

HERITAGE HILLS SOCIETY
Board of Directors
Meeting Minutes – November 19, 2025

Meeting commenced at 1:30 pm

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

Deica Ruiz, Secretary, requested a motion to approve the Minutes of the October 22, 2025, Regular Board Meeting. Motion passed.

Financial Report – Jack Mattes, Treasurer

October income was \$553,215, and expenses were \$485,143, for a net positive of \$68,071. We remain under budget, a very good year so far.

Gloria Anderson, 1st VP

HH Telephone Directory

Residents listed in the old directory will not be automatically included in the new directory, a new form is required. The deadline to submit the form is January 15th. Forms can be found in the lobby of the AC.

18-Hole Golf Course

The new opening date for Bistro on the Green is Wednesday, November 26th at 4:00 p.m. Initially, it will serve dinner only from Tuesdays through Sunday. It is closed on Mondays. The kitchen will soon transition to serving lunch, brunch, and early bird specials. Two residents have been hired as drivers for deliveries within HH. For reservations, please call 914-276-1000.

Decorating Committee – Gloria Anderson, Chair

Minor updates continue to freshen up our buildings. Lake Lodge received four new beautiful canvas pictures taken by our own Gene Archer, and the billiards room has been repainted in a two-tone navy and tan.

Fitness Center – Joe Kelly, Chair

- In October, there were 3,901 swipes into the exercise room and 793 into the gym area.
- The FC was closed on October 16th for the installation of LED lighting, and dust and sheetrock debris was removed from the existing light fixtures.
- The shoe changing policy will go into effect on December 1st unless it snows sooner. A bench will be provided outside the building for residents to sit and change. Signs will be posted, and an Eblast will be sent as a reminder.
- Fitness staff member, Jonathon Reichbach, is retiring, and his last day is December 27th. We thank him for his service and wish him the best of luck. Interviews for his position are currently ongoing.
- Research is underway for two new treadmills.
- Mary and Jonathon conducted 14 new consultations.
- The Fit Bits article in the HH newsletter by Mary focuses on exercise techniques and household items you could use when you don't have time to get to the fitness center.

Meadowlark Park – Patricia Ploss, Chair

- A gazebo has been approved by the budget committee and is planned for the vicinity of the playground. We look forward to making a selection and hope for the installation in early spring.
- While enjoying the brisk walks through the park, keep in mind that trails are not maintained when snow falls.

Landscape – Patricia Ploss, Chair

- There are only a few more weeks to enjoy the mums, cabbage, kale, and peppers before they are removed.
- We are looking forward to our holiday lights at the entrance.
- Our committee will meet after the New Year to begin planning for spring flowers.

Newsletter Committee – Gloria Anderson, Board Liaison

For those who can't make it to the AC, the resident directory form will be included in the December and January issues, and can be mailed to the Society office. The December issue will have a "Thought for Food" column by Elizabeth Royston, featuring a recipe for stuffed baked apples, and an article by Cindy Kennedy with photos of the Needlecraft Group's many charitable activities. Copies should arrive by December 1st.

Community Affairs Committee – Jack Mattes, Chair

Toys for Tots is scheduled for December 6th at 2:00 p.m. in the HR. Santa will be visiting, and on display will be a model railroad train for all to enjoy.

Special Events – Dorinda Haskel, Chair

- An interactive performance of Rumpelstiltskin will take place on December 20th at 2:00 p.m. in the HR. Tickets are limited and going fast. If you have questions about participation, call Peter Royston at 914-589-4405.
- A resident who is a member of a cover band for the Beatles will perform in the HR on March 6th, more details to follow.
- Welcome to Heritage is scheduled for mid-October.

Library – Deica Ruiz, Chair:

- For December, we are adding 17 new books, including Mona's Eyes by Thomas Schlessler, announced by Barnes & Noble as its Book of the Year, and deemed an international bestseller. Other new titles include Exit Strategy by Lee Child, Queen Esther by John Irving, and Replaceable You, Adventures in Human Anatomy, by Mary Roach.
- Please be sure to read Cindy Kennedy's article about our library in the December Newsletter.
- You may call the Library if you wish to reserve a book, and check the Library tab on the website to see if we have a certain title in our collection. Happy reading, and happy Thanksgiving!

Health and Safety Committee – Flo Brodley, Chair

- Our last program of 2025 was called "What is Acupuncture? What is Qi, Meridians, and Acupuncture Points?" and took place on Thursday, October 23rd. Dr. Wei Song is a NY licensed Acupuncturist, trained in traditional Chinese medicine, who provided another opportunity to learn, ask questions, and explore a holistic, time-tested healing practice.
- We are happy to welcome back Nurse Ellie Eidam's session of Blood Pressure screening on the second Friday of each month. This team member shows up, time and time again, doing her best for the residents of our community. It's no wonder at all why she's the recipient of Westchester County's Hall of Fame Award!
- Once again, 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 all the latest news in our fields and plan our next steps for the New Year. Please let us know of your interest by writing to flo613@comcast.net.

- Our commitment to learning about time-tested and new fields of health and safety gives us all reasons to attend, listen, and learn from our speakers and each other. Please continue to give us your feedback as we continue our programming into the New Year.

Security – Rob Casasanta, Prosecur Supervisor

- October stats: 51 security calls, 77 medical emergencies, 3 car accidents, 115 service calls, 2 parking violations, 3 maintenance calls, and 5 fire alarms.
- This morning's presentation at the Ten A Men's included two members of the State Police who talked about phone, email, internet, and AI scams. Another presentation will be given in the spring, and in the evening for those who can't make it during daytime hours.

Security - Ralph Fatigate, Chair

If you know someone who lives alone, advise them to be cautious of others who show too much attention.

Operations Report – John Milligan, Property Manager

West Hill Drainage Project/Paving

- We appreciate the cooperation of the residents of the 1,841 homes on the West Hill, allowing our contractor to finish a major drainage pipe replacement on West Hill Drive sooner than anticipated. More importantly, it meant that both our residents and the workers remained safe throughout the project. Road closures of any type are an inconvenience, and a combination of signage, email alerts, and additional security personnel all contributed to minimizing that inconvenience. This project also alerted us to the fact that a few additional signs indicating exits from the West Hill may be helpful to individuals unfamiliar with its maze of roads. Expect to see a handful of new signs shortly.
- This fall's paving project is nearly complete, with a few small, miscellaneous paving repairs yet to be finalized. All speed humps have been re-painted yellow, as have the white stop bars and pavement markings at the three-way stop

Fitness Center

Some residents have been entering and exiting the Fitness Center through the back doors out of the locker rooms. This defeats the purpose of an access card system, and those doors typically remain locked, except during pool season. They are still available as emergency exits from the locker rooms, but an alarm will sound if the doors are opened. During the winter months, we don't maintain the sidewalk area behind the Fitness Center. A resident could fall or slip on the snow and ice, and nobody would realize it.

Tennis Courts

We have reached that point in the year when we remove the tennis court nets and windscreens on our four turf courts. This will take place within the next week or so. The nets will remain in place on Courts 6 & 7 and provided there is no snow or ice, those courts will be available for play throughout the winter months.

Activities Sunroom Addition

Bruce and I have begun a series of meetings with Suburban Sunrooms and the architectural firm in an effort to expedite the preparation of construction documents and identify any potential code-related issues for the construction of a sunroom on the rear patio of the Activities building. The intent is to have all of this addressed as soon as possible, allowing for an early spring start to this project.

Tech/AV Equipment

We are increasingly relying on tech and A/V equipment to allow for the large number of events, concerts, presentations, and Board meetings that require this sort of equipment. This includes computers, sound boards, sound systems, digital cameras, projectors, screens, Wi-Fi devices, routers, and many more to support our access card systems, cameras, and community events. We have upgraded our internet capability at the Fitness

Center and Lake Lodge, and will install new Wi-Fi equipment throughout the Activities building, which should result in a much more robust signal everywhere in the building. In addition, we have purchased a new sound system for use at Lake Lodge. We are fortunate to have a dedicated group, Andrew, DuShawn, and Gianni, who are familiar with all this equipment.

Handicapped Doors

The mechanism that operates the doors both at the Activities Center and Lake Lodge will need to be replaced. Marcus will obtain three quotes/bids. Hopefully, we can get that changed sooner rather than later.

Stormwater Basins/West Hill

To comply with DEC requirements for maintenance, there will be a final cleanup of stormwater basins in the next few weeks.

Miscellaneous

A common request has been for blackout shades in the Heritage Room, and our maintenance staff recently completed their installation. This should enhance the use of the room for movies and other presentations.

There being no further business, a motion was made to adjourn the meeting at 2:03 p.m. Motion passed. The next Board meeting is on December 17, 2025, at 1:30 p.m.

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