

HERITAGE HILLS SOCIETY
Board of Directors
Meeting Minutes – October 22, 2025

Meeting commenced at 1:30 pm

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

Motions:

- To approve the 2026 Budget of \$6,645,368, with a 2.5% increase in Society fees – motion passed.
- To approve a new class called “Improving Communication to Improve Relationships” – motion passed.

Gene Archer, President, greeted everyone in attendance and those watching on Channel 21. He thanked the Finance Committee for submitting the 2026 budget and for managing to keep the fees increase at a level of 2.5%. To maintain HH as a premier property in Westchester, preserving the existing facilities is essential. The budget includes the construction of a glass enclosure for the outdoor patio at the Activities Center, which will expand usable space, as well as continued trail development in MLP, a gazebo, stormwater management, and road paving.

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

Financial Report – Jack Mattes, Treasurer

September income was \$533,940, and expenses were \$516,742, for a net positive of \$17,197. Operating year-to-date income is \$55,000 plus over budget.

Gloria Anderson, 1st VP

HH Telephone Directory – The contact information in the current directory is outdated. Halston Media will publish the new directory. To be listed, you must opt in by filling out a request form; even if you are currently listed, you will not be automatically included in the new directory. The request form is available in the Society and Activities Offices, with a drop box for the form located in the lobby of the Activities Center. The request form will also be printed in the January issue of the Newsletter.

18-Hole Golf Course

- The golf club restaurant, Bistro on the Green, will open on November 4th. Initially, it will serve dinner only, from Tuesdays through Sunday. After a few weeks, lunch will be available with a limited menu. They are looking to hire two part-time delivery drivers to provide free delivery. If anyone is interested, please get in touch with Michelle Hanson at 203-233-4602.
- The catering facility, Jade Hill Catering, will not be open on Thanksgiving Day but can prepare traditional Thanksgiving platters for pickup on the day before.
- After meeting with the Council of Condos and the 30 Condo Presidents, their plans to upgrade the golf course will include dredging of the three ponds and installing fountains to control the algae.

Activities Committee – Ann Harper, Co-Chair

- **Motion** made to approve a new class called “Improving Communication to Improve Relationships,” held by Randy Freeman, with monthly meetings at a cost of \$5.00. People will learn key principles of communication skills for different situations - motion passed.
- Details of all activities will be sent via Eblast and are posted in the HH Newsletter.

Fitness Center – Joe Kelly, Chair

- In September, there were 3,778 swipes into the exercise room and 435 into the gym.
- The FC was closed on September 23rd for carpet cleaning.
- Mary is researching models for two new treadmills.
- Winter maintenance was performed on the HVAC system, with new filters installed.
- The shower and bathroom stalls for both locker rooms have been measured for possible renovation.
- Mary and Jonathon conducted 24 new consultations.
- Preparing for the winter shoe-changing season, Eblast reminders will be sent, and signage will be posted.

Meadowlark Park – Patricia Ploss, Chair

- A gazebo is planned for installation near the playground for parents/grandparents to be out of the sun.
- Continuing with trail work, connecting some of the existing trails is in discussion for next year.

Landscape – Patricia Ploss, Chair

Fall plantings of mums, cabbage, kale, and peppers have arrived. Please enjoy them.

Newsletter Committee – Gloria Anderson, Board Liaison

The November issue will include updated details on community events and some great articles. Also featured are Cindy Kennedy's book review and the Fitbits column by Mary from the FC. The upcoming holiday events will include the 10-A-Men's New Year's Eve Party, Toys for Tots, and a free concert by Caramoor's current String Quartet in residence, co-sponsored by the Continuing Ed Club and Concert Society on November 20th at LL.

Community Affairs Committee – Jack Mattes, Chair

- Elections: Polls will be open from 6 am to 9 pm in the HR on November 4th. Early voting takes place at the Somers Town House.
- Toys for Tots is scheduled for December 6th in the HR, with a holiday decorating station available for young artists, and a model railroad train on display. Toy collection boxes can be found in the AC and at LL.

Special Events, Dorinda Haskel, Chair

- On December 20th, a live performance of Rumpelstiltskin will be held by a professional theater group.
- In March 2026, a cover band for the Beatles will perform a concert in the HR, more details to follow.

Somers Town Update – Bruce Prince

- Cell towers throughout the Town of Somers have received updated equipment.

Library – Deica Ruiz, Chair:

- For November, we are adding 16 books, including fictions by Ian McEwan and Mitch Albom, and new mysteries by Grisham, Connelly, and Richard Osman. There are also a couple of interesting collaborations: a Harlan Coben and Reese Witherspoon mystery, and a Nicholas Sparks and M. Night Shyamalan fiction. Our non-fiction offering is Andrew Ross Sorkin's 1929: Inside the Greatest Crash in Wall Street History and How It Shattered a Nation.
- The Newsletter will have the complete list of new books as well as information on book donations. Call the Library to reserve a book, leave your name and contact information, along with the name of the book and author. Check the Library tab on the website to see if we have a book in our collection. Happy reading.

Health and Safety Committee – Flo Brodley, Chair

- Our Annual Flu Clinic and Medication Dropoff last week was another success! The nursing staff, led by Margaret Ribaud, Clinical Coordinator at Northern Westchester Hospital, did their usual fine job of administering flu shots with smiles. Both flu boosters were offered, although the high-dose shots were the most given, and Margaret happily reported 170 shots were administered, a fine total for this community; we were thanked by many who were so pleased that it was so easy. The Somers Police were represented by Sargent David Burpee, who accepted 48 lbs. of our

unwanted and expired medications. Once again, we had to turn some people's bags away who offered sharps, liquid meds, and cleaning supplies, items which were never collected at this event.

- Unwanted and expired medications are accepted by the Somers Police Department every day at their facility in the Van Tassell parking lot on Route. 139, so do visit that office; it's a quick way to get rid of them.
- In the audience today there are three members of our committee who were instrumental in the successes of our flu clinic and other programs. Rosemary Glassman, who acquired and hosted the fine program on the pelvic floor. Alicia Brecher, who's responsible for our volunteers and assists with many programs, and Jade Lew, who is our geriatric case manager who is present throughout the county. Our committee is a team that works to provide good and current information to this community.
- The Annual Medicare Update was held last week, led by yours truly, member Jade Lew, and Julie Woodward of Demystifying Medicare's renowned. This was a long-term co-sponsorship between the 10-A-Men's Group, led by Mike McBride, and our committee. Medicare is always changing, and 2026 is no different, so the many handouts from the Medicare Rights Center, our nonprofit advocacy organization, were available to help residents remember the talk given and find their way to the best health care for themselves. Everyone may want to take down the toll-free number of the MRC, where counselors are able to assist, for free, beneficiaries who need help navigating this complex system. The number is 212-333-4114.
- Our last program of 2025 is called "What is Acupuncture? What is Qi, Meridians, and Acupuncture Points?" and that will take place on Thursday, October 23rd, at 1:30 pm in the Game Room of the Activities Center. Dr Wei Song is 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 a holistic, time-tested healing practice.
- A reminder: Nurse Ellie Eidam's session of Blood Pressure screening on the second Friday is cancelled this month. We wish her a speedy recovery and look forward to her return in November.
- 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 and plan our next steps and enjoy new perspectives on our work. Please let us know of your interest by writing to flo613@comcast.net.

Security – Rob Casasanta, Prosecur Supervisor

- September stats: 43 security calls, 69 medical emergencies, 1 car accident, 107 service calls, 7 parking violations, 1 maintenance call, and 4 fire alarms.
- On November 19th, an investigator from the state police and Rob will present at the 10-A-Men's Club on the topic of AI scams and fraud that are occurring throughout the community.
- Congratulations to Security Officer, Joseph Vitanza, who has been hired as a NY State Trooper. His last day with HH is this Sunday.

Security - Ralph Fatigate, Chair

Ralph Fatigate spoke with a tech group regarding AI, who emphasized that your voice can be cloned just by answering the phone. To prevent your voice from being copied and used without your knowledge or consent, you should not answer your phone if you don't recognize the number. In addition, AI has made it possible to copy and use a personal image without consent.

Operations Report – John Milligan, Property Manager

2026 Budget Process

There are three sections to the budget. 1) Income - 95% of which is derived solely from Society fees; 2) Operating Expenses - 85% of which consists of contracts, salaries, utility costs, insurance, and the day-to-day expenses that enable Society to function; and 3) Capital Expenditures - 15% consisting of paving, stormwater pipe replacement, and other major projects approved in a given year. Examples of capital improvements are the MLP trail enhancements and gazebo, a new bocce court canopy, a new maintenance truck, two new treadmills purchased annually for the FC, and the enclosure of the back patio in the Activities Center. This patio will be partially enclosed, will have glass walls, a solid roof, and skylights to offer

a four-season room. Split systems will be installed for heat and A/C. Construction should start in March, with the expectation to open by summer 2026. More details to come.

A **Motion** was made to approve the 2026 budget and a 2.5% increase in fees. Motion passed.

Lake Lodge Split System Conversion - Complete

The split system installation is finally complete throughout Lake Lodge; both heating and cooling are completely independent of the oil-fired boiler. Thermostats can be controlled, and troubleshooting is possible through a phone app that our maintenance staff have on their phones. Much greater control of temperatures in each room is now possible.

Rise Engineering Project – Complete

The NYSEG/Rise Engineering project, which consisted of changing over to LED bulbs throughout every Society building and the conversion of all sixteen tennis court fixtures to high-efficiency LED fixtures, is now complete.

The significance of these projects is the anticipated and recurring cost savings for Society. In the case of Lake Lodge, we will never again have to spend \$17,000 or \$18,000 every year on heating oil.

The same for the NYSEG-sponsored LED conversion project. We will realize reduced electric bills in every Society building, every year, forever. It may be helpful to recall that a similar project, 11 years ago, allowed us to change out all 400 Society streetlights to LED fixtures. This resulted in average cost savings of \$40,000 per year in electric bills to power our streetlights. Multiply that \$40,000 by 11 years, and the cost savings are dramatic and impactful.

The holiday lights have been installed early so we could realize a 10% discount for a September installation.

Warren Street Light Fixtures

Every year, we have 6 or 8 streetlights that get knocked down. In nearly every instance, the culprit simply drives away, and Society pays approximately \$2,000 per incident to replace the pole and fixture. Back in July, a truck making a delivery in Heritage Hills knocked down and destroyed one of the multi-arm fixtures at the Warren Street intersection. Fortunately, our Security personnel were able to locate and detain the driver until the State Police arrived to collect insurance information. That fixture is finally being replaced this week, and the entire cost of nearly \$20,000 has been paid in full by the trucking company's insurance carrier.

Pools

When the Heritage Hills pools open next season, residents should notice a bright new look at Pools 1 & 2. This is the result of a new marcite coating at each pool applied just after the Labor Day closing. This marcite coating contains white marble dust, which contributes to a fresh, clean look that gives the appearance of a brand-new pool.

Those residents who use Pool 1 will find that we now have automated card-activated pool gates. Swipe your valid ID card, and the gate opens to enter. Leaving the pool, sensors will detect your presence, and the gate will automatically open. You will never have to push, pull, tug or even touch the gate to get in or out of the pool area.

Pickleball/Platform Tennis Court Repairs

SportTech completed the repairs to the pickleball court, and we are hopeful that the weather will allow outdoor play to continue well into November.

Marcus' staff began the process of replacing the rotted and deteriorated wood on the two platform tennis courts. The damage that is readily visible is only a fraction of the work that is necessary, with most of the interior framing needing to be replaced, along with the majority of the T-111 siding and trim.

West Hill Drive Drainage Project/Paving

Northern Construction has completed this fall's paving project for Society, and they will return to make a few smaller repairs to various sections of road in November. There has been some confusion concerning exactly when Northern Construction will begin work on a very large and very expensive (\$50,000 - \$60,000) drainage project on West Hill Drive, adjacent to the first Condo 11 cluster above Warren Street. Unfortunately, the October edition of the newsletter included

an announcement that West Hill Drive would be closed the week of Sept. 29th, which had been discussed as a tentative start date. We are now closer to an actual starting date, and once finalized, we will send out email blasts, run announcements on Channel 21, and post notices as needed. All outside emergency responders will be notified, along with the local school district, Somers Senior Transportation, Meals on Wheels, etc. This work will require the closure of West Hill Drive for about a week, and for residents on the West Hill, access will require the use of Fred's Way, off Warren Street, or using Westridge Drive to enter or exit from Lovell Street.

Resident Comments

Ken Benjamin, Unit 716D

-Are political candidates permitted to knock on our doors?

Gloria Anderson responded – We do not allow door-to-door solicitation except for political candidates who register with our security office. It's a federal law that you cannot stop political candidates from canvassing.

-How much did we save by closing the pools after Labor Day, and how much did we spend last year?

Gene Archer responded – The numbers are not immediately available, but can be provided to you. Most residents do not use the pools. We make our decisions based on the maintenance required at the pools for that year, and schedules, service providers, and staff are major factors in logistics.

John Milligan responded – Lifeguard availability is also an issue with a salary of \$28 an hour and heating the pools, as temperatures drop at night, keeping the heaters running full-time. To keep a pool open for two weeks is about \$7,000, depending on the weather.

Resident Emails

John Katzenstein Unit 617C

-Requesting status on the green utility boxes.

John Milligan – These boxes belong to Comcast or Verizon, who have ignored our requests. The Town has agreed to assist us at the request of Karl Milde. I have provided the Town with maps, photos, and lists of the boxes throughout the community. As per the Supervisor's assistant and Tommy Tooma, some of these boxes represent a code violation due to their condition. Hopefully, the Town will be successful in having them addressed.

-Can card access readers be installed anywhere else, particularly at the tennis courts, to ensure that only residents are using the courts?

John Milligan – Pool 1 currently has an ID card reader that is being used as a test, and if it works out well, then installing card readers at other facilities would be something for the Board to consider.

Jane Stavola Unit 169A

-How many closings have there been this year?

John Milligan – As of today, there have been 110 closings, resulting in \$165,000 in revenue.

There being no further business, a motion was made to adjourn the meeting at 2:37 p.m. Motion passed.

The next Board meeting is on November 19, 2025, at 1:30 p.m.

Respectfully submitted by:

Deica Ruiz, Secretary

Heritage Hills Society, LTD