
SCENIC RIDGE HOMEOWNERS' ASSOCIATION

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



The View

Improvements Abound!

The Scenic Ridge Homeowners' Association Newsletter

August 2006
Volume IV, Edition 1

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Your Board has been doing quite a bit of work maintaining and improving the community since our last newsletter. Here are some quick things you may or may not have seen:

- We painted the pool patio grey so it's easier on the eyes and shows less dirt.
- We removed dead junipers and planted new pines along Scenic Drive.
- We trimmed overgrown trees throughout the development.
- We removed many dead or unwanted trees.
- We powerwashed and stained the dumpster areas (fences and dumpsters).
- We did some general grass planting, fertilizing, and landscaping in the garden areas.
- We installed new signs for Scenic Ridge.

We are participating in a cost sharing program run by Village of Croton Village for the replacement of the sidewalk along Scenic Drive. The Village assures us we are scheduled for the replacement, hopefully later this summer. However, they have had some organizational issues, including replacing the original contractor, so the replacement may be delayed until next year.

Howard Millman	President	(914) 271-6883
Cari Highbloom	Vice-President	(914) 271-1335
Janet Gover	Assistant Vice-President	(914) 271-6061
Earl Faber	Treasurer	(914) 271-8885
Debra Maiorano	Secretary	(914) 271-9703

Updated Compliance Memo

Please ensure you refer to Page 6 of this newsletter for the updated Compliance Memo. It outlines many critical rules and related fines for infractions of those rules.

This is considered every homeowners' official notification of these rules and this newsletter must be passed to any new homeowner to whom you sell your unit.

This notification supersedes the current Handbook.

THE SCENIC RIDGE EMAIL LIST

To subscribe to our email list, please send an email to:
sceniclist-request@scenicridgehomeowners.com?subject=subscribe

If you no longer wish to receive emails from our mailing list please send an email to:
sceniclist-request@scenicridgehomeowners.com?subject=unsubscribe

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GOOD NUMBERS TO KNOW EMERGENCY 911

Croton Police, Fire and Ambulance Dispatch	(914) 271-5177
Croton Dept. of Public Works	(914) 271-3775
Cortlandt Volunteer Ambulance Corps.	(914) 737-5555
Poison Control	(800) 336-6997
Hudson Valley Hospital Center	(914) 737-9000

Tick-Tock

The Board would like to remind homeowners to keep an eye out for ticks on your family and your family and pets.

2006 Meeting Schedule

THE NEXT SCENIC RIDGE BOARD MEETINGS FOR 2006 ARE ON
AUGUST 14, SEPTEMBER 11, OCTOBER 16 (3RD MONDAY, 1ST FLOOR),
NOVEMBER 13 AND DECEMBER 11

Board meetings take place at the Croton-on-Hudson Village Hall at 7:30 PM on the 2nd floor of the Croton Municipal Building.

Please check the website for any changes to the meetings. Most meetings are held in the second floor Board room. We are sometimes moved to the first floor courtroom or even the Community Room in the basement. Make sure to check each one before giving up on the meeting.

All Association members are welcome to attend.

Please look for mailbox postings for summer meetings. Weather permitting, meetings will be at 6:30 at the Scenic Ridge Pool.

Poolhouse Blues

As much as we would like to replace the poolhouse with a structure that is functional and updated, the cost of doing so at this point would be a huge financial burden for the residents of Scenic Ridge.

The Board looked into 1) renovating the current poolhouse, and 2) tearing down the existing structure and replacing it with a new one. The cost differential between the two favored the latter, but it was still a huge cost that cannot be justified at this time.

We are still open to ideas and suggestions on how to address the poolhouse issue.

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 three bedroom unit on Amber sold for about \$440,000

Prices in Scenic Ridge are stabilizing along with the market. As always, the Board will continue to take steps to ensure that the homes in Scenic Ridge remain as sought after as they have been over past few years.

Amber-Wasteland – No more!

Many thanks to our Board member, Debra Maiorano, for being so diligent in working with numerous members of the community to have the unsightly and unused Amberlands pool filled and cleaned up.

If you see Debra around the development, please make sure to thank her for all her efforts.

Bastys Blunder

The SR Board has determined that a miscommunication between the Village and Jonas Bastys has resulted in an overcharge for your July 1, 2006, sewer bill. It appears that Bastys misread a fax from the Village and raised the rate from 3.717 to 4.014.

If you have **not** paid the July 1 invoice, recalculate the sewer charge qty at the old rate (3.717).

If you **have** paid your invoice, expect a credit on your January 2007 invoice. If you do not receive a credit, take the deduction yourself.

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POOP-ETRATORS

First, per Village Code, all dogs must be leashed at all times and registered with the village. The Board is up to their ears with complaints about homeowners not cleaning up after their dogs and/or not leashing their pets.

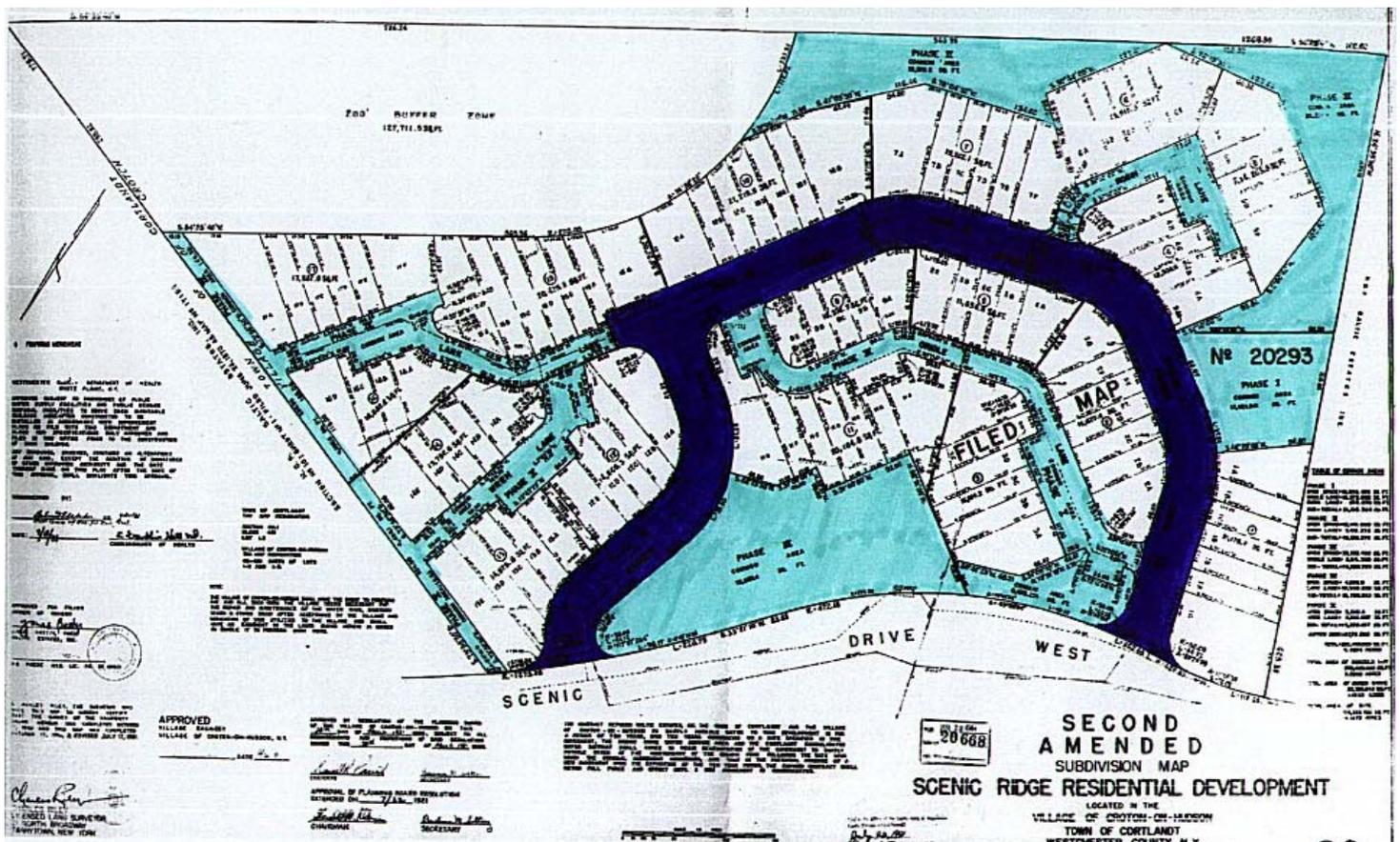
We remind all homeowners and residents that this type of negligent and unsafe activity will not be tolerated by the Board. We will do everything in our power to stop this unwanted behavior.

The Board has already fined several people and we believe that these people are now cooperating. However there are others who just don't seem to get the point. We would like to hear your thoughts and suggestions on other ways to address this issue that fall within our abilities to act.

In the meantime, if any resident knows of or sees someone walking a dog and not picking up after it, please tell the Board. Rest assured, you will remain absolutely anonymous. We will not reveal the source of the information. Provide a description of the person or of the dog and we will vigorously seek to corroborate the information and pursue the individuals who have created the problem. Call us at 914-271-4459 or e-mail us at info@scenicridgehomeowners.com.

IS IT MY LAND OR IS IT COMMON PROPERTY? **The Misconception of Many Homeowners**

The only Common Land/Common Areas are the Pool area, playground area, play area, Bird Lanes' pavement and parking areas and the dumpster areas. The areas are shaded in light blue below. Otherwise, homeowners within their specific lots own every other piece of property, individually. For a higher resolution map of the Common Areas, see the Scenic Ridge Homeowners' website, Question #7 in the FAQ section and Question #38 for a more detailed map without the Common Area shading.



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Slow Down and Watch Where You Park!

It is necessary for us to continually remind residents of our speed and parking rules. Please read the included rules carefully and thoroughly. We sincerely appreciate your cooperation in helping us abide by these rules. Parking maps are available on our website at <http://www.scenicridgehomeowners.com> and can also be provided in hardcopy by request.

- Units with garages or driveways are not authorized to use the designated parking spaces. They may only use the Visitors' Parking spaces on a first-come, first-serve basis.
- All two-bedroom units have been designated two parking spaces in the Common Areas. The owners of the lots associated with the designations may allow others to park in them as they please. The lot owner must understand that they will be responsible for ensuring compliance with the documented parking rules. If you already have an understanding of the parking spaces with your neighbors, please continue with that understanding. In the event there is a dispute, these documented rules may be used to resolve those disputes.
- Make sure to inform your visitors of the parking rules **before** they arrive.
- If you follow these rules, your cars and your visitors' cars will not be towed.

The following are general **DOs** and **DON'Ts** when parking:

DOs:

- ...Respect your neighbors.
- ...Inform your visitors of the parking rules **before** they come to visit so they can avoid an unpleasant towing experience.
- ...If you find a neighbor is not following these rules, kindly remind them to do so.
- ...Knock on a few doors to find the owner of the vehicle not following the parking rules before you take action by contacting the Board's central number.
- ...Park completely in your assigned spots. If you have a garage, your first spot is your garage; your second spot is your driveway. Do not park your car partially in the street.
- ...We encourage the neighborly agreement on sharing spots. If you have no garage, you are designated two spots. You may do with them as you please (e.g. swap them with neighbors who may have more cars than yourself), within the documented rules.
- ...Make sure any parked car has ample room to enter and leave their spots and has full access to the roadways.

DON'Ts:

- ...Park in undesignated areas. If the spot is not numbered or designated as a visitor's space in the parking maps, your car is subject to towing.
- ...Argue with neighbors. The rules are simple; if they are being followed, you and your visitors will have no worry of being towed.
- ...Contact Board members directly or at unreasonable hours to resolve disputes. Cool off for the night, park in a visitor's spot, and address the issue in the morning.
- ...Park in front of your driveway. You are creating a road hazard for emergency vehicles and are parked on Common Area (within the Bird Lanes' pavement), which violates Scenic Ridge regulations. These regulations can then be enforced through the use of towing or other necessary measures.
- ...Park partially in the street and your driveway. This creates a hazard for both residents and emergency vehicles. Your vehicle will be towed.

As per the parking maps, parking spaces are provided only for those units without garages. Amber Drive is a public street and is governed by Croton-on-Hudson Village Law. The Village of Croton-on-Hudson enforces parking restrictions on Amber Drive throughout the year. All vehicles using the designated parking areas or otherwise on the Scenic Ridge grounds, including driveways, must possess valid license plates, a current and proper governmental registration, and must be in operable condition. All residents are to abide by a **ten (10) mile per hour (mph) speed limit** on the Bird Lanes. Reckless driving is hazardous to all and will not be tolerated. The Village of Croton-on-Hudson enforces the speed limit laws on Amber Drive. Cars must be parked in the correct direction in relation to the side of the street on which they are parked on both Amber Drive and the Bird Lanes.

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Slow Down and Watch Where You Park!

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The Scenic Ridge Homeowners' Association holds title to the Common Areas and grants the Association members **without** garages the right to park in the designated spaces. The owners of homes built on Lots **without** their own garage are exclusively allowed to park in the Common Area parking spaces and have an easement for the right to use "one" designated parking space according to the Declaration. The Board has exercised its right to "promulgate reasonable parking rules and conditions" in designating parking spaces in conformance with the rule stating that "All other parking in the parking areas shall be for the exclusive use of the owners of homes built on Lots without their own garage, their guests, licensees and invitees." The Board is designating the residual spaces individually to the two bedroom Lots, but is also designating spots for use by **ALL** visitors on a first-come, first-serve basis. Under no circumstances will vehicles belonging to visitors (including relatives) be allowed to park in the visitors' parking areas except while visiting. Parking by visitors is limited to seven consecutive days in any given month. No visitors or relatives are allowed to park beyond the seven days unless given written permission by the Board of Directors.

The Scenic Ridge Board of Directors reserves the right to enforce parking rules on the Bird Lane Common Area roadways (Wren, Lark, Robin, and Oriole) through the use of a third-party towing service that will tow at the car owner's expense. The Board will authorize the car towing service to conduct surprise inspections of the Bird Lanes throughout the week and will be authorized to tow parking rule violators (those cars not parked in designated spaces or that block access to emergency vehicles). The Scenic Ridge Homeowners' Association shall not be liable for any damages incurred by such towing, either to the violator's vehicle or otherwise. Owners shall pay the cost of such damages. As defined in the Scenic Ridge Homeowners' Association By-Laws, Article VIII, Powers and Duties of The Board Of Directors, Section 1, "Powers: The Board of Directors shall have power to: adopt and publish rules and regulations governing the use of the Common Area and recreational facilities and the personal conduct of the members and their guests thereon and to establish penalties for the infraction thereof."

The Scenic Ridge Board will not become the Parking police; so, do not contact them regularly or directly to resolve parking disputes. If you know of regular parking infractions, notify the Board in writing, in addition to contacting us via the main phone number, and surprise inspections may become more directed towards the problem areas. If you have a disagreement with other residents, the matter should be resolved through direct and friendly discussion. If this does not solve the problem, reference to the parking maps should be used or you must bring the issue to the Board's attention in writing for resolution. Please keep in mind, as noted above, Amber Drive is not under the Board's jurisdiction as the Village of Croton-on-Hudson governs it.

We encourage the cooperation of neighbors in using their designated spaces and allowing others to use spaces that they leave vacant. The parking map is meant to be a means of resolution in the event of a parking dispute. If there are "understood" parking spaces, we encourage that level of amity as long as all involved parties are in agreement.

Washing and repairing vehicles is prohibited on the Scenic Ridge property. Furthermore, owners are liable for damages to the pavement where oil leaks cause the deterioration of blacktop or other damages that may occur.

Commercial and recreational vehicles are not allowed to park within the Scenic Ridge boundaries. Furthermore, no travel trailers, boats, campers, motor homes, or pick-up trucks are to be parked in any roadway, designated, or visitors' parking spaces. Notwithstanding the foregoing, a pick-up truck is permitted if it has a cap over the rear area, passenger license plates, and contains no commercial writing or advertising.

Residents may contact the Board to have unauthorized cars removed from their designated spaces.

The towing service information is: **A&P Collision, Inc.**, 29 North Water Street, Ossining, NY 10562, (914) 762-6464. There is a fee to retrieve a towed car and additional fees will be imposed for each additional day the car is not retrieved from the towing service. Again, the Scenic Ridge Homeowners' Association shall not be liable for any damages or fees incurred by such towing, either to the violator's vehicle or otherwise. Signs with the towing company's information have been posted in the parking areas of each Bird Lane.

FIRE INSURANCE UPDATE

As a result of recent fires at condominium developments with common roof lines, and subsequent disappointments by the claimants as a result of inadequate coverage, the Board requested the SKCG Group, a major insurer of condos and similar residential structures in Westchester, to review our unit owners' requirements. One industry-standard guideline, according to the SKCG Group, is that Replacement Cost Coverage should be computed according to the following formula:

- Square Footage (SF) of unit x \$200.00 = Total Replacement Cost

For example, if you have a 1,200 SF unit, you should have about \$240,000 coverage. The "per square foot" dollar value can be higher or lower based upon improvements. We urge anyone with questions about coverage to contact their insurer or broker. The SKCG Group, who insures Scenic Ridge's common areas, welcomes questions by Scenic Ridge homeowners. Contact Kasey at 800-922-0666.

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Date: July, 2006

To: All Scenic Ridge Homeowners

Re: Compliance

Your Board has detailed a number of issues below that have been brought to our attention by concerned homeowners because they affect their quality of life. For many, this guidance will have no impact as most of these items are, or should be, based on common sense.

PLEASE HEED THESE REGULATIONS. THE BOARD WILL STRICTLY ENFORCE THEM. PLEASE REMEMBER, IT IS NOT THE BOARD'S INTENTION TO FINE YOU, BUT RATHER, TO CHANGE AN UNACCEPTABLE BEHAVIOR!

Unless otherwise noted, for any infraction of the guidelines listed below, you will first receive a warning letter. Second, you will receive another, more serious letter. Third, you will be fined until the matter is resolved. Finally, we will either repair the item directly and charge you for all associated costs OR take legal action against you to remedy the violation. Costs to be billed directly to you as part of your annual assessment can include, but are not limited to service fees, materials, fines, legal fees, administrative efforts and other associated remediation costs. If you do not comply with the guidelines by the date specified in the warning letter(s) (if applicable), as noted above, the Board reserves the right to remedy the issue on its own (including entering your property as per the Declaration and By-Laws) and charge the homeowner directly as part of their annual assessment for all associated costs.

In all cases, fines will increase and be added to the existing fines at the Board's discretion as time elapses if unresolved by the homeowner/resident.

Please note fine amounts may vary depending on the severity of the infraction. These are **minimum** fines.

	Infraction Description	Initial Fine Amount (per occurrence)
1.	Parking in designated "No Parking" areas including Fire Lanes and/or in the roadway. Your car and/or your guests' car(s) are also subject to be towed at the Board's discretion. (NO WARNING WILL BE PROVIDED)	\$50 First Offense \$75 Second Offense \$150 Third Offense
2.	Speeding on the Bird Lanes. (NO WARNING WILL BE PROVIDED)	\$100 First Offense \$150 Second Offense \$300 Third Offense
3.	Excessive external lighting, tree lights, spotlights, and holiday lights must be taken down completely three weeks after they were first mounted. Excessive path lighting is not allowed. The wall sconces in front of the doors may not have more than 100 watt bulbs.	\$50

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	Infraction Description	Initial Fine Amount (per occurrence)
4.	Each unit may mount one flag and one flagpole on their unit. The flag may be no larger than 3' X 5'. The flag may not be a commercial advertisement.	\$25
5.	No large lawn statues or other large lawn dressings may be placed in the front yards.	\$50
6.	Unused bulk sports equipment must be moved out of sight (e.g. into a garage) when not in use.	\$25
7.	An election sign may be posted two weeks before an official election. Signs may be no larger than 2' X 4'. No other signs may be mounted and you may only mount one election sign.	\$25
8.	Bulk lawn furniture, large toys, tents and children's vehicles must be stored on your patio or out of sight when not in use.	\$25
9.	Fencing and protective coverings must not be obtrusive or visible. Permitted coverings include dark netting.	\$50
10.	Unsightly or unsanitary items must be removed on a timely basis in both the front and back of your home. Timeliness is determined at the Board's discretion.	\$50
11.	Bird feeders must be mounted at least 50 feet from any residential structure. If a bird feeder already exists within the recommended 50 foot exclusion zone, the homeowner(s) will have to remove it at the Board's request.	\$100
12.	Food may not be left outside homes (e.g. food to feed animals, food that could be eaten by or attract animals).	\$100
13.	Garbage may not be left outside overnight. Garbage must also be properly disposed of in dumpsters. Air conditioners must also be properly disposed of by obtaining a sticker from Croton DPW. (NO WARNING WILL BE PROVIDED)	\$100
14.	Outdoor speakers must not face directly at a neighbor. They may be mounted inwards. Outdoor speakers may also not be played after 10PM and must be played at a reasonable volume.	\$25

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Infraction Description	Initial Fine Amount (per occurrence)
15. Unleashed dogs.	\$100
16. Non-removal of pet droppings. (NO WARNING WILL BE PROVIDED)	\$100 First Offense \$250 Second Offense \$500 Third Offense
17. Dangerous play that includes, but is not limited to the use of projectiles (BB guns, paintball guns, bows and arrows).	\$100
18. Dish Antennae must be placed at the rear of your home if the rear faces south. It must be placed on the roof so it is not viewable from the front street, or on your deck. For homes where the front faces south, Dish Antennae must be mounted right behind the peak of the roof based on the rear roof section. Dish Antennae may not be mounted on any wall, window, or in the front or rear yard.	\$100
19. Architectural changes that are unauthorized/unapproved by the Board. New windows, doors, and gutters must match the existing windows, doors, and gutters in color, shape, panels, and bordering.	\$100
20. Failure to notify or submit requests to the Board for significant issues (e.g. installation of satellite, change to exterior of home, change to landscaping, fencing, lawn statues, installation of shed, deck expansion, replacement of garage door, etc.).	\$100
21. Failure to pay assessments 30 days from the due dates of April 1, July 1, October 1, and January 1, and Special Assessment due dates. After 180 days, the Board will turn the overdue debt to an attorney for collection, and a lien will be placed on your property. In addition, you will be responsible to pay the attorney fees. (NO WARNING WILL BE PROVIDED)	\$20 if payment received after 30 days from the due date. Additional fines will vary at the Board's discretion depending on the severity of the failure to pay (including, but not limited to time overdue and amount overdue).