

HERITAGE HILLS SOCIETY  
Board of Directors  
Meeting Minutes – June 18, 2025

Meeting commenced at 1:30 pm

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

**Motions:**

To approve the installation of two heat pump based split systems at Lake Lodge lobby by K&S HVAC at a cost of \$16,500 - motion passed.

**Gene Archer, Treasurer,** greeted everyone in attendance and those watching on Channel 21.

**Deica Ruiz, Secretary,** requested a motion to approve the Minutes of the May 21, 2025 Regular Board Meeting. Motion passed.

**Financial Report – Gene Archer, Treasurer**

May income was \$540,973, and expenses were \$649,650, for a net negative of \$108,676; cash on hand is \$1,152,020. Large items paid: Blue Water pool contract at \$29,000; Society insurance at \$29,633; Art Studio doors at \$23,400; LL split systems at \$33,455; new shuttle bus at \$82,635. The end-of-year budget looks good.

**Activities Committee – Ann Harper, Chair**

- Community Theatre play “Exit Who” will be held Friday, Saturday, and Sunday, June 27-29.
- The Photo Club is hosting a workshop with a speaker who is an expert at editing photos on your phone, to be held Friday, June 27, at 3:30 PM.
- The Environmental Club meets Friday, June 27, at 4:15 PM in Rm 2/3 in the AC.

**Activities Committee – Denise Elliott**

- Family Network - Outdoor Movie Night (Sing), originally scheduled for Wednesday, June 18, will now be held on Friday, June 20<sup>th</sup> at 8 PM in the park.
- Pickleball will now have two certified instructors, Denise Elliott and Mitchell Schilkraut. Free 101 lessons on how to play pickleball will be provided. Look for an Eblast with sign-up instructions.

**Gene Archer, Treasurer**

A special thank you to Art Singer for his outstanding service to the community during his time as a Board member.

**Fitness Center – Joe Kelly, Chair**

- May: 3,624 swipes into the exercise room and 597 into the gym area.
- Mary and Jonathon gave 13 new consultations.
- Three pieces of equipment have been repaired.

### **Meadowlark Park – Patricia Ploss, Chair**

- Tomorrow is Food Truck Thursday with “Road Grub” scheduled to provide Philly cheese steaks, burgers, hot dogs, and chili from 5:00 PM – 7:30 PM.
- The two concerts scheduled are The Independence Band on July 10<sup>th</sup> and The Big Fez on August 7.
- The pollinator garden continues to bloom and is worth a walk in the park.
- The awnings, tables, and chairs are out on the patio at PP.
- The Park Committee is scheduled to meet and discuss creating a 5-7 year long-range plan regarding gazebos, extra benches, trail development, and the possibility of adding a shelter.

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

The spring plantings that did not do well initially were removed. Maxner Landscaping returned the bad batch to the nursery, which replaced all the plants at no cost to us. Enjoy the array of colors.

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

- The annual Art Show is scheduled for September 13<sup>th</sup> and 14<sup>th</sup> in the HR. We have extremely talented residents who participate every year. Anyone who would like to participate in the show or volunteer to set up or break down, please contact the Activities office.
- Toys for Tots is scheduled for December 6<sup>th</sup> in the HR. All residents are welcome to attend.

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

- A continuing project of the land in Granite Springs next to the reservoir that was presented to the Town Board for site planning is still in discussion.
- A Condominium development is being proposed near the Stop and Shop shopping center in Baldwin Place that could include a dog park and a community center with basketball and pickleball facilities available.
- *The following correction to this statement was made on 7/8/2025:* The Condo 25 property, adjacent to David Road, has a chain with “no trespassing” signs on both sides that trespassers continue to ignore. Condo 25 is planning to replace the chain with a six foot high chain-link fence, that will have an access gate for the police and fire department. We are hoping this will prevent trespassers who walk their dogs and motorbikes from accessing the area.

### **Library – Deica Ruiz, Chair:**

- For July, we ordered 16 new books, including a mystery titled *The First Gentleman* by Bill Clinton and James Patterson, a fiction called *Home of the American Circus* by Allison Larkin, and *Class Clown*, a memoir by Dave Barry. Cindy and Sheelagh, from the Library Committee, choose the books every month, and recently advised that the top five fiction bestsellers on the NY Times Book Review are novels we have in the HH Library or have ordered for July.
- The Library Committee recently culled our collection of fiction and mystery books to make room for some of our newer purchases. While it’s hard to discard books, we did remove 150 hardcovers from the shelves. We will box these books and put them in the Game Room for residents to take, before donating the remainder. An email blast will be sent next week advising when the books will be ready to be picked up in the Game Room. We do ask that residents take only 2-3 books each.
- The complete book list through July can be found on the HH website, [hhsociety.org](http://hhsociety.org), under the Library tab. A list of our newest books is posted outside the Library and on the bulletin board outside the Activities Office. 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**

- May ended with a fine program that the Health & Safety Committee cosponsored with the Garden Club called Gardening and Well-Being. Carolyn Ramsey, a Master Gardener Volunteer at the Westchester

County Cornell Cooperative Extension, taught us about the mental and physical benefits of gardening, which energized the audience members with promises to garden more!

- June's program, called Health, Safety and Your Pet, offered by Dr. Andrew Frishman, DVM., on veterinarian care and love was both informative and entertaining, although several residents complained that their pet children were not invited.
- On Friday, July 25th at 1:30 pm, member Bev Jacobson will host the program called "Oh, My Aching Hands! This long-awaited presentation features Northwell's orthopedic surgeon, Dr. Michael Fitzgerald, who will discuss various hand problems, why they occur, and how they are usually treated. If your finger bends and doesn't straighten, if your finger straightens and doesn't bend, you'll want to be here to learn what treatments are available.
- To continue with this year's focus on nutrition, we have a special workshop given by Northern Westchester Hospital's Amy Rosenfeld, Registered Dietitian and Senior Manager for the Community Health Team. She will demonstrate simple and delicious plant-based recipes perfect for warm weather dining in a program called "Savor the Summer: A Free Plant-Based Cooking Demonstration". This will take place on Tuesday, August 5th, at 1:30 pm in the kitchen of our Activities Center. Registration is by email only: [flo613@comcast.net](mailto:flo613@comcast.net) with a strict limit of 10 participants, so email your name, phone #, and unit #FAST!
- Nurse Ellie Eidam is back on the job conducting Blood Pressure Screenings, as usual with her inimitable smile. She will also check your home monitor, if you have one, for accuracy.
- The committee invites everyone with a health and/or safety background to join our dedicated retired and semi-retired professionals providing these programs for the education and enjoyment of our community. Please let us know of your interest by sending a short C.V. to [flo613@comcast.net](mailto:flo613@comcast.net).

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

- May stats: 42 security calls, 86 medical emergencies, 1 car accident, 63 service calls, 11 parking violations, 8 maintenance calls, and 4 fire alarms.

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

##### **Lake Lodge Conversion to Heat-Pump Split Systems**

Having just completed the first phase of converting Lake Lodge to heat pump-based split systems, the existing A/C units that condition the lobby area have failed and need to be replaced. Rather than replacing these units with conventional A/C-only units at a cost of roughly \$12,000, we will move forward with installing two heat pump-based split systems for the lobby area at a cost of approximately \$16,500. This will put us one step closer to completely phasing out and eliminating our oil-fired boiler. It is close to needing to be replaced at an anticipated cost of \$35,000, and we will avoid the annual expense of \$17,000 for heating oil.

**Motion** made to approve the installation of two split systems for LL Lobby using K & S HVAC at a cost of \$16,500 – motion approved.

##### **Rise Engineering Project**

The Board is considering another initiative that is both environmentally responsible and will yield huge savings in utility bills. Just like the conversion ten years ago of all 400 streetlights to LED fixtures in partnership with NYSEG and Rise Engineering, those same entities have now put together a project to eliminate the 339 fluorescent bulbs presently installed in the Society buildings and replace them with high-efficiency LED bulbs. NYSEG will reimburse 70% of the materials costs and will fully reimburse us for installation. With the expected reduction in electric bills, this project will pay back our out-of-pocket costs before the end of this year. A similar conversion of our aging tennis court lights is proposed and will result in equivalent savings in energy costs. To get a sense of the expected savings, we currently spend about \$40,000 annually on our 400 streetlights. That number used to be closer to \$80,000 per year before the conversion to LED fixtures. It is not hard to calculate the total savings over the ten years since these lights were installed. In addition, we are

eligible to replace the tennis court lights, which have been there for a long time and whose fixtures are no longer available. This is a limited-time offer and must be completed by October.

### **Miscellaneous 2025 Projects**

Sport Tech has confirmed the week of July 7<sup>th</sup> for repairs to the pickleball courts, however after discussion with representatives from the Pickleball Committee, and because these repairs will require that the courts be closed for a week, it will be rescheduled for some time in September.

The canopy for the pickleball courts has been fabricated, but weather delays have impacted the contractor's schedule, and a firm installation date is unknown.

The ice maker installation is this Friday.

Work has begun on clearing the stormwater basins on the West Hill, weather permitting, and will continue through June. This is not an expenditure solely for aesthetic reasons, but rather it is to meet state-mandated maintenance requirements.

Mike Triano, our transportation and maintenance yard supervisor, is in the process of installing a camera, radio, and GPS equipment on our new bus and expects to put it into service within the next week or so.

In recognition of the Federal holiday of Juneteenth, the Activities and Society offices will be closed on June 19<sup>th</sup>, and the Heritage shuttle buses will not be in operation. Both offices will re-open and shuttle bus operations will resume on Friday, June 20<sup>th</sup>.

### **Resident Comments**

**Howard Green Unit 454B** – Requested an explanation on why the Security office phone lines have busy signals.

Rob Casasanta responded – That was the old phone system. We have now upgraded to a voice-over phone system network, and you should no longer get a busy signal.

**Mike Schwartz Unit 675A** – Inquired if lighting at pickleball courts could be installed and included in the NYSEG conversion program that is happening at the AC and tennis courts.

John Milligan responded – This program is intended to reduce energy consumption by replacing existing fixtures that consume more electricity than LED. The pickleball courts would be adding lights to the grid. New installations are not part of this program.

There being no further business, a motion was made to adjourn the meeting at 2:12 p.m. Motion passed. The next Board meeting is on July 16, 2025, at 1:30 p.m.

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