

HERITAGE HILLS SOCIETY  
Board of Directors  
Meeting Minutes – April 16, 2025

Meeting commenced at 1:30 pm

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

**Gloria Anderson, President**

The 18-hole golf course and restaurant have been on the market for some time. We have been advised that it is now under contract. The new owners plan to continue operating the golf course and make any necessary repairs. Renovations are scheduled for the restaurant, which also functions as a catering facility.

**Deica Ruiz, Secretary**, requested a motion to approve the Minutes of the March 19, 2025 Regular Board Meeting. Motion passed.

**Financial Report – Gene Archer, Treasurer**

- March income was \$539,970, and expenses were \$486,496, with a net positive of \$53,474. Cash on hand is \$1,167,405. We anticipate pool season expenses, otherwise, we are in good shape.

**Activities Committee – Ann Harper, Chair**

- Wednesday, May 7, at 2 PM at LL, there will be a free concert sponsored by the Concert Society and Continuing Education, featuring Caramoor's Artists and Residents, the Terra String Quartet.
- Sunday, May 4, at 3 PM in the HR, the Concert Society is featuring the Claremont Trio.
- Friday, May 9 at 2 PM, Rm. 2, the Photo Club will have a speaker on editing your pictures on your iPhone.
- The new Environmental Club, whose purpose is to inform, advise, advocate, and engage residents on all environmental issues, will meet on Friday, April 25.
- Details of all activities will be sent via e-blast, posted in the HH Newsletter, and displayed on flyers in the mailroom. If you have an idea for a new club or activity, please reach out to Ann, or Andrew in the Activities Office.

**Society Board Elections – Joe Kelly, Committee Chair**

- This year, eight candidates are running for the five available seats.
- We encourage you to attend Candidates' Night, scheduled for May 8 at 7:00 PM in the Heritage Room. Candidates will have three minutes at the podium.
- If you have specific questions for the candidates, please email them to the Society office before May 8.
- The presentation will also be broadcast on Channel 21 for those who can't attend in person.

**Fitness Center – Joe Kelly, Chair**

- March: 3,988 swipes into the exercise room and 859 into the gym area.
- Mary and Jonathon gave 19 new consultations.
- Replacing two Treadmills, a Dual Pulley Station, and an Ergometer.
- The rest of the equipment is in service and up and running.

**Meadowlark Park – Patricia Ploss, Chair**

- Look for the cherry trees that will soon bloom.

- Two concerts are scheduled: the Independence Band on Thursday, July 10th, and a second one on Thursday, August 7th. Food trucks and an ice cream truck will be available.
- Food Truck Thursdays will run from Memorial Day to Labor Day evenings from 5:00 PM – 7:30 PM.

### **Landscape – Patricia Ploss, Chair**

- Spring plantings will begin sometime between Mother’s Day and Memorial Day, depending on the weather.
- We are increasing the number of daisies and cornflowers this year to provide variety.
- We will continue to work on outstanding items from last year.

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

The May issue will include bios and photos of the eight candidates running for the five open positions on the Board. Please read the bios and think about what questions you have and email them to the Board before Candidates' Night. There will be a limited opportunity to ask questions live on that evening.

### **Pool Committee, Alan Tepper, Chair**

Based on usage statistics, hours will change for Pools 2, 3, and 5. These Pools will now close at 7:00 PM instead of 8:00 PM.

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

The Art Show is scheduled for September 13<sup>th</sup> and 14<sup>th</sup>. If you have an interest in sharing your talent or knowledge for the event, please consider volunteering.

### **Somers Town Update – Bruce Prince**

T-Mobile will be increasing coverage by adding additional antennas throughout the Town.

### **Library – Deica Ruiz, Chair:**

- The HH website, hhsociety.org, contains a Library tab where you can find all the books in the Library's collection. If you have questions about how to use the site, please contact Andrew. Among the May offerings are The Buffalo Hunter Hunter by Stephen Graham Jones, and new books by Baldacci and Patterson, with two non-fiction books you should check out.
- A big shout-out to Cindy Kennedy and Sheelagh Kaplan, members of the Library Committee, who (every month) scour the bestseller lists and other publications to suggest books that they feel are of interest to our reading community. Cindy also writes a monthly book review for the Newsletter of books you can find in our Library.
- A list of our newest books is posted outside the Library and on the bulletin board outside the Activities Office. One of our Library volunteers, Karen Baker, adds brief descriptions of the books to the list outside Activities. You may reserve a book by calling or stopping by the Library and leaving the name of the book and your contact information.

### **Health and Safety Committee – Flo Brodley, Chair**

- Health & Safety had a fine success with our Therapeutic Horticulture program last month. Anne Meore, LMSW, presented a class using both video and hands-on plantings to bring us closer to nature...so beneficial! There'll be another focus on nature next month!
- Our Friends and Family CPR non-certification class was taught by Steven Pilla, LLC, our certified instructor, and included CPR and AED (Automated External Defibrillator) for Adult, Child, and Infant with choking. 15 participants gained important skills to be used when needed and enjoyed a bit of laughter to ease the serious nature of the course.
- The Free CarFit program is on Saturday, April 26, 9 am-1 pm and is run by Mercy College technicians. Residents are helped with correct seating, mirror alignments, vehicle electronics, and other important

functions while seated within their cars. There are some open slots still available from 10:30 to 1 pm, and you must register by email only to [flo613@comcast.net](mailto:flo613@comcast.net) as soon as possible.

- Our member, Eileen Plastino, will host the program Dementia on Wednesday, May 7th at 1:30 pm in the Heritage Room, offered by Northern Westchester Hospital's Doctor of Internal Medicine, Erica Beauplan-Romeo. She'll present the signs of onset, the many aspects of the disease, when a neurological assessment is needed, available community resources, and expectations for a caregiver. Doctor Beauplan-Romeo specializes in adult care, has worked at various hospitals ranging from community-based institutions to tertiary care centers, focusing on a patient-centered approach.
- Our co-sponsored program with the Garden Club, called Gardening and Well-Being, to be held on Wednesday, May 28th at 1:30 pm in the Heritage Room. Carolyn Ramsey, Master Gardener Volunteer at the Westchester County Cornell Cooperative Extension, will teach us about the mental and physical benefits of gardening, including stress relief, improved mood, and overall quality of life. You will learn how gardening can be a form of vigorous exercise and improve cardiovascular functioning, increase mobility, build bone density, and increase brain function. It can also be fun!
- Nurse Ellie Eidam will conduct Blood Pressure Screenings, as usual, from 9 am-11 am in the Game Room on the second Friday of the month. If you bring your home blood pressure machine at the same time, she will check it for accuracy.
- The committee invites those of you with health & safety backgrounds to join our merry band of dedicated retired and semi-retired professionals who like to learn, debate and laugh, by sending your C.V. to [flo613@comcast.net](mailto:flo613@comcast.net).

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

- March stats: 30 security calls, 71 medical emergencies, 2 car accidents, 103 service calls, 4 parking violations, 3 maintenance calls, and 4 fire alarms.
- The latest scam involves a text message sent to your phone indicating that it is the DMV and that you owe a balance to EZPass. It looks real, but it's not official, so please be cautious.
- Reminder for walkers to face traffic while walking. In the evenings, wear light clothing and carry a flashlight.

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

##### **Security Office Phone System**

We have started the installation of a new phone system in the Security office; the phone numbers will remain the same. Call forwarding measures will be in place to ensure continuous access to security phone numbers throughout the conversion process. Once in place this new system has expanded capabilities which include messaging and voice prompts during emergencies such as water main breaks and power outages. This will allow critical medical calls to go through during those times when the security office would typically be fielding hundreds of calls per hour.

##### **New Shuttle Bus**

A new shuttle bus has been ordered, and additional lights, lettering, etc. are underway. We expect the new bus to arrive sometime in May.

##### **New Fitness Center Equipment**

Treadmills and a cable station have been ordered, with a possible eight-week lead time for cable station. All equipment delivery will be scheduled simultaneously.

The ergometer replacement parts are no longer available and that machine will need to be replaced.

##### **Tennis Court Re-conditioning and Monthly Grooming**

As soon as we have a few dry days in a row, Sport Tech has Heritage Hills on the top of their reconditioning schedule.

### **Veolia/Lake Lodge Project**

We have agreed with Veolia concerning the extent and scope of the paving restoration by Lake Lodge and are waiting for a date for paving. Email blasts will advise the community about possible delays and closures.

### **Pools**

Blue Water Pools has completed caulking and grouting of Pool #4 to minimize water leakage, rendering the pool bright purple as part of a dye test performed by an engineer to determine the extent of the anticipated reconstruction work. We fully expect that we have successfully minimized the water leakage, and Pool #4 will be operational throughout the upcoming pool season.

The Pool Committee agreed that the distribution of pool stickers will once again be the responsibility of the individual condos.

### **Lake Lodge**

The installation of the split systems for Lake Lodge has begun, and electrical work should be completed by the end of next week. New systems should be operational before the end of April. These are limited to the rear portion of the building but are part of a two or three-phase project to improve the efficiency of the heating and cooling systems and will significantly reduce our energy and operating costs.

### **Pickleball**

Over the winter, a significant crack opened down the middle of the court; fortunately, it is primarily under the fence separating the two pairs of pickleball courts, but a repair will still be necessary. SportTech has proposed a robust repair strategy. Since repainting of the courts will be necessary, the repair can't be scheduled until consistently warm weather arrives.

### **Miscellaneous**

Measurements have been made for the exterior door units intended for the lower level at Activities, with possible May replacement anticipated.

We have just completed a significant project to rehabilitate the walking trails placed with asphalt millings and remove a dangerous section of permanent asphalt, replacing it with a new section of millings.

### **ID Card Readers at Pool #1**

Although there have been several logistical challenges, we are still hoping to have ID card readers installed at the two Pool #1 gates by the Memorial Day weekend opening of the pool season.

### **Recycling Program**

The Board has decided to move forward with providing recycling containers throughout the Society buildings and recreational facilities. Expect to see and hopefully make use of the blue recycling bins that will be in place at our pools, tennis and pickleball courts, Meadowlark Park, and in each of our main buildings.

There being no further business, a motion was made to adjourn the meeting at 2:10 p.m. Motion passed. The next Board meeting is on May 21, 2025, at 1:30 p.m.

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