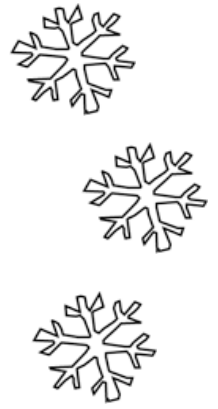


Newsletter



Find out what's new at Scenic Ridge. We've been working hard all year, take a look!

A Quarterly Newsletter Exclusively For Scenic Ridge Residents

Winter 2010-2011 Edition

Playground Talk...

What's new at The Scenic Ridge playground?

You don't have to be a parent to find out!

Details on Page 2

New Flower Pots...

Some new decor to bring in the new year for 2011...



Page 2

New Garbage Areas...



This last year, Westchester County changed the rules on what we can toss.

Page 2

Scenic Gets Stone...

Since we can't seem to grow grass here at Scenic, stones may just be the answer to some of the problem areas.

Where grass won't grow, we'll plant stones!

Page 3

Community Room...

Our ever-evolving community room gets some updates. A new floor and a fresh coat of paint were in order.



Page 3

Scenic Info Corner...



Some updated information you might want to keep handy.

Page 4

Landscaping at Scenic Ridge...

We've paid more attention to our landscaping this year than we have in the past...

Spending time, energy, and resources on landscaping is important to an urban development like ours. Most of the landscaping is over 30 years old, and at the end of it's natural life cycle. Planting new shrubs and flowers not only looks nice, but It's a capital improvement...and adds value to our homes.

We have a new Master Gardener

This year, our Summer staff is joined by Liza, our new gardener. She spent the season here at Scenic Ridge while earning her "master gardeners" certificate, and has added many new plantings to our gardens and flower pots.

Lisa has a flair for planting flowers and shrubs that would naturally grow in the area. She, with the help of Brian and Danielle, has added many new shrubs to the top of the wall as you drive up Baltic



This is the main sign as viewed from Baltic Avenue as you drive up the hill. The area was recently planted this Fall, with the help of our Summer staff Danielle and Lisa. Keep an eye out this Spring to watch it bloom!

Avenue towards our development. Lisa designed the arrangements in the new flower pots, the large pots at the pool, and the layout of the garden areas along Scenic and Amber Drives.

Not only does Lisa layout and plan the garden areas, but she helps to maintain them as well. Danielle keeps the weeds at bay, is responsible for

watering, and continues to provide support for Brian and Lisa for their prospective projects.

Keep an eye out this Spring for these new plantings to bloom. They're here for everyone to enjoy!

Holiday Decorations

Every year, we decorate for the Fall and Winter holiday seasons. These low-cost improvements add depth and a sense of community to our area, and we hope you like them.

The Fall corn stalks and pumpkins have been replaced with Winter red bows and pine garland...and a string of white lights that can be seen as you drive up Baltic Avenue on our fence!





The Scenic playground gets a facelift

For those of you who frequent the playground area, you'll remember the old (rusted green) wire fence that surrounded the playground. This summer, the fence was updated to a cleaner (and easier to clean) fence...to keep the little ones safe!

Stone Flower Pots



When the old (rotted wood) planters were damaged last Winter during a snowstorm, we knew we had to go heavy duty! These planters will be here for a long time, and can be easily repaired or replaced in the event they're damaged



Maintenance On Wheels



If you wake up one morning to find our Maintenance Crew cruising around in a golf cart, you're not dreaming, and you weren't relocated to a golf course while you were sleeping.

This maintenance vehicle is a new addition to Brian's arsenal of tools to help manage maintenance at Scenic Ridge.

For those of you who don't know, Brian owns and operates his own company, and is a contractor for Scenic Ridge.

Brian claims the cart has already boosted productivity.

New Plant Material Areas



You may have noticed the new corrals located at the upper and lower dumpster areas. Westchester County no longer allows us to throw live plant matter into the dumpsters with our regular garbage. We must now bundle it in 4 foot lengths, and store it in the new area for bi-weekly pickup. This includes branches, flower pots, leaves, sticks, and household plants.



New Pathway Lighting



Now that the community room is being used for our monthly board meetings, a need for more light along the path was necessary.

Above is a picture of a new light post that was installed to remedy the safety issue, along with a new light to the left of the new door.



New Pool Pump Housing



Along with a fresh coat of paint, our pool area was updated with a sorely needed pool pump house. This is where the pump, chemicals, and electrical box is stored.

The old pump house was the original, which served us well, but had seen better days. The new house is more secure, looks better, and is much more structurally sound.

We also acquired a dozen new lounge chairs at the beginning of the pool season, along with a new lifeguard chair, so our lifeguards can keep a better eye on our little ones.

These are just a few of the projects that have been completed this year at Scenic Ridge. We encourage all homeowners to come to the board meetings, which are held every second Monday night of the month at 7:30 PM in the Community Room. It's a great way to find out whats going on, and have an influence on your community as well!



“...Good Fences Make Good Neighbors”
 From Robert Frost’s poem “The Mending Wall.”

Community Room News



The new community room is a lot different than the old bathroom it was just three years ago! One of the finishing touches just added, was the installation of a multi-purpose floor.

The new floor lays right over the old concrete slab, and gives the room a great “hardwood floor look,” without the expense of real hard wood. It’s also resistant to moisture, cold, and wear and tear that a commercial area like this is subject to.

Since the monthly board meetings are held here, all the more reason for you to come down and take a look. The second Monday of every month we’re here, keep an eye out for a notice on the mailboxes.



Community room set up for a meeting.

Stone Work at Scenic Ridge



That little strip of grass between the sidewalk and the road has always been a nightmare to maintain. Grass is very difficult to grow there, and with no regular water supply, it generally leaves us with dirt. It’s not the most attractive feature here!

A recent solution we stumbled upon, was to pave the area with stones. They’re relatively cheap, require no watering or maintenance, and look better than bare dirt. The end result is a neat, unique look that you don’t see everywhere.

Be careful not to do too much walking on them, however, as they’re not as even and smooth as the sidewalk is!



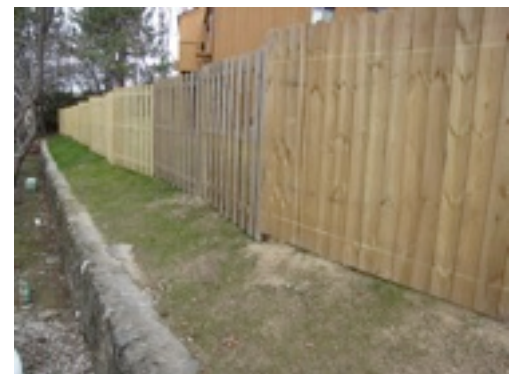
A close-up of the new stone work.

Dying Junipers Replaced With New Fence



One of the problems Scenic Ridge has had over the years, is the age of the original shrubs planted by the developer. The juniper bushes that once afforded privacy between neighbors have largely died off. Some have overgrown so much, they’ve taken much of the property away from homeowners.

In the past, we’ve dealt with this problem by replacing the shrubs with a natural-looking fence. The fence provides much needed privacy, yet is relatively maintenance free. We have found that most residents would prefer *not* spending weekends watering and trimming bushes, and the zig-zag installation adds flair to the landscape.



A new fence as seen from the Wren Lane walkway.

Scenic Ridge Information Corner...

Keep informed on what's going on in the Village and in our community.

Smoke Detectors

Now is a great time to check your smoke detectors and change the batteries if necessary. As it gets colder, and we crank up the heat, our homes run a greater risk of fire. Start off the holiday season safe, and check your detectors today.



Winter Parking at Scenic



Parking can get pretty tight at Scenic, especially

in the Winter months. Please note the parking rules on our website: (www.scenicridgehomeowners.com)

In order for our maintenance crew to adequately plow snow, it is important for our residents to keep off the street, and park in designated areas only this Winter.

Space Heaters

Residents that utilize wall space heaters or other heating device should remember to pull all furniture and other combustible items at least three feet away from any heating devices Space heaters are temporary heating devices and should only be used for a limited time each day and should never be connected to an outlet with an extension cord. When not in use, be sure

to unplug the unit and let it cool down if you will be storing the unit. Keep a window ajar or the door open in a room where an



unvented heater is in use. Never use heaters to dry clothing or other

combustibles. Electric heaters with frayed or damaged cords should never be used. Young children should be kept away from any appliance that has hot surfaces that can cause burns.



Snow Shoveling

Here are some snow shoveling tips for this Winter snow season:

- Use a smaller shovel
- Take frequent breaks
- Drink plenty of fluids
- Don't overload
- Stop if you feel any pain
- Make sure your shovel is in good working order
- Call a neighborhood kid!



Phone Numbers

Emergency Dial 911

The Village of Croton
(914) 271-4781

Croton Police Dept.
(914) 271-5177

Con Edison
1-800-75-CONED

Cablevision
(914) 762-8600

Verizon
(914) 890-2550

Hudson Valley Hospital Center
(914) 737-9000

Northern Westchester Hospital
(914) 666-1200

State of Our Community by Howard Millman, President

For the first time in many years, we have multiple units for sale. In some small part that's due to the time of year but more likely it's related to the local economy and the real estate market. We've also received inquiries from concerned homeowners relating to the resales and prices in Scenic Ridge. While Westchester real estate fared better than surrounding counties, prices and demand are still considerably lower than the heady levels of earlier years.

Scenic Ridge currently has two units, 33 Amber and 15 Lark, awaiting foreclosure. Typical of all foreclosure actions in New York State, both units are in legal limbo. The owners are long since gone and the bank doesn't own the units yet. So, no one is paying the common charges. The Board has pursued every reasonable avenue of legal redress, including filling updated liens, to protect our interests. But until the banks receive permission from the overwhelmed courts to auction the units - we can only gnash our teeth and wait. And wait some more.

The Board foresaw the decline in common charges receipts, not only as a result of pending foreclosures but because some other home owners have fallen (temporarily we hope) on hard times as a result of chronically high unemployment. Consequently, the Board plans to postpone major capital improvements in the upcoming fiscal year and concentrate maintenance activities on preserving the buildings and grounds while avoiding a rise in deferred maintenance.

On the brighter side, economic reports hint at reasons for optimism: higher employment, rising sales and prices in real estate. We hope the pundits are right, but nevertheless we'll continue to actively monitor forced and voluntary sales, prudently preserve capital - and wait to welcome better times.

Your Board of Directors

- Howard Millman — President**
Earl Faber — Treasurer
Cari Dadio — Vice President
Melanie Friedlander — Director
Debra Maiorano — Secretary
Cory Notrica — Web Master



Scenic Ridge is a self-managed Planned Urban Development in the Village of Croton on Hudson, NY. This newsletter is prepared exclusively for its residents, for informational purposes only. For more information, please visit us on the web at www.ScenicRidgeHomeOwners.com. Thank you!

Maintenance Dept.

Call Brian Hickey @ 914-804-7668 or BrianDavidHickey@aol.com



Scenic Ridge Homeowners Association

1 Amber Drive
Croton-On-Hudson, NY 10520

For fastest reply to any of your needs, please email us @
Info@ScenicRidgeHomeowners.com