HERITAGE HILLS SOCIETY
Board of Directors
Meeting Minutes – April 21, 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 and Jay Wright were absent. John Milligan and Robert Casasanta were also in attendance.

Motions:

- To approve the renewal of our insurance policy package with Gerelli Insurance Agency for 2026/2027 for $229,768.41 – motion passed.
- To approve an increase to the new Purchaser's Contribution to $2,000, effective July 2026 – motion passed.

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

- Gene shared the sad news that Bruce Prince passed. Bruce was a longtime resident of Heritage Hills, and he served as a Board member for many years and contributed to the community in numerous capacities. He will be missed.

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

Financial Report – Jack Mattes, Treasurer

March income was $554,679, operating expenses were $430,853, and the net income for the month was $123,825. Through the first quarter of 2026 income was $1,661,341.98, and the budget was $1,661,342.01, a difference of $.03, pretty much on target.

Gene Archer advised that the Board had discussed increasing the amount of the new Purchaser's Contribution from $1,500 to $2,000, as of July 2026. This has been an effective tool to help increase revenues, allowing the community to move forward with many projects. A motion was made and seconded to increase the new Purchaser's Contribution effective July 2026, and motion passed unanimously.

Gloria Anderson, 1st VP

The HH Telephone Directory has arrived and has been picked up by a representative from each condo. Please reach out to your condo president if you have not received it.

Bistro on the Green Restaurant: Winter hours remain in effect. There is no update about when the restaurant's winter schedule will transition to its extended days and hours. More details will become available sometime in May.

Activities Committee – Ann Harper, Co-Chair

- New class called "Good Communication, Good Relationships" is a free class discussion held on the last Thursday of every month, beginning this Thursday, April 30th, at LL at 1:30 pm.
- New exercise class "Balance and Posture," easy everyday exercises that will help prevent falls, establish better balance, improve posture, and increase flexibility and strength. Tuesdays at 11:00 am, $15 per class at the LL yoga studio.
- Returning is Concert Society, featuring acclaimed pianist Irina Portenko on Sunday, May 3rd at 3:00 pm in the HR, along with a wine and cheese reception following the concert.

Fitness Center – Joe Kelly, Chair

- In March, there were 3,839 swipes in the exercise room and 974 in the gym area.
- Mary and Sam conducted 22 new consultations
- Preventive maintenance and a deep clean were performed on March 11th.
- Shoe changing requirement has ended for the season
- New equipment has been ordered, and delivery is expected in May.
- B & B Fitness made repairs to three pieces of equipment.

Meadowlark Park – Patricia Ploss, Chair

- Gazebo and Trails: The new gazebo will be installed northwest of Meadow Pond, in an area identified for a future trail extension.
- Tree Donation: Resident Leslie Fulton is donating a red oak tree, which is planned to be planted at Meadowlark Park.

Landscape Committee – Patricia Ploss, Chair

- The committee is planning a red, white, and blue floral theme in recognition of the country's upcoming 250th anniversary.
- The area surrounding the Lake Lodge patio will be refreshed as part of seasonal landscape improvements.

Redecorating Committee – Gloria Anderson

- New blinds have been installed in the Billiards Room to reduce sunlight and improve comfort during use.
- Plans are underway for the Activities Office to provide a refreshed and updated look.

Newsletter Committee – Gloria Anderson, Board Liaison

The May issue will feature a listing of activities scheduled for May and the summer months, photographs, and biographies of the seven candidates running for the five Society Board positions that will become available on July 1. In addition, readers will find a mention of the free concert taking place in the HR on May 5, co-sponsored by the Continuing Education Committee and the Concert Society.

Society Board Election – Dorinda Haskel, Committee Chair

- Candidates Night is scheduled for Wednesday, May 13th, at 7:00 p.m. in the Heritage Room. We encourage you to attend and show your support for the candidates. There will be a Q & A session for residents who wish to ask questions.
- Ballots will be in mailboxes after Candidates' Night. Reminder that it is one ballot per unit.

Community Affairs Committee – Dorinda Haskel, Chair

The Annual Welcome to Heritage is scheduled for October. More details to follow as the event develops.

Community Affairs Committee – Jack Mattes, Chair

The Town of Somers has announced that the culvert replacement project at Route 202 and Warren Street is expected to begin in early July, following the July 4 holiday. The Town is hopeful that the project will be completed before the start of the school year. This work is necessary to prevent a potential roadway collapse.
Two informational meetings are scheduled for Somers residents: Wednesday, May 27, from 2:00–4:00 p.m. and Wednesday, June 3, from 6:00–8:00 p.m. Both meetings will be held in the HR. The Fire Department, Police Department, and the Department of Transportation will be present.

Library – Deica Ruiz, Chair:

- This week is National Library week, and the theme this year is *Find Your Joy*. For those of us who love to read, there are few things more joyful than finding a book that grabs you at the first paragraph and keeps

you captivated until the end. Whether it's fiction or non-fiction, the writing and your own imagination keep you hooked.

- For May, we have books by authors T.C. Boyle and Colm Toibin, as well as favorites by David Baldacci and John Sandford for those of us who love mysteries. There is also an intriguing non-fiction, *Ghosts of Sicily,* by Mark Harmon and Leon Carroll, Jr.
- On a personal note, I will miss Bruce Prince very much. Among his many achievements, he was instrumental in revamping the library about ten years ago, making it the welcoming and special place it is today.
- As always, call the Library at 914-276-7655 to reserve a book, or better yet, come visit in person; our volunteers are always happy to see you.

Health and Safety Committee – Rosemary Glassman

- The Committee is pleased to welcome our newest member, Jeri Bennett, a former oncology nurse with an impressive resume. She has volunteered to perform blood pressure screenings alongside nurse Ellie on the second Friday of each month.
- Our committee has been busy planning several diverse and interesting programs for the next few months. The Family & Friends CPR training scheduled for this evening has been rescheduled for Saturday, May 9th, from 1 pm - 3 pm in the Heritage Room. Steve Pilla, a certified instructor, will be conducting the non-certified CPR course for adults and children. The cost is $40.00, payable by check at the time of class. Register in advance by email to Flo Brodley (flo613@comcast.net).
- On Wednesday, April 29th, at 1:30 pm in the HR, the committee is presenting a program titled "The Art of Change After Retirement." Counselor Mindy Yarnish will speak on struggling with challenges and transitioning to new and meaningful possibilities in the next chapter of our lives.
- On Wednesday, May 20th, at 1:30 pm in the HR, a neurology program titled "Is Your Brain Healthy?" will be presented by Dr. Ann Hohler. She will address cognitive evaluation and monitoring as well as lifestyle optimization to improve brain health.
- 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 in the HH Newsletter and in the Activities office.

Security – Rob Casasanta, Prosegur Supervisor

- March stats: 40 security calls, 68 medical emergencies, 0 car accidents, 89 service calls, 3 parking violations, 5 maintenance calls, and 6 fire alarms.

Operations Report – John Milligan, Property Manager

Tennis Courts: As of tomorrow, all five tennis courts will have been groomed and will be available for use.

Bocce Courts: The new bocce canopy has been ordered and will match the fern green color used for the pickleball and Park Place canopies. It will be about four to six weeks for fabrication and installation to be completed.

Pool 3: The mechanical equipment has been completed at Pool 3, and we are now waiting for Certificates of Compliance from the Town of Somers. Once the Certificates of Compliance are received, an inspection by the Dept of Health can be scheduled. Society is not in control of the timeframes for the Town and the Dept of Health, so the ability to open Pool 3 on Memorial Day weekend is uncertain.

Fitness Center: The new equipment has been ordered, and once a delivery date is confirmed, the Fitness Center will need to be temporarily closed to accommodate delivery, assembly, and installation. The new equipment

includes two treadmills with 22” TV consoles, one StairMaster with a 15” touchscreen, and a hip/glute thrust machine—adding two new machines to the Fitness Center.

Activities Patio Sunroom: After numerous delays due to Town requirements, the sunroom project is now moving ahead, with working drawings being finalized. Once the drawings are complete, we can sign an agreement with Four Seasons Sunrooms and get an accurate delivery timeframe for sunroom components to be delivered and assembled. While awaiting that delivery, specialized helical piles to support the structure will be installed. Most of the construction will take place over the summer months.

Curb Replacement: Westchester Properties Group has hydro-seeded in certain locations behind the curb where the use of salt has damaged lawn areas.

Curb damage along Society-maintained roads has been assessed, and 1,800 lineal feet is the responsibility of Westchester Properties Group, and 600 lineal feet of damage is due to individual condo vendors. Work is expected to begin in May.

Somers Town Culvert Replacement Project: After two meetings with the Town and the Department of Transportation, both of whom are fully aware of Heritage Hills’ concerns regarding traffic flow, access, and detours through the community, the next meeting, scheduled for May, is expected to be very informative. The Highway Department has committed to installing a traffic control device at the Lovell Street intersection. This will provide an additional option for residents who prefer to use Lovell Street rather than Warren Street.

Utility Boxes: The Town was able to connect with Comcast, which has committed to replacing and repairing several utility boxes on East Hill. While this does not address every box on the property, it represents a starting point toward improving the area.

Playground Refresh: In keeping with our commitment to playground safety and proper maintenance, the playground recently underwent a preventative maintenance inspection conducted by Playground Medic. The inspection resulted in a 30-page report outlining safety findings and maintenance recommendations. As part of ongoing upkeep, a new layer of mulch will be added beneath the swings and at the base of the slides.

There being no further business, a motion was made to adjourn the meeting at 2:06 p.m. Motion passed.
The next Board meeting is on May 19, 2026, at 7:00 p.m.

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