

HERITAGE HILLS SOCIETY
Board of Directors
Meeting Minutes – September 18, 2024

Meeting commenced at 1:30 pm

Motions:

- To approve the termination of our contract with HOAStart as of its expiration in February and work with an outside technical support vendor as needed to upgrade current website – motion passed.
- To approve Intercounty Paving Co. paving contract for East Hill Drive at \$251,000 - motion passed.
- To approve D&D Traffic Control contract for white line striping at \$29,950 - motion passed.
- To approve a permanent speed sign on Westridge at Condo 29 - motion passed.

Board members in attendance: Gloria Anderson, Gene Archer, Denise Elliott, Ralph Fatigate, Ann Harper, Joe Kelly, Jack Mattes, Karl Milde, Patricia Ploss, Bruce Prince, Dom Rubino, Deica Ruiz, Art Singer, Alan Tepper, and Jay Wright. John Milligan and Robert Casasanta were also in attendance.

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

Deica Ruiz requested a motion to approve the Minutes of the July 17, 2024 Regular Board Meeting. Motion passed.

Financial Report – Gene Archer, Treasurer

August income was \$522,400 and expenses were \$777,739, resulting in a net negative of \$255,338 for the month due to the anticipated expenditures of road paving at \$302,220, stormwater management/repairs at \$48,650, and MLP trail enhancements at \$18,186. The remainder of the year looks good.

Activities Committee – Ann Harper, Chair

- Thank you to Andrew Kaplan and Nick Madeo of Madeo Multimedia Inc. for installing our new screen and projector.
- Thank you to the Flower Committee who create beautiful flower arrangements that greet you in the lobby.
- Two new Activities: 1) “Thriving in Your Prime”, a workshop series that teaches strategies to navigate challenges in your life, scheduled for Thursday, October 3rd at 1 pm Room 3 of LL. 2) “Do You Know Your Options?”, on senior care topics with Stephanie Roberti scheduled for Friday, October 11th at 1 pm in the HR and will meet once a month.
- Welcome to Heritage is Sunday, September 29, from 1 – 2:30 pm in the HR and will be representing many of our Clubs and Activities.
- If you have an idea for a new Club or Activity, please feel free to contact me.

Newsletter Committee – Gloria Anderson, Board Liaison

The October issue will include an Activities and Clubs list, the HH Standing Committees list, photos of each member of the Society Board of Directors, a revised MLP trail map, back-to-school photos of our younger residents, and the Dark House Report from the Security Office to be completed when/if you are away for long periods.

Communication/Website – Alan Tepper

As a committee, we recommend that we terminate our relationship with HOAStart due to their product lacking at least two critical features, and redirect our efforts towards upgrading our current site. As good as the product

was, there are several features that our existing website has that we depend on that HOAStart doesn't support, specifically communicating with residents via email blasts and our scheduling software for activities. We will use in-house labor, implement upgrades that we had designed with HOAStart, and upgrade existing features. A **Motion** was made approve the termination of our contract with HOAStart as of its expiration in February and work with an outside technical support vendor as needed. The motion passed.

Fitness Center – Joe Kelly, Chair

- Mary and Jonathon had a record number of 26 new consultations scheduled.
- Three new weight benches, a new dumbbell rack, and a trap bar have been installed.
- FC will be closed on Wednesday, September 25th for carpet cleaning.
- Mary will be participating in the Welcome to Heritage event on September 29th representing the FC.

Meadowlark Park – Patricia Ploss, Chair

- Thank you to Alan Tepper for revising the MLP trail map.
- 16 weeks of food trucks were a success with an overwhelming response.
- Our committee received a \$500 gift from Shirley Kesselman which we will use to purchase two park benches.
- The “oval track” suggestion for the Warren Street Trail was declined due to the area being wetlands.
- The “mini kitchen” for Park Place suggestion is on hold while we continue efforts to clean out the old kitchen.
- For 2025, a new trail is in discussion for the area northwest of Meadow Pond near Hole 1. The current trail west of Hole 1 is rather steep, and to the east of Hole 1, the proposed trail would be a more gradual rise.
- Maintenance Staff and Security have requested a UTV (Utility Terrain Vehicle) to enter areas that are currently inaccessible. We are currently exploring our options and pricing and may be possible to purchase from the 2024 budget.
- Due to unforeseen circumstances, there will not be any honey distribution this fall.

Landscape – Patricia Ploss, Chair

- In accommodating resident requests to reduce mowing in HH, mowing has been reduced as much as possible. A sub-committee of the Garden Club is proposing a pilot project for HH to be more ecologically aware by creating a “non-mow” area in a remote location, more details to follow.
- At LL on a steep slope adjacent to the parking lot, we are looking to remove two tree stumps and plant the area with ground cover called periwinkle due to the area being too steep to mow.
- A Lilac Ivory Silk Japanese tree at the 202 Entrance to the East Hill needs to be replaced.
- Trimming alongside the pond between Prime Pub and LL for a neater look is in discussion.
- Pool 5 parking median, three trees will need to be replaced since fertilizing has not worked. We continue to tweak the parking median areas.
- Autumn plantings of mums, cabbages, peppers, and pansies are planned for the 2nd half of September.

Digital Records Retention - Jay Wright, Chair

The first half of the boxes have been scanned and the samples turned out well. The second half was picked up on September 12th and is in the process of being scanned. We hope to have it all done with boxes back in-house by the end of October.

Pool Committee – Alan Tepper, Chair

- We had a very good pool season, with no equipment-related closures. Thanks to John Milligan, Marcus Lovell, and the HH maintenance staff for keeping everything up and running.
- For 2025, we will work to find a way to keep both Pools 1 and 4 open for the extra two weeks.
- Allowing toys at Pool 4 was a success with no issues.
- A Mission statement and a set of proposals are in preparation for 2025 subject to Society Board approval.

Community Affairs Committee – Jack Mattes, Chair

- The Annual Art Show will be held this weekend in the HR displaying works of art by our residents. This year 300 pieces of artwork will be displayed. Please visit and support their efforts. New volunteers are encouraged to sign up and help.
- Celebrate Somers is this Saturday which provides an opportunity to meet local merchants, groups, and businesses.
- Toys for Tots will be held on December 7, 2024, in the HR. Donation boxes are expected to arrive in early October.
- General Elections: The last date to register to vote is October 26th. Early voting is from October 26th to November 3rd. Polls will be open from 6 am – 9 pm in the HR on November 5.

Welcome to Heritage – Karl Milde, Chair

Sunday, September 29th from 1 – 2:30 pm is the Welcome to Heritage event in the HR. We've received a great response from Clubs and Activities. New and old residents are welcome to attend.

Somers Town Update – Bruce Prince

- A Yoga Studio is planned at the former Chase building at 265 Route 202.
- Somers Town Board has approved the first phase of a Townhouse development near Somers Commons.
- A Billard Hall with dining is planned for Baldwin Place, more details to follow.
- Kennedy High School is planning a new fitness center on their campus.

Library – Deica Ruiz, Chair:

- In September, 16 new books were added to our collection, including ones by Jodi Picoult, Kate Quinn, and Brad Thor. For October we've purchased 19 new books - our largest purchase of books so far, with an emphasis on mysteries. Jeffrey Archer, Jeffrey Deaver, and J.D. Robb are among our October authors, in addition to the non-fiction about Bill Gates and *The Truths We Hold* by Kamala Harris.
- The Library will have a table at the September 29 Welcome to Heritage event, and we encourage both new and longtime residents to stop and say hello. The Library will be open that day from 1 - 2:30 pm.
- In late October the Library will host a "Book Buzz," inviting residents to join us to discuss their favorite books and genres. This is not a book club, just an exchange of what book lovers are reading. More details will be in the October Newsletter.
- The Library is open 10 am to 3 pm on weekdays and 10 am to 1 pm on Saturdays. Hours are posted on the door and the website. A list of our newest books is posted outside the Library and on the bulletin board outside the Activities Office. Books may be reserved by calling 914-276-7655 and leaving the name of the book and your contact information.

Health & Safety – Flo Brodley, Chair

- Our summertime programs were a great success: the holistic presentation on Homeopathy played to an overflow of residents all of whom want this speaker back again and a physical therapist who was so informative that a return visit is back on the agenda!
- Dr. Arun Agarwal, Chair of Medicine and President of the Medical Staff at Putnam Hospital presented "Overview of Sleep Disorders/Changes in Sleep with Age" right after the AC reopened.
- Our apologies for the cancellation of the Community CPR class this month as our instructor could not make the change due to the closing dates of Lake Lodge. We will reschedule for next year.
- Date change for "Does Food Reduce Your Risk of Cancer"? Board Certified Dietitian Nutritionist Jackie Horne will talk about developing positive eating habits to lessen your risk of cancer and other chronic diseases on Thursday, September 24th at 1 pm Room 3 of Lake Lodge.
- October Annual Clinics: Flu Clinic on Wednesday, October 9th from 9 am-1 pm, hosted by member Leslie Guttman and the nurses of Northern Westchester Hospital. The vaccines offered are both Fluarix & Fluzone

and are free to residents with Original Medicare. Those with other health insurance plans including Medicare Advantage plans will be charged \$20 and will be given a receipt for reimbursement. The Somers Police Dept. will be on hand to accept drugs that have expired or are no longer needed but sharps will not be accepted. Please do not bring any cleaning items, only medications.

- Annual Medicare Update, Wednesday, October 16th at 10 am in the HR, co-sponsored with the 10-A-Men Club. Our speaker is Julie Woodward, of the Health & Safety Committee, and members Jade Lew and Flo Brodley, all Medicare Rights Center's speakers. This will be the only Medicare Update this year.
- Blood Pressure Screenings are from 9 - 11 am in the Game Room on the second Friday of the month by nurse Ellie Eidam who can also check home blood pressure machines for accuracy.
- Our Committee has been bringing significant programs to educate and improve the lives of residents of this community for over 40 years. If you have a background in healthcare, consider adding your knowledge to ours to keep this fine committee viable and secure in our important mission.

Security – Rob Casasanta, Prosecur

- July stats: 63 security calls, 64 medical emergencies, 1 car accident, 99 service calls, 8 parking violations, 11 maintenance calls, and 7 fire alarms.
- August stats: 55 security calls, 74 medical emergencies, 4 car accidents, 76 service calls, 11 parking violations, 5 maintenance calls, and 3 fire alarms.
- We are receiving many complaints about speeding; the speed limit for HH is 30 mph. We've requested help from the Somers Police and the State Police who have been writing summons to speeding vehicles and those who ignore stop signs.
- As we update our database, we request residents to complete Resident Profile forms. These forms are for the safety of our residents and provide information when an emergency arises. The Temporary Entry Authorization is for an outside vendor or help within your unit, the Dark House report is for those who are away for long periods. Copies are available in the Security Office and at the Welcome to HH event.

Operations Report – John Milligan, Property Manager

Paving/Drainage

We were able to include a second paving project in this year's budget. Sealed bids for the fall paving project on East Hill Drive were opened by Board members. This project consists of approximately 2,500 continuous feet of roadway (including several off-street parking areas) and the replacement of about 265 lf of 15" drainage pipes. Bid results are as follows: Intercounty Paving at \$251,000, Northern Construction at \$270,600, and Superior Surfacing at \$311,685. A **Motion** was made to approve the paving contract to the low bidder, Intercounty Paving Co. for a price of \$251,000 which will include paving, new asphalt curbs, and replacement of deteriorated CMP. Work is intended to begin in late September or early October. The motion passed.

Line Striping

Newly painted lines in the middle and along the edges of the 13 miles of society-maintained roads help to make the roads safer to navigate, particularly at night. Society accepted a proposal from D&D Traffic Control and all white lines and white stop bars will be painted for \$29,950. This is the same contractor who painted the yellow center line last year. Work has begun, and it is expected to be completed within the next few days. A **Motion** was made to approve the white-line striping contract with D&D Traffic Control at \$29,950. The motion passed.

Veolia Lake Lodge Project

Veolia started on Monday with the replacement of a 12" water main servicing Lake Lodge. All activities, classes, and meetings scheduled for this week and next week at Lake Lodge have been re-scheduled, re-located, or canceled. During this closing at LL, we had Stanley Steamer arrive and all the carpets cleaned.

Pools

- We will be collating the usage statistics for each pool for the entire season as well as the after-Labor Day usage numbers. Pool 1 averaged 53 people per day, Pool 2 at 23 per day, Pool 3 at 52 per day, Pool 4 at 48 per day, and Pool 5 at 27 per day for residents and guests. For all five pools, we averaged 203 patrons per day.
- Turning off the “auto-fill” feature at Pool 4 for August, we were able to gauge the average 24-hour water loss through the month up to and including Labor Day. On average, we had to add 2 ½” of water each 24 hours. This translates, in a 40’ x 60’ pool, to 3,750 gallons each day. For the 101 days between the Saturday of Memorial Day weekend through the Monday of Labor Day weekend, this equates to 378,750 gallons of water. But it has been greatly reduced from the 4” – 5” lost each day just a couple of years ago. Both our pool company and Marcus are comfortable that the measures taken each year before the pool season will be reliably effective in the near term to manage the daily water loss.

Heritage Room Screen & Projector

The new projector was removed and sent back to the manufacturer for repair, and we just got it back from the manufacturer this week, repaired under warranty. We are hoping to have it mounted in the ceiling lift on Wednesday of next week, meaning that beginning that day our residents can enjoy a brighter larger picture for all sorts of events and presentations in the Heritage Room.

Meadowlark Park

After walking along many of our trails last week we noticed that our trail expansion has outpaced the placing of trail markers. We have marked out a large number of locations for additional (or re-located) trail markers which should make navigating our trail system a little easier. Once our maintenance staff has finished closing all the pools, he will begin to place trail markers where needed.

Solar Conversions – Lake Lodge and the Maintenance Garage

Bruce and I have had Zoom meetings with Sunrise Solar Solutions and have obtained proposals for solar installations on Lake Lodge and the Maintenance Garage. Other than a \$12,000 or \$17,000 NYSERDA rebate the installation cost would be borne by Society. This affects the break-even point which given even the best-case scenario, is eight years although a reduction in electrical costs begins immediately upon installation. We continue to explore our options for solar panels. A split system is still a possibility for LL, (heat pumps) which would allow us to do away with the oil-fired boiler that will need to be replaced in a couple of years for \$30-35,000, and it will save us the \$15-17,000 a yr. we spend on heating oil for LL.

Projects for Lake Lodge: This Fall, we plan to replace several panes of glass and update the vertical blinds to shades in Rooms 1, 2, and 3.

Condo 29 Stop Signs

After meeting with members of the Infrastructure Committee, the Society Board, and members of Condo 29, there have been some mutual agreements. Condo 29 has agreed to trim back some trees, and Society has agreed to install a permanent speed sign on Westridge driving downhill from Lovell Street. A **Motion** was made to approve a permanent speed sign on Westridge at Condo 29. The motion passed.

There being no further business, a motion was made to adjourn the meeting at 2:40 pm. Motion passed. The next Board meeting is on October 23, at 1:30 pm.

Respectfully submitted by:
Deica Ruiz, Secretary
Heritage Hills Society, LTD