

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

Meeting commenced at 1:30 pm

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

Motions:

- To approve the appointment of The LaGumina Law Firm PLLC as the attorney for Society - motion passed
- To approve the appointment of Grady CPA PC as auditors for Society - motion passed.
- To approve the named signers for bank accounts, Gino Archer, President, Gloria Anderson, 1st VP, and Jack Mattes, Treasurer - motion passed.
- To approve bank depositories: KeyBank, PCSB, Tompkins, and Webster Bank - motion passed.
- To approve the energy efficiency upgrades of replacing 339 LED bulbs in the buildings and the ten (10) tennis court fixtures - motion passed.
- To approve a new class called "Slow Flow Yoga" - motion passed.

Deica Ruiz, Secretary, requested a motion to approve the Minutes of the June 18, 2025 Regular Board Meeting. Motion passed.

Gene Archer, President

The newly elected members to the Society Board are incumbents Dorinda Haskell, Jack Mattes, Karl Milde, and Deica Ruiz, and the newly elected officer is Davis Stowell.

The newly elected members of the Executive Committee are Gene Archer, President, Gloria Anderson, 1st VP, Bruce Prince, 2nd VP, Jack Mattes, Treasurer, and Deica Ruiz, Secretary.

Incident at Pool 1

On Sunday, July 13, 2025, a resident complained to the lifeguard that a male dressed as a woman entered the women's restroom. The person (using the restroom) referred to as "Dee" (guest of a resident) is male and identifies as female. Dee contacted Security, who then called the Police to file a complaint of harassment. Dee felt threatened by another resident who was taking photos of her. Gloria Anderson arrived at the premises and apologized to Dee on behalf of the Board. Gloria urged all residents to treat each other with respect.

In 2019, the NY State Human Rights Law was amended through the Gender Expression Non-Discrimination Act, referred to as "GENDA," to explicitly add gender identity or expression as a protected category. "GENDA" applies in places of public accommodation, which generally are defined as facilities, whether publicly or privately owned, that are used by the public at large, including recreational facilities. Condominiums are required to provide reasonable accommodation to residents with disabilities or emotional support needs.

Financial Report – Jack Mattes, Treasurer

June income was \$539,244, and expenses were \$446,391, for a net positive of \$92,853; cash on hand is \$1,241,051.

Community Affairs Committee – Jack Mattes, Chair

- The annual Art Show is scheduled for September 13th and 14th. 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 6th at 2 P.M. Donation boxes will be distributed by late October. All residents are welcome to attend.

Gloria Anderson, 1st VP

Resolutions for fiscal year 2025-2026:

Motion made to appoint The LaGumina Law Firm PLLC as the attorney for Society - motion passed.

Motion made to appoint Grady CPA PC as auditors for Society - motion passed.

Motion made to appoint name signers for bank accounts, President, 1st Vice President, and Treasurer - motion passed.

Motion made to name the bank depositories: Key Bank, PCSB, Tompkins, and Webster Bank - motion passed.

Gloria Anderson, 1st VP

- **18-Hole Golf Course** - The sale of the golf club closed on July 11th, and the new owners, Heidi Gliboff, Kevin Guo, and Wendy Hui, plan to keep it as a golf course with a clubhouse, and the restaurant will have new chefs. The owners plan to meet with our executive committee to provide details on any plans. The sale price has not been made public yet.
- **Condo 29 Stop Sign** - On July 10th, 2025, the Somers Town Board approved Society's application to install a stop sign on Westridge Drive heading toward Lovell Street near the signpost for units 708 - 714. This is to improve the safety of this street, especially at the intersection, where there is not a sufficient line of sight for cars entering from the road that used to be known as Waterview onto Westridge.

Activities Committee – Ann Harper, Chair

- Motion to approve a new class called "Slow Flow Yoga." The class meets weekly and includes gentle breathing practices and postures, creating strength and flexibility for body, mind, and soul. Motion passed.
- "Welcome to Heritage" is a great opportunity to meet people who work on clubs and activities, get involved, and volunteer.

Fitness Center – Joe Kelly, Chair

- June: 3,988 swipes into the exercise room and 529 into the gym area.
- Mary and Jonathon gave 13 new consultations.
- The "inner & outer thigh" machine, two treadmills, and one elliptical machine have been repaired.
- Three wipe dispenser receptacles have been replaced.
- The next deep clean and preventative maintenance is scheduled for July 24th.

Meadowlark Park – Patricia Ploss, Chair

- Food Truck Thursdays had to be cancelled for the rest of the summer due to the very low turnout for the first few weeks.
- Thursday, July 17th, the concert will have a Taco truck, a Pizza truck, and an ice cream truck available.
- Thursday, August 7th, the concert will have a Hamburgers & Hot Dogs truck and a Greek food truck, and maybe an ice cream truck available.
- The pollinator garden continues to bloom and is worth a walk in the park to view its display.
- The awnings, tables, and chairs are out on the patio at Park Place for your enjoyment. Feel free to bring lunch.
- The Park Committee continues to work on its long-range plan, and it is a work in progress.

Landscape – Patricia Ploss, Chair

The flowers are blooming. Please enjoy the colorful display. We will talk more about the Fall plantings next month.

Concerts in the Park - Karl Milde

The concert on Thursday, July 17th, begins at 5 p.m. at the patio. Please remember to bring your chairs.

Newsletter Committee – Gloria Anderson, Board Liaison

The August issue will feature all the details about what the Activities and Clubs have to offer. A special mention and thank you to the editor in chief, Susan Statkowski-Rivalsi, who managed the July and August issues even while out on recovery.

Pool Committee, Alan Tepper, Chair

- All pools are up and running. To date, there have been 8,231 resident visits and 1,108 guest visits to the pools.
- An email was received commending one of our lifeguards. They work hard and go out of their way to greet us. You may email the pool committee with any compliments for their recognition.

Welcome to Heritage, Dorinda Haskell, Chair

The event is scheduled for Sunday, August 24th, from 2 p.m. to 3:30 pm. Representatives of clubs and committees should submit their applications to the Society office. Both new and returning residents are welcome to attend.

Somers Town Update – Bruce Prince

AT&T plans to update its tower service throughout the town of Somers.

Library – Deica Ruiz, Chair

- For August, we ordered 15 books, including new titles from Danielle Steel, Lisa Scottoline, and Peter Swanson, as well as a non-fiction title, *Victory '45, The End of the War in Eight Surrenders*.
- In last month's report, we told you the Committee had culled our fiction and mystery collection to make room for newer books. We boxed and put about 150 books in the Game Room for residents to take. Within three days, most of the books had been taken, and in the end, we had about six that did not appeal! We are thrilled to have such a wonderful response and will certainly continue to offer books to our community every time we do substantial culling.
- If you take a borrowed book to the pool or the beach, take good care not to get suntan lotion or water on it, to keep our books in good condition for all borrowers.
- Please check the HH website for a complete list of books in our library. Also, check the boards outside the Library and the Activities office for the list of our newest books. 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

- Mark your calendars for the program that begins our summer season called "Oh, My Aching Hands!" hosted by member Bev Jacobson on Friday, July 25th at 1:30 pm. Northwell's orthopedic surgeon, Dr. Michael Fitzgerald, will discuss various hand problems, why they occur, and how they are treated. If your hand aches, or your finger bends and doesn't straighten, straightens and doesn't bend, or you think you have a trigger finger, you'll want to be here to learn the causes and the treatments that are available.
- Our "Savor the Summer: A Free Plant-Based Cooking Demonstration," given by Northern Westchester Hospital's Amy Rosenfeld, Registered Dietitian and Senior Manager for the Community Health Team, and taking place in our kitchen on Tuesday, August 5th @ 1:30 pm, is CLOSED and so is the wait list. Her demonstrations of simple and delicious plant-based recipes perfect for warm weather dining caught fire, and emails just flooded my computer! I'm sure this will be a fine new take on summertime meals!

- Monday, August 18th at 1:30 pm, member Rosemary Glassman hosts an important program called “Pelvic Floor Health: Challenges and Treatments” given by a physical therapist who specializes in pelvic floor dysfunctions.
- Nurse Ellie Eidam will resume Blood Pressure screening on the second Friday in August. As usual, she will check your home mechanism for accuracy.
- When I was new to Heritage Hills and saw that a Health & Safety Committee was operating, I asked to join and was denied because I was not a nurse or doctor. Later on, a new chair reread my background in health education, and I became a member. Today’s organization is broad enough to include social workers, a fire safety specialist, and health educators, each with fine professional backgrounds and an interest in serving our community. Once again, the committee invites those of you with a health and/or safety background to join us; we meet once a month to discuss and plan our next steps. Please let us know of your interest by writing to flo613@comcast.net.

Security – Rob Casasanta, Prosecur Supervisor

- June stats: 41 security calls, 64 medical emergencies, 0 car accidents, 85 service calls, 14 parking violations, 8 maintenance calls, and 8 fire alarms.

Operations Report – John Milligan, Property Manager

Rise Engineering Project

Society's expenditures per month average over half a million dollars. Finding ways to save money is considerably more challenging. Fortunately, we have an opportunity to partner once again with NYSEG and Rise Engineering to collaborate on energy efficiency upgrades. These are limited to common areas and/or site lighting. There are essentially two parts to this project:

1. Switching out the 339 fluorescent bulbs in the Society buildings to be replaced by new color temperature-selectable LED bulbs.
2. Replacing the no longer available tennis court fixtures with new LED fixtures with adjustable distribution patterns, wattages, and lumens.

We will benefit from the likely 50% reduction in electric costs and will take advantage of NYSEG picking up 70% of the materials costs, as follows:

- NYSEG to pay \$12,562 of the total cost of \$17,945 for 339 LED bulbs
Society out-of-pocket: \$5,383
- NYSEG to pay \$3,640 of the total cost of \$5,200 for 10 LED tennis court fixtures.
Society out-of-pocket: \$1,560

We are still working out the installation details, but it appears that we will use our own electrician, giving us more flexibility in scheduling and the execution of the work, and any potential post-installation problems can be efficiently and quickly addressed. Once again, NYSEG will be providing a reimbursement for installation costs. Both projects are expected to pay for themselves by the end of this year in reduced utility costs.

Motion to approve the energy efficiency upgrades of replacing 339 LED bulbs in the buildings and the ten (10) tennis court fixtures. Motion passed.

Lake Lodge split systems

The size of the lobby at Lake Lodge required two separate heat pump split systems, and we have completed that installation, replacing the existing AC system that had failed. Given that we have now converted over 2/3 of Lake Lodge to energy-efficient heat pump-based systems, we are investigating the cost of completing this conversion before the end of this year. This will eliminate the \$17,000 annual cost for heating oil, and allow us to avoid replacing the \$35,000 oil-fired boiler. We will get a price for completing the conversion this year and determine if the budget will allow for this changeover this year.

Pickleball/Tennis

The installation of the long-awaited canopy for the outdoor pickleball courts patio was completed yesterday, and with this summer's extreme heat, it should not only be more comfortable but also safer to wait your turn to play.

The Tennis Committee had asked about replacing the rather beat-up and decrepit message boards at each tennis court and after looking at them with our Facilities Manager, Marcus Lovell, our maintenance staff began a project to refurbish the existing enclosures (new cork boards, new glass and plexiglass, fresh paint, etc.), saving us the \$600-\$700 cost of each new enclosure. These should be back in place at all six courts within the next few days.

Paving

We are in the process of evaluating sections of Society "A" and "B" roads to determine which areas should be addressed as part of our fall paving project.

Meadowlark Park

- In the last couple of years we have scaled back the mowing in Meadowlark Park and this was driven by two main factors. It is a considerable expense and it is more environmentally responsible to minimize cutting the former fairways and greens. Of course, this has led to concerns about walking through taller grass with an increased risk of encountering ticks. This is why a continuing effort is underway to expand and maintain the walking trails and all benches along the trails will be moved closer to the walking paths and will be located on a mulched surface free of grasses and vegetation.
- Although we do treat approximately 3 acres around Park Place, the playground and horseshoe pit areas, with an all-natural tick spray, it is simply not effective to consider treating larger areas within the park. It has to be applied on a monthly basis and costs roughly \$100 for each acre that is treated. The relocated benches and the large network of walking trails should alleviate many of the concerns related to ticks.
- In an effort to ensure that our residents are as safe as possible in using the park, our security personnel will patrol with their 4WD vehicles when weather conditions permit and we will begin a numbering system with our existing trail markers to help our residents and our security personnel in orienting themselves while in the park.
- There have been requests for the creation of an oval walking track to be located somewhere within the confines of the park, and the criteria would include that the track is easily accessible and be more of a path concept taking the contour of the property. Unfortunately, there are a number of logistical, regulatory and financial issues that would effectively prohibit this from becoming a reality. This would require the creation of a site plan by a professional engineer for submission to the Town of Somers for approval. Given restrictions on the use of that 62-acre site, there will likely be permitting issues, drainage accommodation that would need to be made, all of which are over and above the expected costs of creating such a track.
- Concert in the Park – The lower parking lot at PP will be closed all day. Parking for the concert will be in the upper parking lot above PP, next to the tennis courts. The Activities Center lot will be available, and there will be a shuttle bus running from LL to PP if more parking is required.

Shuttle bus

Our newest shuttle bus has been placed into operation even as Mike Triano, our transportation and maintenance yard supervisor, is completing the installation of a camera, GPS, and radio equipment. The two shuttle buses now in operation are smaller, lighter, and more fuel-efficient than the buses we have used previously, while still allowing 14 passengers.

Condo 29 Stop Sign

The Somers Town Board has approved the installation of a stop sign on Westridge Drive, westbound towards Lovell Street at the corner of the 708-714 cluster in Condo 29. This sign will go in within the next few days, so please keep this location in mind as you travel on Westridge Drive towards Lovell Street.

Residents' Comments

Roberta Cassetta, Unit 200B – Requested information on land erosion behind the unit.
Gene Archer responded that it is a condo-related issue.

Trish M - Requested an Eblast be sent for future incidents / missing residents.

Gene Archer responded – An Eblast was the next step, and was in the process of being prepared, right before the person was located.

There being no further business, a motion was made to adjourn the meeting at 2:30 p.m. Motion passed.
The next Board meeting is on September 17, 2025, at 1:30 p.m.

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