

HERITAGE HILLS SOCIETY
Board of Directors
Meeting Minutes – September 17, 2025

Meeting commenced at 1:30 pm

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

Motions:

- To approve a new pickleball instructor, Alfredo Possante – motion passed.
- To approve applying new marcite coatings to Pool 1 (\$70,995) and Pool 2 (\$38,995), work done by Blue Water Pools – motion passed.
- To approve converting the yoga studio and Room 3 at Lake Lodge to split systems at a cost of \$28,000; work to be done this year by K&S HVAC. – motion passed.

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

- Welcomed new Society Board member, Bren Zimmerman, and announced she will be on the Fitness Committee.
- Gene acknowledged National Security Officer Appreciation Week and invited our Security Officers into the meeting to personally thank them for the job they do.

Deica Ruiz, Secretary, requested a motion to approve the Minutes of the July 16, 2025 Regular Board Meeting. Motion passed.

Financial Report – Jack Mattes, Treasurer

August income was \$544,679, and expenses were \$547,097, for a net negative of \$2,418. August year-to-date income is \$60,491 over budget, and expenses year-to-date are \$287,243 under budget.

Gloria Anderson, 1st VP

18-Hole Golf Course – The golf course has been sold, and the three new owners met with the Board's Executive Committee.

- The repairs proposed will include cleaning out the ponds that some of our condos overlook.
- They have conducted surveys to clarify the boundaries between the golf course and condo properties.
- They plan to meet with the presidents of the 30 condos to identify any issues that need addressing.
- The restaurant will be a full-service facility with a brand-new kitchen and is expected to receive its liquor license by October 1. It will start by offering dinner, then gradually add lunch and weekend brunch. Winnie and Michelle, who run the kitchen, are seeking your feedback on menu ideas and will also include a children's menu. If you have favorites, please email the Society office.
- Special and children's events are planned.
- “Bistro on the Green at Somers Pointe” is the restaurant’s name, and the banquet hall is “Jade Hill at Somers Pointe.”
- Take-out and delivery will be available, along with sunset dining featuring an early bird menu. To book an event, contact Michelle Hanson at 203-233-4602.

Activities Committee – Denise Elliott, Co-Chair

Motion request to approve Alfredo Possante as a new pickleball instructor – Motion passed.

Fitness Center – Joe Kelly, Chair

- In August there were 3,749 swipes into the exercise room and 469 into the gym area.
- At the Welcome to Heritage event, 25 residents visited the Fitness Center, and Mary conducted tours of the FC for several couples.
- New Policy: Health Aides who accompany residents must remain with their residents and may not use the equipment.
- B&B repaired two pieces of equipment: the inner and outer thigh machine, and the dual pulley station.
- Mary and Jonathon conducted 15 new consultations.
- A nest of yellow jackets has been removed from outside the men's locker room.
- The FC will be closed on September 23rd for carpet cleaning.

Meadowlark Park – Patricia Ploss, Chair

- We are proposing to install one or two gazebos, one specifically near the playground for parents/grandparents.
- Additional benches are planned to be placed along the trails, waiting for estimates.
- Our long-range plan includes additional capital projects, upgrades, and maintenance.

Landscape – Patricia Ploss, Chair

- Fall plantings will arrive in a week, weather dependent, and will include mums, cabbage, kale, and peppers.
- Our committee was pleased with the Spring plants, specifically, at the Warren Street traffic light, which we plan to repeat next year. We did get a boost from the rain in June,
- The white birch tree that we lost in front of LL will be replaced, and we are discussing options.
- Some of the trees along HH Drive are leaning; we are keeping an eye on them.
- Grasses along the patio at LL need replacing, discussing options that can thrive in shade and dry conditions.
- We continue to evaluate the trees located at the Pool #5 parking lot median.
- Maxner relocated a lilac ivory silk tree from Pool #2, which is now thriving.

Newsletter Committee – Gloria Anderson, Board Liaison

The October issue will feature details about what the Activities and Clubs have to offer. The centerfold will include pictures from the annual Art Show. The highlight article will be on female members of the HH Woodcraft Club.

Pool Committee, Alan Tepper, Chair

- Attendance statistics for the five pools for the season: 21,704 resident visits, 2,953 guest visits, for a total of 24,657 individual visits. The average attendance is 312 individuals per day, which equates to 55% capacity.

Community Affairs Committee – Jack Mattes, Chair

- The annual Art Show this past weekend was a success. All participants are residents who are amazing artists. Jack has chaired this show for 17 years, and his co-chair, Carol Kelly, will replace him next year. There were over 500 visitors and more than 300 pieces of art. Photos will be in the next newsletter.
- Toys for Tots is scheduled for December 6th in the HR. Santa and his Elf are planning to attend. Collection boxes will be distributed for contributions, and the Woodcraft Club will begin to make toys.

Special Events, Dorinda Haskel, Chair

- A theatrical production is planned for December, and logistics are being worked on; details to follow.
- Feedback is requested from the community on ideas for more special events. Please email the Society office.
- Welcome to Heritage event was a success, with 38 Club/Activities tables for new residents to visit.

- There will not be a Trunk or Treat held this year.

Somers Town Update – Bruce Prince

- The Town plans to allow for more cell towers throughout the area of Somers.
- Planning Board member John Curry has retired and will be replaced by Vicki Cannon, a resident of HH.

Library – Deica Ruiz, Chair:

- For October, 14 new titles are being added by some favorite authors - Ken Follett, Elin Hilderbrand, Dan Brown, and Elizabeth George, to name a few. Check the boards outside the Library and the Activities Office for the list of our newest books, and reserve books by calling or stopping by the Library.
- Last week, the Library Committee held a breakfast for our 20 volunteers to express how much the community appreciates their service, and to emphasize that we could not run the library without them.
- Book Search on the HH website was down for a few days, but is back in business. It's a great resource for finding out if books by authors you enjoy reading are available in the Library. And if you don't remember the title of a book or the author, try inputting one or two words and see if the book pops up.

Health and Safety Committee – Flo Brodley, Chair

- Our fall season is underway, and it begins with a holistic program! These types of programs, sometimes called integrative, give audiences an opportunity to hear about different ways of looking at ordinary mainstream issues that, one day, may be integrated into everyday practice. Chiropractic measures were considered quite radical, but today these methods have widespread acceptance.
- “Sharpen Your Brain Through Better Nutrition and Sleep” on Wednesday, September 24th, @ 7 pm in the Heritage Room. Lisa Feiner, founder of Sharp Again (the Education Non-Profit) and National Board-Certified Health & Wellness Coach, will talk about foods that affect cognitive performance, possibly contributing to “brain fog,” and how to get a better night’s sleep. This is an exploration for those interested in information outside the mainstream.
- Annual Flu Clinic will take place on Wednesday, October 8th, from 9 am to 1 pm at Lake Lodge, and the wonderful nursing staff at Northern Westchester Hospital will be there to offer both flu boosters - Fluarix & Fluzone High-Dose. You should check with your physician before you attend as to which vaccine is best for you to receive. Somers Police will be on hand, as usual, to accept your unwanted and expired medications, but no sharps, liquid meds, or cleaning supplies will be collected.
- The members of the Health & Safety Committee will honor our former chair, Leslie Guttman, who died earlier this month and whose leadership of the yearly flu clinic was outstanding. Next year, with Leslie in mind, we hope to offer a program on pancreatic cancer, which has been proliferating recently.
- The Annual Medicare Update is scheduled for the following Wednesday, October 15th, at 10 am in the Heritage Room, a co-sponsorship between H&S and the 10-A-Men Club. Julie Woodward, of Demystifying Medicare, will be our prime speaker and will host a private counseling session after the meeting. Medicare is always changing, and 2026 will also bring a few surprises. Handouts from the Medicare Rights Center, our nonprofit advocacy organization, will be available.
- We end the month with a special program called “What is Acupuncture? What is Qi, Meridians, and Acupuncture Points?” that will take place on Thursday, October 23rd at 1:30 pm in the Game Room of the Activities Center. Dr Wei Song, a NY licensed Acupuncturist, trained in traditional Chinese medicine and modern integrative techniques, received a master’s degree in Acupuncture from NY College of Traditional Chinese Medicine and a degree of Medical Doctor in Public Health from Shenyang Medical College. You will learn how acupuncture and holistic care can support your overall health and wellbeing. This is another opportunity to learn, ask questions, and explore holistic time-tested healing practice.
- Sadly, Nurse Ellie Eidam’s session of Blood Pressure screening on the second Friday in August is cancelled in October. Stay tuned for information on the following months.

- The Health & Safety 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 and could use new prospectives for our work. Please let us know of your interest by writing to flo613@comcast.net.

Security – Rob Casasanta, Prosecur Supervisor

- August stats: 38 security calls, 79 medical emergencies, 3 car accidents, 122 service calls, 10 parking violations, 19 maintenance calls, and 2 fire alarms.
- Pat Ploss mentioned that Celebrate Somers would be held on September 20, and local elections will be held in November.

Operations Report – John Milligan, Property Manager

Lake Lodge Split System Conversion

The conversion of Lake Lodge to heat pump mini-split systems throughout the building was initially envisioned as a two- or three-year project. Due to an unexpected failure of the existing lobby AC units, it was decided to convert the last two spaces, Room 3 and the yoga studio, to split systems this year, allowing us to complete the conversion within this calendar year. The split system installation is underway, with the upstairs yoga studio not yet started, although all electrical work has been done. The remaining scope includes providing heat in the crawl space(s) and basement area. By the end of September, both heating and cooling should be completely independent of the oil-fired boiler. All these Mitsubishi units are rated to -5 degrees Fahrenheit. A **Motion** was made to approve converting the yoga studio and Room 3 to split systems at a cost of \$28,000; work to be done this year by K&S HVAC. Motion passed.

Pool Issues

On September 2nd Marcus began work on pools and pool decks, and our pool contractor was onsite the following day. They removed pool furniture, ladders, railings, HC lifts, etc. and began draining Pools 1 & 2 in anticipation of acid washing and removal of the existing loose marcite coating. Application of the new troweled-on marcite coating started this week, and we have begun to refill the pools. They will need to be filled for a month to allow the marcite to cure thoroughly. A **Motion** was made to approve applying new marcite coatings to Pool 1 (\$70,995) and Pool 2 (\$38,995), work to be done by Blue Water Pools – motion passed

An exchange of emails with the engineer from the DOH indicates that we may finally receive approval from the Health Department to move forward with the replacement of mechanical equipment at Pool 3. Depending on equipment lead times, it should be possible to complete work this fall.

A new motorized gate system will be installed at Pool 1, which is activated by a card reader upon entering the pool and motion sensors upon leaving the pool. Prep work for the installation has begun.

Rise Engineering/NYSEG Project

All of the bulbs and fixtures have been delivered, and the work is underway in the Activities building, Fitness Center & Lake Lodge. We are receiving a 70% credit for the materials costs, and a reimbursement offsetting the installation costs as well. The expected reduction in electric costs is a savings we will realize every year.

West Hill Drive Drainage Project

Tentatively scheduled for the week of September 29th, Northern Construction will begin work on a very large and very expensive drainage project on West Hill Drive, adjacent to the first Condo 11 cluster above Warren Street. The work includes digging 11- or 12-foot-deep trenches, 36” HDPE pipe, water, sanitary sewer, and an 8,000V NYSEG primary all adding to the complexity. That section of road will have to be closed for about a week. All emergency responders and local school districts will be made aware of the road closure, and the contractor will have sufficient signage in place and flagmen to guide residents and guests around the closure.

Pickleball Court Repairs

SportTech has confirmed that the repairs to the crack(s) on the pickleball court will take place starting Monday, Oct. 6th. The outdoor courts will be unavailable for play that week. Repairs of this type are weather-dependent, and inclement weather may impact the starting date or the timeframe for completion.

2025 Paving Project

Bids were sent last week to three paving contractors for paving work in three separate locations and we are asking for sealed bids to be returned by Friday, Sept. 19th. This may require an email vote for approval by the Board to ensure an early October start. Some minor adjustments to the paving specs should result in cost savings.

Resident Comments

Hope Wittrock, Unit 159C

Was the decision to close pools made by the Executive Committee or the Board?

Gene Archer responded – The decision was made by the Society Board.

Marilyn Wishney, Unit 83B

Can we update the yellow lines on the speed bumps on East Hill Road, which have disappeared?

Gene Archer responded – We will look into it.

Carrie Sears, Unit 654C

We plan to submit a report encouraging the Society Board to apply for a Green Jobs Green NY Energy Study from NYSERDA.

Gene Archer responded – Three or four years ago, we did a rate comparison study of all our electricity rates and had them updated. Some were incorrectly listed as commercial rates, which were corrected and switched to residential rates, resulting in a refund of over \$17,000.

Flo Brodley, Unit 351C

Regarding the difficulties of Pool 4, have we considered a saltwater pool?

John Milligan responded – It is an expensive conversion. Our pools are designed for chlorinated purification. Equipment and modules would have to be replaced every three years, and we still need a backup sanitizing agent on hand, plus purchase the salt. Until prices come down, it's probably not likely to happen.

Barbara Tepper, Unit 714

The speed bumps on West Hill Drive by Pool 4 are too high and need to be lowered.

Gene Archer – Thank you, Barbara.

Susan Statkowski-Rivalsi, Unit 807B

Was it a unanimous vote to keep the pools closed after Labor Day?

What is the procedure to hire lifeguards? We should hire lifeguards from Iona Prep.

Gene Archer responded – I don't remember what the vote count was; nevertheless, it was a majority vote.

John Milligan responded – Applicants apply online through a website managed by HMS. We will look into it next year.

There being no further business, a motion was made to adjourn the meeting at 2:35 p.m. Motion passed.

The next Board meeting is on October 22, 2025, at 1:30 p.m.

Respectfully submitted by:

Deica Ruiz, Secretary

Heritage Hills Society, LTD