

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

Meeting commenced at 1:30 pm

**Motions:**

- To approve registration renewal of PBS tanks on HH property – Motion passed.

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

**Gloria Anderson, 1st VP**, greeted everyone in attendance and those watching on Channel 21.

**Deica Ruiz, Secretary**, requested a motion to approve the Minutes of the November 20, 2024 Regular Board Meeting. Motion passed.

**Financial Report – Gene Archer, Treasurer**

- November income was \$539,375 and expenses were \$500,875 with a net positive of \$38,500. Cash on hand is \$859,987.
- Budget shows a surplus of \$18,368 and we anticipate that the year-end will be a balanced budget as submitted.

**Newsletter Committee – Gloria Anderson, Board Liaison**

The January issue will include a) the 2025 Society budget and pie chart, b) photos of the annual Toys for Tots event, c) the Somers Volunteer Fire Department Candy Cane Run, d) an opportunity to get to know the coordinator of the Spanish discussion group, e) a review of the Community Theater’s recent play, and f) the first of a three-part series about exploring the trails in MLP.

**Fitness Center – Joe Kelly, Chair**

- In November there were 3486 swipes into the exercise room, and 492 into the gym area.
- Mary and Jonathon gave 21 new consultations.
- Three (3) pieces of equipment are temporarily out of service and waiting for parts to arrive.
- Major repairs to the sprinkler system are almost complete with only cosmetic work remaining.
- The shoe-changing policy remains in place, please remember to bring a second pair of shoes.

**Meadowlark Park – Patricia Ploss, Chair**

- The Board has agreed to move forward with having Food Truck Thursdays in MLP for 16 weeks this summer from Memorial Day to Labor Day.
- We are also planning music in the park, details to follow.
- Our committee will meet early next year to plan for projects for 2025.

**Landscape – Patricia Ploss, Chair**

- The holiday lights are a pleasant welcome home, and the cabbages and kale have survived so far.
- Our committee will meet in the first quarter of 2025 to plan for Spring plantings.

- Several items to be added to the 2025 agenda: a) ground cover on a steep slope adjacent to the parking lot at LL, b) replacement of a Lilac Ivory Silk Japanese tree at the 202 entrance to the East Hill, and c) looking again at three trees in the parking median at Pool 5.

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

- Toys for Tots was a success and well attended with the roles of Santa and his Elf played by new residents. We did well with collecting toys for the program and again we've been honored with a certificate from the United States Marine Corps Reserve.
- 10-A-Men's Club is open to all residents, serves breakfast, and invites speakers on all topics. Most recently they had a program arranged by Rob Casasanta about scams and how to protect yourselves, with a representative from the State Police and the local branch manager from Chase Bank speaking to the group.

### **Communication/Website – Alan Tepper**

We have a small group working on updating and improving our website and we've divided the work into three phases. The first phase is to make repairs to existing issues, the second phase is to improve items that work but could work better, and phase three will be adding items that we think would be of interest to residents and could benefit all. Currently, we are in phase one, with Andrew doing the bulk of the work, and have repaired the calendar function, and the library look-up; performance in general has improved. Suggestions or complaints are welcome via email.

### **Library – Deica Ruiz, Chair:**

- For January we are again adding 13 new titles, including a non-fiction by Amy Tan titled *The Backyard Bird Chronicles*, a new mystery by Robin Cook, and a new novel by Danielle Steel.
- Just a reminder that the book search tab on the HH website is up to date. To find any book in the library's collection, go to [hhsociety.org](http://hhsociety.org), look for the library tab, and click on Book Search & New Books. At the top of the page, you can click on the list of our newest books. You can also search for books by category, author, or book title by entering the name of a book or author, or even just part of a name. Also under the Library tab are book reviews by Cindy Kennedy going back to 2014, and those books can still be found in our Library. Reading a review is a great way to get a feel for a story, and Cindy never gives anything away. Remember you don't have to log onto the website to access the Library tab, just open the website, so it couldn't be easier. Let Andrew or me know if you have any questions about these pages.
- With the cold and sometimes snowy or icy weather fast approaching, it's always fun to have a good book on hand while you're cozy in your favorite chair. So, pick up a book or two soon - the Library is open 10 am to 3 pm on weekdays and 10 am to 1 pm on Saturdays. A list of our newest books is posted outside the Library and on the bulletin board outside the Activities Office. Call the Library at 914-276-7655 to reserve a book, leaving the name of the book and your contact information.

### **Security – Rob Casasanta, Prosecur Supervisor**

- Earlier this month the Security staff received some awards, two of them were life-saving awards. Rob Casasanta received Security Manager of the Year honor from Prosecur.
- November stats: 51 security calls, 81 medical emergencies, 2 car accidents, 85 service calls, 1 parking violation, 11 maintenance calls, and 3 fire alarms.

### **Operations Report – John Milligan, Property Manager**

#### **PBS Registration**

Every five years, the Westchester County Department of Health requires that we renew our registration for the eight (8) PBS (Petroleum Bulk Storage) tanks in our maintenance yard. As part of the application process is a form indicating that the Board of Directors passed a motion authorizing Dom Rubino to sign as owner of the property. A **Motion** was made for registration renewal of PBS tanks – Motion passed.

### **Revised Gym Schedule**

After reviewing several weeks of swipe card reports for gym use, the gym schedule has been modified to allow for improved distribution of hours for pickleball. This doesn't represent more hours set aside for pickleball or fewer hours for other activities; rather, the revised schedule better reflects the actual usage of the gym. This revised schedule will go into effect December 21<sup>st</sup>, and will be posted outside the gym. It is also available on the Society website.

### **Fitness Center issues**

- The winter shoe-changing policy went into effect this past Monday because of our surprise snowstorm. Although it is a minor inconvenience to change footwear in the vestibule, it can reduce or eliminate damage to the exercise equipment caused by salt. The replacement costs are \$15,000 for a treadmill, \$10 - \$12,000 for an elliptical trainer, and \$8 - \$10,000 for an upright bike.
- The sprinkler system repairs are almost complete, the pipe has been repaired and the system is operational. Our staff will sand and paint the walls tomorrow, which will complete the project.
- A plumber has repaired the hot water issue in the women's locker room.

### **Veolia Lake Lodge Project**

Veolia has completed the main portion of its water-main replacement project at Lake Lodge. Cleanup and final pavement restoration may not occur until the spring, contingent on the weather that allows for paving. Overall, Lake Lodge and Condo 9 experienced four separate water shutoffs as new sections of its water-main were put into service.

### **Lake Lodge**

In the Lobby, several panes of glass have been replaced, eliminating those windows whose seals had failed, and new shades have been installed in several of the rooms. This work is part of a larger effort to refresh the appearance of our buildings.

The lobby in the Activities building is in the process of receiving the same sort of treatment to improve its appearance and functionality. With a new Redecorating Committee in place, expect to see continuous improvements throughout the coming year.

There being no further business, a motion was made to adjourn the meeting at 2:00 p.m. Motion passed. The next Board meeting is on March 19<sup>th</sup> at 1:30 p.m.

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