

HERITAGE HILLS SOCIETY
Board of Directors
Meeting Minutes – February 17, 2026

Meeting commenced at 1:30 pm

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

Gene Archer, President, greeted everyone in attendance and those watching on Channel 21. The Society Board Meeting for June has been rescheduled from June 23rd to June 30th at 7 p.m.

Deica Ruiz, Secretary, requested a motion to approve the Minutes of the December 17, 2025, Regular Board Meeting. Motion passed.

Financial Report – Jack Mattes, Treasurer

January income was \$552,738, and the operating budget for that period was \$553,780. Expenses were \$411,973, and net income was \$140,764.

Gloria Anderson, 1st VP

HH Telephone Directory

Halston Media, our publisher, is currently securing paid advertising for the directory. We do not have a rollout date at this time, but look forward to providing an update as soon as one becomes available. Condos will be notified regarding the distribution details.

Road Signage

The Town will be installing a new “Westridge Drive” street sign at the intersection of Lovell Street, at the entrance to Heritage Hills. In addition, we have asked the Town whether the “Westridge Drive” signs within Heritage Hills can be reinstalled along the internal roadways. We are awaiting their response and will share updates as soon as we receive them.

Bistro on the Green Restaurant

The restaurant’s winter hours are Thursday and Friday, 4:00 pm to 9:00 pm, they are open Saturdays from 11:00 am to 9:00 pm, and from 11:00 am to 8:00 pm on Sundays.

Willow Wood Gun Club

In April 2024, the state court decided in favor of the Gun Club and the Carmel Planning Board. The Somers Land Trust (SLT) is now appealing to the Appellate Division, Second Department. It can take up to two years for one of these appeals to be decided. In November of 2025, the SLT and Riverkeeper Inc. filed a suit in federal court against the gun club. They are alleging that lead shot is contaminating the soil and the groundwater. They are currently in the discovery phase, which must be completed by November 2026, according to the court. In the meantime, the gun club is seeking permission from the State Department of Environmental Conservation to install a shot curtain 80 yards in front of the clay shooting stations. That decision is pending.

Activities Committee – Ann Harper, Co-Chair

There are no new clubs or activities to report on this month. Several of our established groups continue to keep our community engaged:

- Film Club – A reminder to check the current schedule and enjoy their upcoming screenings.

- Women’s Club – Hosting a special event in February.
- Club Shalom – Continuing its active lineup of programs and gatherings for February and March.
- Environmental Club – Offering an informative session focused on maintaining a nutritious diet.
- Photography Club – Providing helpful education on getting the most out of our phone cameras.
- There are exercise classes available, including “Chair Yoga” at Lake Lodge.

Returning in March are Senior Care, Continuing Ed, and Friends in the Hills. See Eblasts and the Newsletter for details.

Fitness Center – Joe Kelly, Chair

- In January, there were 3,669 swipes in the exercise room and 962 in the gym area.
- Sam Stern, the new fitness trainer, began on January 5th (Jonathon’s replacement)
- Mary and Sam conducted 23 new consultations
- One treadmill is out of service and is waiting to be replaced in April/May.
- Low back/Ab and Inner & Outer thigh machines required repairs and were serviced by B&B Fitness.
- Mary is currently researching two new pieces of equipment and two new treadmills.

Meadowlark Park – Patricia Ploss, Chair

The Committee will be meeting later this year.

Landscape – Patricia Ploss, Chair

The committee will be meeting later this month to discuss spring flowers and the opening of the park trails.

Newsletter Committee – Gloria Anderson, Board Liaison

The March issue features “Community News,” which includes updates on all ongoing and returning Activities. The centerfold continues the two-part photo series introduced in the February issue: pictures of work-free perennial flowers found in Meadowlark Park, photographed by Joanne Meder. In addition to the “Meet Your Neighbor” column, the “Did You Know” section has listings of upcoming day trips offered by Somers Senior Services, which include “Lunch at the Culinary Institute of America,” a Hudson River Cruise and lunch in Kingston, and a casino trip. An application for residents interested in running for the Society Board of Directors can be found in the March issue.

Society Board Election – Dorinda Haskell, Committee Chair

- As of March 1st, announcements will be posted via E-Blast and in the newsletter, along with an application for anyone interested in running for the Board.
- April 1st is the deadline for applications. We encourage residents interested in serving on the Society Board to apply by submitting a completed application.
- Candidates' Night is scheduled for May 13th at 7:00 p.m. in the HR.
- Results will be announced at our Annual Meeting on June 30th.

Community Affairs Committee – Dorinda Haskell, Chair

On March 7th the “Anytime at All” cover band for the Beatles will perform in the HR at 7:00 p.m. Tickets are available at the door and on Eventbrite. Announcements are in the newsletter and the FB Family Network page.

Community Affairs Committee – Jack Mattes, Chair

The Town of Somers Energy and Environment Committee is hosting a Repair Café event, where you can bring items from your home that are not functioning to be repaired, free of charge.

Library – Deica Ruiz, Chair:

- Since we last reported in December, the Library added 16 new books in February, with another 15 coming in March. In February, these included titles by Paula McLain, Frieda McFadden, and James Grippando, and for March, books by Anna Quindlen, C.J. Box and Brad Thor. Also for March we're adding Adam Higginbotham's *Challenger: A True Story of Heroism and Disaster on the Edge of Space*.
- Cindy Kennedy and Sheelagh Kaplan, two of our Library Committee members, do a wonderful job choosing our monthly book selections. Residents can also suggest titles they feel would be popular with our readers. The Library hosts two book club sessions a month, led by Sheelagh, and we are working on other ways to encourage community participation this year. More to come.
- To reserve a book, call the Library and leave your contact information or check out the Library tab at hhsociety.org. Hope to see you soon.

Health and Safety Committee – Flo Brodley, Chair

- Health & Safety will begin the New Year with a topic very much in the news these days. Speaker Stefanie Schwartz is a Registered Dietitian with a Master's Degree in Nutrition and will offer the program called The Microbiome-Brain Axis on Wednesday, March 18th at 1:30 pm in the Heritage Room. She writes: "The health of your microbiome is the circuit center of your mood, heart health, digestion, sleep, cognition, and even your weight." We can change our microbiome with some simple food and lifestyle changes that can improve our overall health significantly.
- In the coming months, there will be programs on neurology, dental care, our annual CPR Family and Friends program, and many others that will interest and inform our community. Stay tuned to television announcements and the flyers that arrive by email. Hard copies of the flyers can be found in Andrew's office.
- Nurse Ellie Eidam's Blood Pressure Screenings continue on the second Friday of each month. Our dear team member shows up, time and time again, doing her best for the residents of our community. Easy to know why she's been a recipient of the Westchester County Hall of Fame Award!
- 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 the latest news in our fields and plan next steps. Please let us know of your interest by writing to flo613@comcast.net.
- Although I have stepped down as Chair of this fine committee, I will continue to host programs, as do the other members of our professional team.
- I'm happy to introduce the new Chair of our Health & Safety Committee, Rosemary Glassman, a former pediatric nurse, who many of you will recognize because she has hosted many programs in her years on our team.

Security – Rob Casasanta, Prosecur Supervisor

- The 2025 year-end report consisted of 3,188 incidents, of which 868 were medical emergencies.
- January stats: 32 security calls, 83 medical emergencies, 4 car accidents, 134 service calls, 6 parking violations, no maintenance calls, and 6 fire alarms.

Operations Report – John Milligan, Property Manager

HC Doors

We have obtained bids from three door contractors to fix the HC doors to the Activities Center. Two weeks ago, we signed an agreement and made a deposit payment to Burchett Door & Lock, Ltd for repairs to the HC door mechanisms at both Lake Lodge and the Activities building. The materials are 2–3 weeks out in terms of lead time.

Fitness Center partitions

Installation of the partitions for the Fitness Center locker rooms will be completed today, and because their installation required repairs to sheet rock, tile, and painting, the Fitness Center had to be closed for two days to allow for their assembly, installation, and associated repairs. The number of users for the FC exceeds any other amenity we have, including that of all five pools.

We will not be repairing the treadmill that is currently out of service, as the budget includes the purchase of two new treadmills. Mary is already in the process of researching these replacements.

Pool 3

Work has begun at Pool 3 and, weather permitting, the intent is to complete as much work as possible before the spring. All materials have been delivered to Blue Water Pools, and most have been brought onsite. In the spring we will extend the propane lines to accommodate the new location for the pool heaters. One concern is the timeframe associated with Dept. of Health inspections and approvals.

Salt Storage Barn

Our salt storage barn canopy has developed a tear at the peak of the structure and this represents a significant cause for concern. Once road salt gets wet and the temperatures move below freezing, it becomes essentially unusable, as frozen chunks of salt will invariably damage the salt spreading equipment. Ace Vinyl has been onsite, and we are waiting for three proposals: 1) Repair to the existing tear, 2) Replacement of the entire canopy, or 3) Replacement of the entire canopy and frame. The logical choice will be to repair, in place, the existing tear. The entire canopy cost \$45,000 when it was replaced in 2020, and a new canopy and frame would approach \$90,000-\$100,000. Since December 1st, Maxner has purchased 700 tons of salt @\$110/ton. During a storm, Lawton Adams charges \$195/ton.

Shuttle Bus Updates

One of our shuttle buses hit a deer on Route 100 on the evening of January 20th. Luckily there were no injuries to the two residents on the bus, and the driver was able to drive the bus and discharge the passengers even though the front of the bus was pretty banged up. The following day we started a claim with Progressive, and on the 23rd the bus was brought to a body shop in Bedford Hills. We have an estimate from the body shop for just under \$18,000, and an adjuster from Progressive has inspected the vehicle and has allowed us to move forward with repairs. We expect repairs to be completed this week.

Activities Patio Sunroom Project

We are still working out some code-related issues with the Town of Somers building department, with the assistance of an architectural firm that Society has engaged for the AC patio sunroom project. These issues need to be resolved before the preparation of conceptual and working drawings can start. We are still hopeful that construction can begin sometime in mid to late spring.

Winter/Snowstorm Issues

The prolonged cold weather has resulted in our Facilities Manager, Marcus Lovell, having to deal with many cold-weather-related problems. These include sprinkler system issues in both the Activities and Fitness Centers, no heat in the FC (heating oil issues), causing frozen pipes, and Zone Valve issues in the AC.

After our huge snowstorm, Maxner spent two days removing snow from intersections to improve sight lines. There were several issues with condo vendors creating hazardous conditions on Society "A" and "B" roads and burying fire hydrants. Our most recent large snowstorm has made clear the need for better coordination and cooperation between the Society snow removal contractor and the individual condo contractors.

Exit Signs

Our exit signs to Lovell Street and to Warren Street were delivered, although weather may prevent their installation until spring.

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 March 17, 2026, at 7.00 p.m.

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