

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

Meeting commenced at 7:00 pm

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

**Motions:**

To approve a revised *Commitment to Good Service* wherein Board Members must abstain from voting on any matter before the Board that pertains solely to a group, club, or activity on which the Director serves as a Chair, Officer, or Committee Member - motion passed.

To approve a new class titled *New Balance and Posture* - motion passed.

To approve the SportTech proposal for tennis court initial reconditioning and monthly grooming for \$12,226.25 - motion passed.

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

- Flo Brodley was recognized for her dedicated service on the Health and Safety Committee, and honored by RSVP of Westchester for her twenty-two years of commitment to the RSVP and to Americorps Seniors.
- There has been significant progress on the website update. All technical issues have been resolved, and the average response time is now under one second. As we move into the final phase with a web designer, a new, modern look will be introduced, with a launch in early April. In the meantime, residents are encouraged to visit the site and explore its features.

**Deica Ruiz, Secretary,** requested a motion to approve the Minutes of the February 17, 2026, Regular Board Meeting. Motion passed.

**Financial Report – Jack Mattes, Treasurer**

February income was \$555,100, operating expenses were \$498,144, and the net income for the month was \$56,955. The next Finance Committee meeting is scheduled for March 26, 2026.

**Gloria Anderson, 1<sup>st</sup> VP**

HH Telephone Directory: The new resident directory is at the printer, and copies should be available by the end of the month. Condo representatives will be notified upon their arrival.

Road Signage: The Town has agreed to allow the installation of a “Westridge Drive” sign. There is a new sign at the intersection of Westridge Drive and Lovell Street that reads “Westridge Drive Private”.

Bistro on the Green Restaurant: Chefs Winnie and Michelle, who came out of retirement to help during the opening phase, have left the restaurant. The new chef, Milton, is a classically trained Culinary Institute graduate whose specialty is French desserts, and he plans to incorporate new items into the existing menu. On April 5<sup>th</sup>, Easter Sunday, both brunch and à la carte items will be served. Reservations are recommended. April 7<sup>th</sup>, the opening of the golf season, will bring new hours that are TBD. April 16<sup>th</sup> Paint and Sip from 6 pm – 8 pm. Cost is \$50.00. Reservations can be made at 914-276-1000 or via email at [bistroatsomers@gmail.com](mailto:bistroatsomers@gmail.com).

**Activities Committee – Ann Harper, Co-Chair**

- A **Motion** was made to approve a new “Balance and Posture” class on how to reduce the risk of injury. Motion passed.

- If you have an idea for a new class, please contact the Activities Office.

### **Fitness Center – Joe Kelly, Chair**

- In February, there were 2,759 swipes in the exercise room and 733 in the gym area.
- Mary and Sam conducted 23 new consultations
- New partitions for the men's and ladies' restrooms were installed in February.
- Shoe changing season has gone smoothly this year.

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

- Gazebo/Trails - Funds were allocated in this year's budget for a gazebo in the Park. The decision was made to place the gazebo uphill from and northwest of Meadow Pond in an area where future planning for a trail extension has been underway. This extension, about 500 feet long, will connect the Heritage Trail (which runs from Park Place uphill to the west of Meadow Pond) and the Warren Trail, which is along the western border of the park. This will provide a less strenuous walk to the northern section of the park. This trail extension will essentially loop around the new gazebo.
- Pollinator Garden - The Pollinator Garden committee is planning to place a sign that will contain a little history and the importance of the garden. Also planned is the placement of small QR codes on stakes that will identify and give some information about the individual plants, should residents wish to plant these in their own garden.
- Benches - As done in previous years, two to three benches will be added along the trails as needed.

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

- Ferns will continue to be used in the hanging baskets at the Activities Center entry. Ferns perform significantly better than flowering plants in this location, as the overhang limits both sunlight and natural watering.
- Two holly bushes alongside the Activities Center and under the library's windows that had been removed will be replaced.
- Plants surrounding the pond adjacent to Lake Lodge will be trimmed for a neater appearance.
- Options are being considered for screening the propane tank outside Lake Lodge that serves the fireplace.
- We will continue evaluating the plantings at Pools 2, 4, and 5 as they always seem to need some tweaking.
- Vegetation around the patio at Lake Lodge is under evaluation to refresh that area.
- Enjoy the daffodils that have just begun breaking through the ground, and look out for spring flowers, which will be planted mid to late May.

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

The April issue arrives with a touch of seasonal charm, featuring an adorable bunny on the cover to welcome spring. This month's Meet Your Neighbor article is especially strong. The interview offers a wonderful look into the lives of our residents, and it's truly inspiring to see how accomplished and talented so many members of our community are. Be sure to give it a read.

### **Society Board Election – Dorinda Haskel, Committee Chair**

- The Election Committee is now accepting applications from unit owners interested in serving on the Society Board of Directors. Each year, five seats become available, and all unit owners, spouses, and domestic partners are eligible to run for a three-year term beginning July 1st.
- Applications must be received by 1:00 p.m. on April 1st, and are available in the Activities lobby, the mailroom, and on the Society website.
- Candidates' Night is scheduled for Wednesday, May 13th, at 7:00 p.m. in the Heritage Room. We encourage you to come out and show your support for the candidates who generously volunteer their time on behalf of our community. More details will be shared as the election process moves forward.

### **Community Affairs Committee – Dorinda Haskell, Chair**

The “Anytime at All” cover band for the Beatles performed in the HR on March 7<sup>th</sup>, and it was a sell-out performance. If anyone is a band member and has suggestions for future performances, please reach out.

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

Culvert Project – Route 202 and Warren Street: The Town of Somers has announced that the culvert replacement project on Route 202 and Warren Street is expected to begin in late June or early July. During construction, **Rte 202 will be closed and, if needed the bottom of Warren Street will be closed at times. Traffic will be diverted through** alternate routes. A meeting with the Town has been scheduled for March 24<sup>th</sup> to review traffic plans and discuss details that will affect Heritage Hills residents and the surrounding community. More information will be shared once it becomes available.

### **Library – Deica Ruiz, Chair:**

- For April, the Library is adding 14 new books, including a historical fiction by Marie Benedict titled *Daughter of Egypt, It Girl* by Allison Pataki, a new mystery by Sandra Brown, and a history of Easter Island, hopefully something for everyone.
- Our volunteers have their own favorite authors, and these will be mentioned in the April Newsletter. Maybe one of these is your favorite as well, or perhaps you’ll find a new author to try.
- The Library closed due to bad weather several times this winter, the first time in many years, but we hope that’s all over now.
- You can check the Library tab at [hhsociety.org](http://hhsociety.org) to see if we have a book in our collection.

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

- Wednesday, March 18<sup>th</sup> at 1:30 pm in the Heritage Room is “The Microbiome-Brain Axis”, offered by Stephanie Schwartz, Registered Dietitian. She will explain how what we eat affects our bodies and how we can significantly improve our overall health.
- On Saturday, April 18<sup>th</sup>, from 11 am-2 pm at Meadowlark Park, we will sponsor the CARFIT Program, conducted by Nuvance Health Community Education. This is a personal safety check while you are in your car. Trained technicians will review and advise you on your car’s safety features and supply information and resources to take away. This is a pre-registration program; to sign up for a time slot please email Flo Brodley ([flo613@comcast.net](mailto:flo613@comcast.net)).
- On Tuesday, April 21, from 5 pm-7 pm, we are offering the Family & Friends CPR training conducted by certified instructor, Steve Pilla. This is a non-certified CPR course for adults and children. The cost is \$40.00, payable by check at the time of class. Please register by email to Flo Brodley ([flo613@comcast.net](mailto:flo613@comcast.net)).
- Nurse Ellie will be conducting blood pressure screenings on the second Friday of each month.
- Our committee sponsors the Alzheimer's/Dementia Support Group and the Spousal Bereavement, which meet monthly. The groups are facilitated by psychologist Linda Ludwig. Further information is located in the HH Newsletter and in the Activities office.

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

- The State Police and Somers Police Departments have been on the property issuing summonses for violators who are speeding over the 30-mph speed limit and ignoring stop signs.
- Walkers: Please walk single file, facing traffic, wear traffic safety vests, and carry a flashlight.
- At the Northeast Regional meeting, some of our staff members were nominated for awards. EMTs Ernie Hongach and Amy Nolan were nominated for the Heroism Award. The Security Officer of the Year awards went to EMTs Matthew D’Andrea and David Perilli. Desk Officer Mike Henderson received special recognition.

- February stats: 44 security calls, 71 medical emergencies, 2 car accidents, 97 service calls, 2 parking violations, 5 maintenance calls, and 7 fire alarms.

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

**Handicap Doors:** The HC doors to this building have been repaired, and the HC doors at Lake Lodge will soon follow. We plan on creating a regular preventive maintenance program for both sets of doors. There may still be adjustments that are necessary to the timing and sequencing of the doors' opening and closing actions.

**Pool 3:** Nearly all the new pool mechanical equipment has been installed and interconnected, and work on installing the two outside pool heaters and the associated propane line extension will begin shortly. Our electrician will begin the electrical work, followed by an inspection by the Dept of Health. We are hopeful for opening on Memorial Day Weekend.

**Salt Storage Barn:** We received two proposals from Ace Vinyl to repair the salt storage barn canopy: Remove and replace the existing vinyl cover - \$48,500. Remove and replace the existing vinyl cover and galvanized frame - \$99,365. Rather than replace the cover, we had our electrician, Rob Marino from Allstate, position his bucket truck in the salt storage barn. He was able to reach the damaged area, then he applied some marine-grade vinyl tape, and the vinyl canopy was repaired. Total cost - \$250.

**Heritage Room Screen:** In working with the manufacturer, our staff has been able to correct the significant wrinkling that was occurring at the lower part of the screen. The screen may be relocated back about one foot or so, allowing us to close the curtain while the screen is not in use.

**Fitness Center partitions:** Installation of the partitions for the Fitness Center locker rooms has been completed, and we are looking at the possibility of additional enhancements to the locker rooms.

Mary has nearly completed checking out the new equipment. It will consist of two new treadmills w/22" TV consoles at \$20,302, one Stairmaster w/15" touchscreen at \$7,999, and one Hip/Glute thrust machine at \$5,294. All this totals \$33,595, within the \$35,000 budgeted for new equipment this year.

**Shuttle Bus Updates:** The shuttle bus that hit a deer has been repaired and returned as good as new. Our cost was the \$1,000 deductible (out of an \$18,000 repair) and however much our Progressive premiums go up.

**Activities Patio Sunroom Project:** After receiving approval from the Town of Somers ARB, we will begin work on construction drawings, allowing us to move forward with the installation of the sunroom addition to the rear patio of this building. With building permits contingent upon the submission of these drawings, we are hopeful for a May or June timeframe.

**Winter/Snowstorm Issues:** Westchester Properties Group plans to replace any curb damage from snow removal and has already begun spring cleanup.

**Exit Signs:** Now that the weather continues to improve, we will begin fabrication of the supporting posts for our four new exit signs and hope to have them installed within the next two to three weeks.

There being no further business, a motion was made to adjourn the meeting at 7:50 p.m. Motion passed. The next Board meeting is on April 21, 2026, at 1:30 p.m.

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