the Activities office or the Red Cross directly (845) 673-1198 for an appointment. Reminder this is a FREE service.

Somers Town Update – Bruce Prince

- The construction of the Tractor Supply store that is replacing the old Home Goods at Baldwin Place is in full swing. Tractors will not be available for purchase, however there will be farm animal feed and clothing.
- Green Tree Road, (off Route 118), has a proposal for preliminary subdivision and open development area application for subdivision of two parcels into three residential lots, accessed off Green Tree Road through Town right-of-way and NYS DOT easement areas. This application is causing controversy among the community because access roads would cross an existing bike trail. More details to follow as more information develops.

Library – Deica Ruiz, Chair

- For the month of July, we are adding 15 new books, including titles by Ruth Ware, Marie Benedict, and a fiction by Tom Hanks.
- The Library is open Monday through Friday from 10 am to 3 pm, and now also on Saturdays from 10 am to 1pm for those who can't get there during the week. You may reserve a book by calling us at 914-276-7655 and leaving the name of the book and your contact information. The full list of books can be found at hhsociety.org, under the library tab.

- We have Children's Book Exchange just outside the Library – a resident and her daughter recently contributed many books to this collection so please stop by and check them out for your kids or grandkids who may be spending time with you this summer. We also have a Paperback Book Exchange cart located just inside the entrance closest to the Library. You are welcome to drop off or borrow books from this cart at any time.
- Unfortunately, the Library can no longer accept hardcover book donations. We will advise you if and/or when this changes.

Health & Safety – Flo Brodley, Chair

- Our second holistic program of the year on Vision and Lifelong Learning was presented by Dr. Samantha Slotnick who spoke on the signs and symptoms of visual stress and how daily vision can become more efficient.
- The Veterans Administrative program is being co-sponsored by the Health & Safety Committee and 10-A-Men, a cooperative venture we hope will be repeated with other groups. It will be held on Wednesday, July 12th, at 10am in the Heritage Room and Dan Griffin, Executive Director, of the Veterans Services of Westchester County, will discuss health services of Medicare and VA benefits and how to use each of them. He will also talk about how his office deals with compensation claims and what's available to veterans' spouses and families.
- August programs: On Wednesday, August 9th, Dr. Victor Khabie, orthopedic surgeon, co-chairman of the Department of Orthopedics at N. Westchester Hospital, will speak about the anatomy of the shoulder, common shoulder injuries, prevention, and treatments. It will be an informal, comprehensive presentation with plenty of time left for questions.
- On Thursday, August 17th at 10:30am, Professor Tayna Drake, a community educator with the Hudson Valley Chapter of the Alzheimer's Association will speak on the warning signs of dementia, including Alzheimer's, and what to do about them.
- Nurse Ellie Eidam continues to be in the Game Room on the second Friday of each month to offer Blood Pressure Screenings and reminds us that you may bring your blood pressure machine with you for a checkup.
- It has come to our attention that there are residents of HH with health or safety backgrounds considering joining our committee but may be concerned about what's expected of them as members. To allay any anxiety about becoming a member, our committee is a great team organization with many ways to use your expertise. If you're interested, please contact me at flo613@comcast.net or (914) 276-4845.

Pool Committee, Joan Sotille

- The 2023 pool season began Memorial Day weekend on Saturday May 27. The end of the season (before any extensions) will be end of day on Monday, September 4.
- All 5 pools are now open 7 days a week until 8 pm for the remainder of the regular pool season.
- Pool 4 heaters are down, and we are waiting for parts.
- There were two closings in the past 2 weeks, one for poor air quality and another for severe weather.
- On 6/18 there was an injury to a resident, and I'd like to commend both our gate guard and lifeguards for their quick response, their kindness, professionalism, and gentle way of handling our injured resident. Thank you to all of you.
- The 2023 approved Pool Rules have a guest policy of (5) guests per unit per day.
- Water Aerobics classes will be in July and August. There are now 2 new Teachers and one returning Teacher.
- Please present your HH ID with your 2023 sticker to gain entry to all pools. If you are a new resident and don't have an ID, please visit the Activities office to take your picture. Junior IDs are also obtained there. Junior IDs are for permanent residents 12-16 years old. There must be a parent with you and proof of residency. Junior residents are not permitted to bring guests.
- Toys other than noodles are only permitted in Pool 1 and Pool 3.

- Lap lanes are for lap swimming only.
- To alleviate tripping over shoes left by the pool stairs, we have provided shoe racks on the side of the pool.
- Do not converse with Lifeguards while on duty as it interferes with safety.
- Food and snacks of any kind is prohibited within the gated pool area. Non glass beverage containers are permitted only.
- Shoulder length or longer hair must be tied back, this pertains to children, women, and men.
- At the first occurrence of thunder or lightning, we urge you to promptly leave the gated pool area for 30 minutes.
- Please do not block the pool entry stairs and there is no saving of chairs.
- Alan Tepper had a question about closing unheated pools and was advised by John Milligan that if there are any mechanical issues, including unheated pools, the pools will be closed.

Security – Dave Jacobsen, Prosecur Supervisor

- May stats: 50 security calls, 62 medical calls, 1 car accident with no injuries, 58 service calls, 2 parking violations, 13 maintenance calls, 8 fire alarms for a total of 194 for the month, year to date 915. Calls to the Security office should be for security, medical and safety related emergencies only.
- When to call 911 – If you have a Police, Fire Dept or EMS emergency, your first call should be to 911. These dispatchers can map your call to your address in case of a lost call. Our security office does not have the capability to map your call to your location. Our office monitors all 911 calls and will be present as well for those emergency calls.
- The Security staff repeatedly receive many compliments from residents on a daily basis.

Operations Report – John Milligan, Property Manager

- Over the years, the Society Board has made a big effort to upgrade our A/V and tech equipment to meet the needs of our various clubs as well as to enable the broadcast of our monthly Board meetings. The last major piece of equipment that requires replacement is the Leightronix Nexus unit which is essentially the interface that allows us to broadcast on Comcast Channel 21 and enables us to provide a message board capability on that channel for items of community interest.
- We have a proposal to purchase and install a TelVue Video Server Recorder along with a Digital Signage Player, and an annual license fee for a total cost of \$14,803. This proposal has been provided by Madeo Multimedia Inc. Society's long-time tech and A/V consultant. A motion was made to approve these purchases. **Motion passed.**

Pools

- All pools other than Pool 2 have two heaters and we have ordered a heater for Pool 4 which is due to be installed today. New heaters have already been installed at Pool 1 and Pool 5. The heater at Pool 2 experienced problems this Father's Day weekend although those issues were resolved. Over \$35,000 in costs so far this season for just pool heaters.

Tennis/Pickleball

- Continuing bird-related issues at Court #7 have required time consuming cleanup; we have tried installing owls at several spots on the tennis court fence which seems to have solved the problem, at least for now.
- An additional three benches have been provided for the outdoor pickleball courts to accommodate the number of players and spectators that regularly visit the very popular courts.

Activities Parking

- Conversion of the Activities parking lot island closest to the pool and bocce courts to all handicapped spaces is waiting to be scheduled. We will need weather that cooperates, and it will result in that portion of the parking lot to be blocked off for a day.

Fitness Center

- The operable window is scheduled to arrive this week and installation will be scheduled as soon as possible. This will require blocking off a small area in the equipment room.
- New roof mounted AC units that were ordered last November are expected sometime in July. This may require the FC to be closed for a day.

NYSEG/Veolia/Comcast

- Tiso & Assoc. has completed re-seeding Condos 16, 17, 18 & 23 and during the week of June 26th will address all the asphalt crossings which have settled.
- Still no commitment from Comcast or Verizon to repair/replace damaged/dilapidated utility boxes. Have asked the Town of Somers to help with backup power for the Verizon switch cabinet at Warren Street.
- We have asked Veolia for a summary of frequently asked questions in the event of a water main break to provide to residents.

Meadowlark Park

- Our landscape contractor has completed the Warren Street trail extension and we will evaluate which additional extensions can be performed within our 2023 budget.
- We have ordered two additional benches for use within the park, and they should be in place shortly.
- There are individuals riding bicycles and e-bikes on the trails and in Meadowlark Park. Vehicles of any sort, which includes e-bikes and bicycles, are prohibited on our trails.
- At least one e-bike was seen being operated on the walkways around the Activities building. This is not only prohibited but it is dangerous as well. Please ride on the roads and use caution.

Speed humps

- Speed humps in HH have been in place at some locations for over three years; there are still several residents questioning their height, location or whether they are even necessary. The locations were determined primarily by two sets of factors: the number of walkers at a given location and the number of cars and their speeds. The Condo 4 and Condo 29 areas are the most popular spots for walkers on the East and West Hills, but because they have long and flat sections of roadways, driving speeds were a concern. The larger speed humps require drivers to slow down, and there are two speed humps at each of these locations, painted yellow for increased visibility.
- On East Hill Drive and Heritage Hills Drive speeds have been clocked as high as 80 mph. In those locations, not typically frequented by walkers, the intent was to slow vehicles down to our 30-mph speed limit; consequently speed humps at those locations are much lower than in Condo 4 and Condo 29.
- All speed humps are considered traffic calming devices and that is an accurate description, to which we may add: they make our roads safer.

Storm water Basins

On the East Hill, 15 storm water basins will begin to be cleared of their vegetation.

Prior to the meeting adjournment, Annette Bensen commented she would like to see skateboards banned from our roads.

There being no further business, a motion was made to adjourn the meeting at 2:25 pm. Motion passed. The next Board meeting is on July 19th at 1:30 pm.

Respectfully submitted by:

Deica Ruiz

Secretary, Heritage Hills Society, LTD