
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

March 2005
Volume III, Edition 1

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ClubHouse

Homeowners continue to ask if there's still an opportunity to convert the pool house into a combination clubhouse/meeting room/health club. Here's where we're currently at: preliminary engineering plans for the conversion resulted in bids of approximately \$150,000. The Board put the project on hold pending investigation of other options, including the possibility that it might be more cost effective to demolish the existing structure and build new. Since then, candidly, not a lot's been done. In the meantime, it appears that there is general, perhaps widespread, support for the project.

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Oh, Brothers!

We have invited one of the owners of Brothers Landscaping to attend the April 11th Board meeting to offer advice to homeowners interested in improving the appearance of their property, including grass, applying fertilizer, pesticides, fungicides and (deer-proof!) plantings. Our landscaper is well qualified to give advice and suggestions, and perhaps even perform the work for you. All are invited- bring your questions and bring your visions of spring!

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
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Clubhouse

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We know (because we ask) that many new buyers, especially those with young children, are attracted to Scenic Ridge because of the playground & pool. Having a clubhouse would enhance the attraction. According to Earl Faber, Board Treasurer & real estate professional, the estimated increase in value of each unit would cover or exceed the cost, per unit, of the project.

The Board anticipates that the clubhouse would be used as a general meeting place for all residents, including Board Meetings, children's parties and a small but serviceable exercise room, including several cardiovascular machines and some free weights. There would, most likely, be a \$50 fee for use of the facility for a party and the resident would be responsible for clean-up afterwards. The monthly charge for use of the gym would be about \$25 to cover the cost of a cleaning service.

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

2005 Meeting Schedule

THE NEXT SCENIC RIDGE BOARD MEETINGS FOR 2005 ARE ON MONDAY: *APRIL 11, MAY 9, JUNE 13, *JULY 11, AUGUST 8, SEPTEMBER 12, **OCTOBER 17, NOVEMBER 14, DECEMBER 12

Board meetings take place at the Croton-on-Hudson Village Hall at 7:30 PM. *All meetings are scheduled for the 2nd Monday of each month, and held on the 2nd floor of the Croton Municipal Building, at 7:30 with the following exceptions:*

*April 11th, July 11th and October 17th meetings will be in the 1st floor courtroom.

**October 17th meeting is actually the 3rd Monday of the month because of the Holiday and due to room availability.

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.

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:

- o A Lark Lane 3-bedroom interior unit was offered for \$449,900, and is in contract for an amount that won't be known until it closes.
- o An upper Amber 2-bedroom unit reportedly received offers in excess of \$375,000.
- o 3 Bedroom end unit, Robin Lane, \$499,000

Prices in Scenic Ridge continue to escalate, outpacing single-family homes, as well as neighboring condominium communities. As always, the Board will continue to take steps to ensure that the homes in Scenic Ridge remain as sought after as they have over past 2 ½ years.

As a corollary to the run-up in prices, we've noticed an increase in attention from investors. While we're pleased that SR rising prices and desirability warrants this attention, we plan to resist any group from buying a home here simply to rent it. Short of an outbreak of the plague, nothing else is likely to reduce our homes' value than an excess of rental units.

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We're Pooped!

After a period of improvement it's now "evident" that the pooch poop condition is deteriorating. The Board hears the numerous complaints and sympathizes with the residents who are angry and disgusted with the handful of people who refuse to pick up after their dogs. Their actions indicate a total disregard for their neighbors or the health of the resident children. In the past, as you may remember, we employed a security patrol to identify residents who did not pick up after their dogs. The Board 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 feel that the situation has reached such a point in which we are considering changing the bylaws to have a covenant grandfathering existing dogs, but not allowing any new or replacement dogs. This would make Scenic Ridge, eventually, a 'dog free' complex. We realize this is totally Draconian and we have resisted implementing such a drastic measure for many years but we feel that there are very few alternatives available to us. We would like to hear your thoughts and suggestions - please come to the April 11th meeting and tell us your thoughts.

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. So tell us. Call us at 914-271-4459 or e-mail us at info@scenicridgehomeowners.com. Ninety-seven sets eyes will solve the problem faster than just one or two.

Forest for the "Cell Towers"?!

Residents who are disturbed by the garish looking cell tower which seemed to appear overnight in the Amberlands do not even get the dubious benefit of receiving better cell service. Despite rumors that the tower was erected by Sprint or Verizon, it was in fact erected to improve emergency cell phone service for local EMS, police and fire departments. Does anyone really believe that tower looks like a tree?

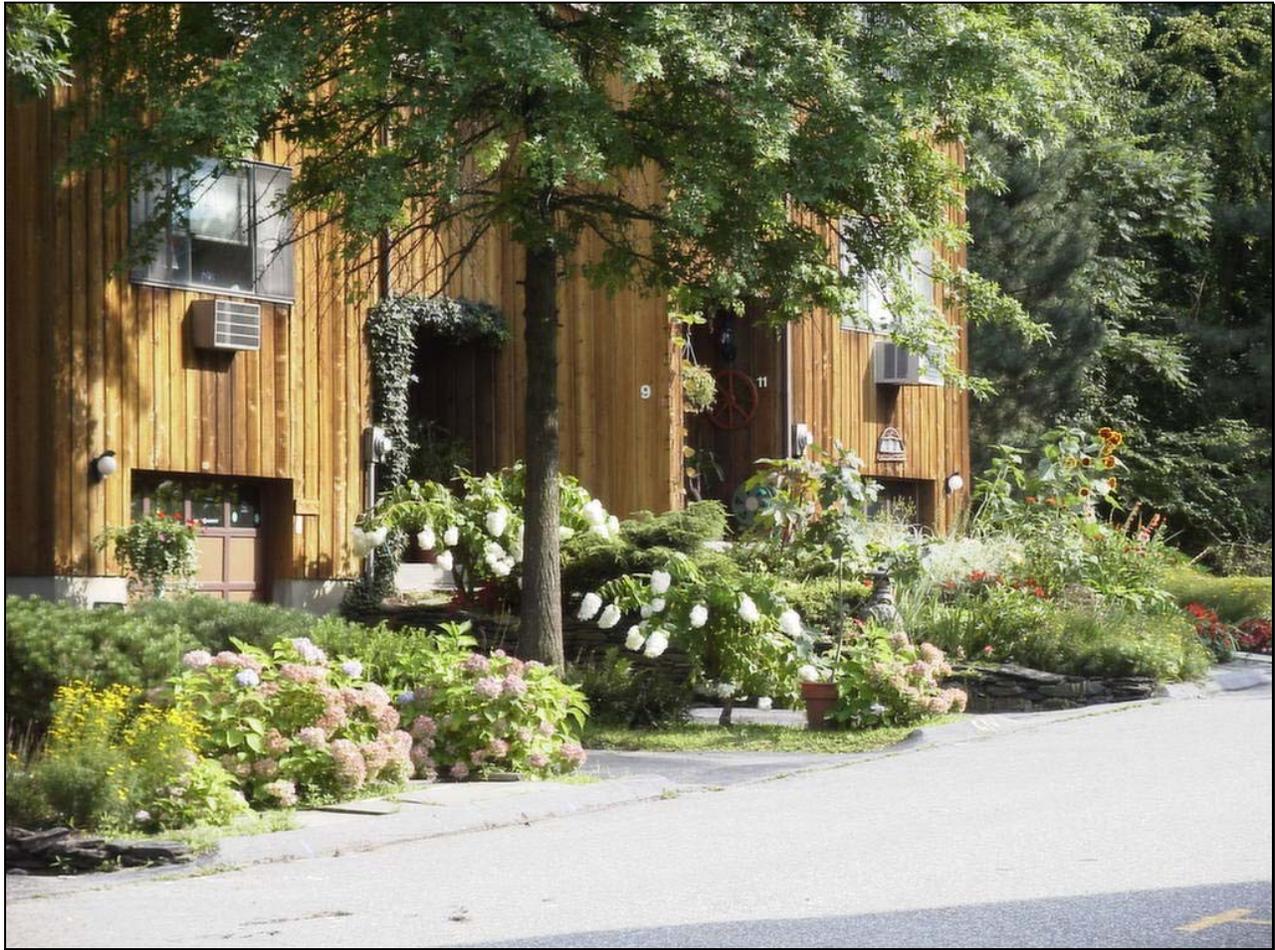
Thomas Edison Would Be Ashamed

At least three exterior lights are inoperative, in every case, this results from a failure of Con Edison's underground feeder. However, dealing with Con Edison is an uphill swim. Whoever you call is either "away from their desk" or convinced the problem is not their job specification. (Con Ed's just not been the same since our neighbor Fred Brown retired from there). Consequently, we notify the Public Service Commission and filed a complaint. Eventually, months later, we get results. We urge anyone who is disturbed by an inoperative street light to call the PSC **1-800-342-3377** or visit their web site at <http://www.dps.state.ny.us/complaintdept.html>) and file a complaint.

With increasing frequency, the underground electric feeds to our homes are failing. Usually, the symptom is that ½ or so of your house is without electric. *This is Con Edison's problem to repair, and they will make that repair at no cost to you.* Trying desperately to find signs of intelligent life at Con Ed, we dutifully suggested that since they *know* all of these aging aluminum cables will fail (it's not "if", it's "when") they replace all of underground feeders in a planned, orderly manner. No, they say they can't do that, they have to replace them one at a time as they fail. Even when it means excavating and refilling the same hole again and again.

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SPRING-A-DING-DING

The Board, like most other people, experiences difficulty in finding responsive, qualified contractors. Unfortunately, that prevented us from patching the cracks & resealing the asphalt roadways on Oriole, Lark, Robin & Wren before the winter. The subsequent freeze and thaw cycle has made the cracks deeper and wider. We believe we found a contractor who can do the patching and resealing on our roadways and extend the life of the asphalt. Look for this to happen in the early spring.

Thanks to the cooperative efforts of the homeowners along Upper Oriole, the overgrown junipers were removed & replaced with an attractive cedar fence. The Board invites the homeowners on upper Amber & Wren to consider replacing their overgrown shrubbery with the same fence. As was the agreement on Oriole, the Board would pay to remove the existing shrubs & the property owners would collectively pay for the purchase and installation of the new fencing. We encourage the homeowners who live on upper Amber & Wren to begin cooperative discussions. If a consensus can be reached, the Board will obtain estimates for the cost of new fencing.

BUT IT'S NOT SPRING QUITE YET

Even as we write this, snow is falling again. As a reminder, when we receive more than 3" of snow all cars must be removed from all streets. We rather not tow any cars, nor assess any fines for non-compliance, so please cooperate. And not so incidentally, the plows will do a better job of removing the snow and finish sooner.

Speaking of snow removal, our contract with the landscaper includes clearing sidewalks and walkways. Driveways are the responsibility of the homeowner. Shoveling starts when the snow stops.