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# SCENIC RIDGE HOMEOWNERS' ASSOCIATION

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

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# The View

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The Scenic Ridge Homeowners'  
Association Newsletter

June 2003  
Volume 1, Edition 3

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Howard Millman..... President  
Rachel Sibrizzi ..... Treasurer |

Debra Maiorano ..... Secretary |

Cory Notrica ..... Vice-President |

## REAL ESTATE UPDATE

Home values are improving.

Recent sales:

3 bedroom:	<b>\$370,000</b>
2 bedroom:	<b>\$331,000</b>

## THE POOP SCOOP

### Poop Patrol Paying Off

The Board's efforts to curtail the unsanitary pet leavings on Scenic Ridge property have been successful to date. We still have a long way to go and we all must remain diligent in picking up after our pets.

The Board will not hesitate to impose significant financial penalties for those who don't clean up after the m.

**NO EXCEPTIONS! NO EXCUSES!**

## Pool Opens With A "Splash"

### Opening Weekend a Washout

Well, the pool officially opened Memorial Day weekend - but with few visitors thanks to the really miserable weather. We've postponed the **free ice cream extravaganza** until **July 4th**.

### Pool hours:

#### Memorial Day thru June 29, 2003

Weekends 10:30AM to Dusk or 8PM (whichever is earlier)

Weekdays 3:00PM to Dusk or 8PM (whichever is earlier)

#### June 30, 2003 thru Labor Day Weekend

Weekends 10:30AM to Dusk or 8PM (whichever is earlier)

Weekdays 11:00AM to Dusk or 8PM (whichever is earlier)

**DON'T FORGET TO BRING YOUR PASS**

## Let There Be Light

### Light the path for yourself and your neighbors

Many homeowners have installed motion sensing exterior lights; others leave them on overnight.

We ask that each homeowner turn on their exterior lights as both a courtesy and safety issue. Consider installing a motion sensing exterior lamp if you don't already have one. It'll save you money if you currently leave the light on all night. It will help light the way for you, your neighbors and your guests if you don't currently leave your light on.

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## Website a Time Saver

No matter what your issue, the website is the best way to get an answer and save time.

For prospective homebuyers, all the answers are up there under **Documents** and **FAQ**.

For new homeowners, we have a list of **Local Merchants** and **Croton on Hudson Links** so you don't have to go searching to find someone to help.

Missed an edition of **The View**? No worries, check the **Documents** section.

Not sure of how to go about asking the Board for permission to change something on the exterior of your home and on your land? Check **Your Home and Land**.

Want to rent your unit? Check **Buying, Selling and Renting**.

If you have a lawyer or bank handling your sale or purchase, send them to the website before you send them to the Board. They'll get a much quicker response...

## We STILL Want YOU!

### Upcoming Board Openings

The Board is losing one of its members as of mid-July; we are still soliciting interest in the pending vacancy.

The Board has kept its decision to increase its number back to five (5) members.

As a reminder, Board members who are resident homeowners receive a sum equal to their annual assessments as compensation as long as they remain in office.

Two current Board positions (currently held by the President and Vice-President) have their terms end as of December 31, 2003. These positions will be up for re-election that same month at the annual meeting. In addition, the new position will also be up for election for a start date of January 1, 2004.

This newsletter is a notification that we are currently opening up the solicitation for two Board member positions to anyone interested in running. Candidates need to meet the following criteria for consideration by our Nominating Committee:

1) Nominees must not be indebted to Scenic Ridge Homeowners' Association (e.g. residents not current with assessment payments or other fees, outside vendors owing

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## Robison Oil Offer

Robison, seeking new gas heating customers, has offered Scenic Ridge customers a 10 to 20 percent "gas cooperative" discount on the cost of supplying natural gas. The exact amount of the discount depends on the number of homeowners who sign up for their service; we would need more than 25 homeowners to qualify for the 20 percent discount. We are getting closer to the target, but need more to sign up.

In addition, Robison will offer each new customer a free inspection and tune-up of their boiler. Major repairs and parts, if required, are extra. Our burners have reached an age where they need to be checked and cleaned to prevent a carbon monoxide buildup inside your home. Several homeowners have already experienced that frightening condition. We also suggest all homeowners install adequate carbon monoxide detecting devices in their homes.

If interested, please contact Dave DiRoma at (914) 345-5700 x204 and mention you are part of the Scenic Ridge group.

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## Maintenance Update

Landscaping along the hill at the poolside will extend the length of the pool. The work will include the removal of the overgrown Junipers, general site cleanup, planting of Mountain Laurel and Boxwood shrubs, plus Blue Spruce saplings to match last year's successful plantings. Finally, the area will be mulched with wood chips.

Across the street, workmen are removing sections of deteriorating stucco on the concrete retaining wall. Following the preparation, the entire wall will be recoated with attractive light beige stucco.

The newly installed water line that extends from the pool house to the planting area at Scenic and Amber will allow us to finally create an attractive display of annual and perennial flowers at this entrance to our community - and keep them alive through the dry spells!

Two broken dumpsters were replaced with new units. The Village's sanitation group removed the old dumpsters. All dumpsters are scheduled to be repainted this month.

## We STILL Want YOU!

*(continued from Page 2)*

us money) and must show a history of good-faith payments.

2) Nominees must have relevant experience (project management, landscaping, grounds maintenance, contracting, resident of community for extended period, previous Board experience, pool experience, computer skills, accounting skills).

3) Nominees must submit a one paragraph description via email to [info@scenicridgehomeowners.com](mailto:info@scenicridgehomeowners.com) regarding what qualifies them to run for the Board.

4) Nominees must have daily access to email to conduct Board business, hence the request for submission via email.

5) Nominees must be available to attend Board meetings monthly and also attend various unplanned meetings.

All submissions must be received by 11:59 PM, July 11, 2003. Residents may also announce their candidacy at any prior monthly meeting for consideration by the Nominating Committee.

The Board will distribute a short memo outlining the candidates' names and their submitted paragraphs for consideration in voting.

Some key skills that will be needed include desktop publishing, website maintenance, email skills (distribution lists), Microsoft Office skills (specifically in Word, Excel and Mail Merging) and production of bills.

## 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



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## Clean Appearance of Homes

This is just a reminder to all homeowners that one of the main value points of our community is its well-kept look. Most homeowners understand this and have done an excellent job in maintaining their units and lots and keeping visible clutter to a minimum.

There are, however, those who don't take such pride in our community. The Board is actively approaching those residents in an attempt to amicably resolve this issue.

Please send any complaints about such eyesores to the Board via email or to our voicemail.

Some things to consider:

- Don't leave excessive patio furniture in your front yard (or where it is visible from the street) when it's not in use.
- Don't let your bushes become overgrown. Manicured landscaping increases home values and makes this a more pleasant environment.
- Excessive lawn ornamentation can be an eyesore. Moderation is preferable.
- Flags should not exceed the 3' X 5' standard size and should be mounted on flagpoles.
- Children's toys should be put away when not in use.
- If your trees or bushes are growing over paths or sidewalks, it is your responsibility to trim them back regularly. (Keep in mind, you could be the primary one sued if someone gets hurt due to your negligence – the Board is only responsible for mowing, snow removal from Common Areas and leaf removal). You are also responsible for maintaining those paths and sidewalks that lie within your lot (so people don't trip and they remain useable).

## 2003 Meeting Schedule

Board meetings take place at the Croton-on-Hudson Village Hall at 7:30 PM. 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.

- Monday, **June 9**
- Monday, **July 14**
- Monday, **August 11**
- Monday, **September 8**
- Monday, **October 13**
- Monday, **November 10**
- Monday, **December 8**