
SCENIC RIDGE HOMEOWNERS' ASSOCIATION

One Amber Drive, Croton-on-Hudson, NY 10520, (914) 271-4459 mailto: info@scenicridgehomeowners.com



The View

The Scenic Ridge Homeowners'
Association Newsletter

April 2004
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ALERT

We have just learned that a convicted, registered sex offender lives in our area. The 46-year old male lives in the Furnace Dock Condo. He was convicted in 1998 of multiple sexual contacts with a four year old girl. He drives a 2002 Pontiac Grand Prix, NY plate # 606AAE

For more information, including a photograph, go to:

<http://criminaljustice.state.ny.us/cgi/internet/nsor/fortecgi?serviceName=WebNSOR&templateName=detail.htm&requestingHandler=WebNSORDetailHandler&ID=372581578>

The Poop Scoop

Unfortunately, there remain a few recalcitrant residents who refuse to pickup after their dogs. As a result, we have had to hire a surveillance person so we can take the necessary steps and get these people to comply with the Village regulations and those of Scenic Ridge.

We have hired a retired NYC detective on a part-time, temporary, hourly basis to identify the people who do not pick up after their dogs. He will not contact them directly, but he will provide a description of the person, the dog along with the time and location. The Board will issue a fine of \$100 for the 1st offense. If there is a 2nd offense, the fine will be \$250.

Please remember that it is not the goal of the Board to fine our residents - it is the Board's goal to gain compliance and to get people to change an unacceptable behavior pattern. However, some people "just don't get it" - until there is a price to pay. So please, if you own a dog in Scenic Ridge, you have to pick up after your dog. Don't leave it for other people or children to step in. It is gross, unsanitary and inconsiderate - you are responsible to pick up after your dog.

In the case of our Westwind neighbors who occasionally walk their dogs here, they too will be similarly identified. However they will receive a summons from the Village and the Village will collect the fine.

**Please comply- we don't want to fine you,
we just want you to do what everybody else does.**

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Spring Has Sprung Landscaping Update

With the advent of spring, we have a number of landscaping initiatives underway, and some have already been completed:

- The construction of wing walls at the lower dumpster area to provide a visual barrier is complete. The matching fencing has been very well-received by the community and it was money well spent. The wing walls shield the dumpsters from view while still allowing access by the Village's sanitation trucks.
We plan to pursue a similar approach using either fencing or shrubs at the middle dumpster area at the corner of Lark and Amber. Although not as wide, that area is highly visible to people entering our community.
- Restoration of the west end of the stone wall at the top of Scenic Drive is underway. Currently, the wall ends in a jumble of boulders, locust trees and mud. We will selectively remove the locust trees then re-grade the area. Some, perhaps most, of the boulders will be reused in the community- three will be moved further west as part of a rock sculpture and a couple will be moved to other locations. We would like to hear from anyone who has the room and is interested in adding a sculpture to their yard, thereby saving us the cost of having the boulders carted away.
- The Board is continuing to investigate removing all the junipers along Oriole, Wren, Lark and upper Amber, to be replaced with a more practical landscaping shrub. This project poses two issues:
 - 1) Enormous expense - perhaps as much as \$50,000.
 - 2) Most of the shrubs are on private property; therefore, some of the cost may need to be incurred by the individual property owners.

The pilot project the Board undertook at the corner of Lark and Amber was done on common property. We have received a great deal of positive feedback for the "open look". As part two of that project, scheduled for May, we will replace the removed shrubs with more practical, deer proof plants that will also provide the necessary screening of cars on Amber Drive. Removal & replacement of shrubbery in that area cost about \$4,000. Extrapolating that cost, you can begin to see the very large, but hopefully not prohibitive, cost of removing the overgrown junipers community-wide.

Some residents have inquired about trimming back the junipers. Unfortunately, if you trim them, you expose the dead interior, making them even less attractive than they are now. Consequently, trimming is not a viable option.

We are asking the Village to remove selected trees along Amber Drive. The Village is responsible for maintaining Amber Drive and they are considering our request to remove some of the overgrown trees that may endanger people or our homes. Trees scheduled for removal will be marked with a ribbon, and any homeowner affected by the removal will have the opportunity to express their opinion. Since we do not want a bare look, or a "gap-toothed smile" on Amber, we have to proceed with a certain level of environmental and aesthetic sensitivity. We will also invest in continuing to prune some of these trees in order to raise the crown & allow more sunlight beneath them.

Also, look for a myriad of small improvements, such as repainting the black light poles, repainting common property fences, reseeding at the "Great Lawn" (formerly the basketball court) near the pool house, plus restoring flower beds and planters.

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GOOD NUMBERS TO KNOW EMERGENCY 911

| | |
|-------------------------------|----------------|
| Croton Police | (914) 271-5177 |
| Croton Fire Department | (914) 271-5177 |
| Croton Dept. of Public Works | (914) 271-3775 |
| Ambulance | (914) 737-5555 |
| Poison Control | (800) 336-6997 |
| Hudson Valley Hospital Center | (914) 737-9000 |

Cool Pool

Poolhouse Renovation Project

We are taking bids on the pool house renovation from local contractors. The drawings & specifications have been completed by the engineer. While we explored every opportunity to trim costs, we do not know how much the renovation will cost. Nevertheless, if the estimates that we receive are in the \$50K range, every homeowner will have the opportunity to review the plans & offer their suggestions, comments and criticism of the design. It is the feeling of the Board that having the pool house converted into a community clubhouse will add **significant value and appeal**; currently we are one of a very few communities that do not have some sort of community recreation center.

We have many decision points ahead of us, not the least of which is how to proceed, if at all, should the cost substantially exceed \$50,000.

RECYCLING

The Village has informed us that they now offer a television & computer monitor recycling service. Rather than throwing these items in the dumpster and contributing to the eventual release of harmful chemicals into the ground, you can bring them to the Village garage at the Croton station - there is a dumpster in the back - just pull up & toss 'em in. Or, if you prefer, call the Village for pick up.

The computer system cases are also recyclable with the Thursday pick-up.

The Board wishes to remind all residents if you throw-out an air conditioner, a refrigerator, any other item containing freon, you must obtain a sticker from the Village for freon recycling. The sticker is \$35. Without the sticker, the Village will not pick up the unit and it will sit next to the dumpster for months, maybe longer.

2004 Meeting Schedule

The monthly Board meetings have all been booked at the Municipal Building in Croton for 2004. Unless noted, all meetings will take place on the 2nd Monday of each month, in the 2nd floor Court Room. The dates are as follows:

MAY 10
JUNE 14*
JULY 12
AUGUST 9
SEPTEMBER 13
OCTOBER 4**
NOVEMBER 8
DECEMBER 13

Of course, if (when!) our Pool House renovations are completed, we will be moving our meeting location; but until then we will continue to meet at the Municipal Building in Croton.

* 1st Floor Courtroom

** 1st Monday in Oct (2nd Monday is Columbus Day) - 1st floor court room

Please check the website for any changes to the meetings.

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CAP 'EM!!! **RENTAL UNITS**

In about two weeks we will ask for your opinion with regard to limiting the number of rental units in Scenic Ridge. Why are we doing this? It is because every application from every bank and mortgage company asks the number of rental units in the community. An excessive number of rental units (set at about 10%) could reduce the value of our homes. This figure is an industry standard. In our case, nine rental units would be acceptable. Above that, lenders may start show a reluctance to issue mortgages to prospective buyers - we need not tell you where that will lead.

The Board will send a more detailed By-Laws Amendment to every homeowner. We need 2/3 of voting members (in person or by proxy) to approve it with a minimum of 49 members voting. This amendment is currently being drafted by Scenic Ridge's attorney. The amendment proposes limiting the number of rental units in Scenic Ridge to nine. Any owner who wants to rent their unit will present an application to the Board. Present rental units will be grandfathered. However, if the existing tenants move, that unit will be put back in the application process. If there are less than 9 units rented at that time, then approval is nearly automatic. The Board will **not** review the desirability of the tenant. We are simply seeking to cap the number of rental units to ensure that our assets remain as highly valued as they are now.

Home Value Rumors and Sales

We're not Real Estate specialists, nor are we fortunetellers. Home values are volatile and can vary daily. What we can provide is what we've heard:

- A 3-bedroom end unit on Amber Drive was listed at \$405,000 and sold within 48 hours - bid up to \$410k. The owners report that they believe they could have received more, but they accepted the offer because the buyer will be a valuable asset to the Scenic Ridge community. We congratulate them for their regard to the community and the neighbors they leave behind. Not so incidentally, the buyer's appraisal came in at \$410,000 – a new record high!
- A 3-bedroom interior unit on Amber Drive is reportedly on the market now for \$405,000.
- A 2-bedroom on upper Amber reportedly sold in the \$350's.
- A 3-bedroom end unit on Amber for \$423,500

We all have our individual needs; just try not to sell yourself short. Work with your realtor to find the right balance.

HELP WANTED

Board member Rachel Sibrizzi will be moving next month, around the corner to Westwind. She's not going very far, so we'll still be seeing plenty of her and Mark as well as her great kids and dogs. And Mark's world renowned Halloween decorations.

Rachel's departure leaves her position on the Board and her role as Treasurer available. Responsibilities of the Treasurer consist of paying the bills and the lifeguards' salaries in the summer, plus various other financial duties. Anyone with financial or bookkeeping experience interested in applying for the position should contact a Board member.

Volunteers on the Board help keep Scenic Ridge's annual maintenance charges among the lowest in Westchester. What's more, Board members receive a waiver of annual maintenance charges for the time they serve. So please, step up to the plate. Contact any Board member to express an interest or get more information.

More Help Wanted

We're seeking several licensed lifeguards for our pool.

Candidates should contact Cari Highbloom.

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How to “Park on Lark”

Some confusion over parking on Lark Lane led to a resident's car being towed without authorization from a Board member. Board members must pre-authorize the towing of any vehicle from a public street. Homeowners can authorize a tow if a car is in their assigned parking space, or blocking their driveway.

Fortunately, the resident did not have to pay to get their car returned from the towing company; however, we have enclosed a new parking map for Lark Lane that clearly indicates where the restricted parking begins (in front of 2 Lark Lane).

