
SCENIC RIDGE HOMEOWNERS' ASSOCIATION, INC.

Please remember to visit our website at:
<http://www.scenicridgehomeowners.com>

And, you can also email us at info@scenicridgehomeowners.com.

The next Scenic Ridge Homeowners' meeting is **Monday, June 11, 2001, 7:30 P.M.**
at the Croton Municipal Building, Second Floor.

To: All Scenic Ridge Homeowners
Subject: Newsletter and Special Assessment Notification
Date: May 31, 2001

In this newsletter, we will cover the following subjects:

- 1) Approved 2001 Budget (**attached 2001-2002 BUDGET**) for residents' review
- 2) Special Assessment Notification (**attached PROXY and Information Request Form**) - **VOTE REQUIRED**
- 3) Landscaping
- 4) Paving of Bird Lanes (Wren, Lark, Oriole, Robin)
- 5) Playground
- 6) Pool
- 7) Board Election

Headlines

- **Annual Assessments will be due on July 1, 2001 and will be \$462** per quarter going forward. **The approved budget is attached.** Assessment payments are due on the first day at the beginning of each quarter for which you are paying (remaining for the 2001-2002 year: *July 1, 2001; October 1, 2001; January 1, 2002; and April 1, 2002*). Payments are considered in default if not received by the Board within 30 days from the due date.
- **The special assessment of \$1,500 for power washing and restaining has been postponed and changed.** The special assessment will now be voted on at the August 13, 2001 Board meeting. The special assessment, if approved, will be billed on August 31, 2001 and due in full by February 1, 2002. We estimate the cost of the assessment to be \$2,000. Putting money aside, starting now, would be prudent for all residents. **PLEASE** complete the attached proxy and return it via mail to The Scenic Ridge Board of Directors, One Amber Drive, Croton-on-Hudson, NY 10520.
- **For those residents who did not complete and return the information request form, we have attached it again for your convenience.** At a minimum, we are required to maintain a list of lienholders on properties. If you have not submitted this information to us, please do so immediately so we won't have to pursue this issue via other communication methods.
- **Residents will need passes to enter the pool and playground areas going forward.** The passes have been dropped off at residents' front doors. Keep them safe as there will be a replacement fee of \$15 per pass. Pool and playground passes will be issued to all residents that allow access to **one immediate family per pass**. Additional temporary passes may be obtained by contacting the main Board number, 271-4459. Allow additional time (3 business days) for the Board to respond and deliver the temporary pass(es).
- **Paving of the Bird Lanes is expected to start in mid-June, 2001.** It will be done during business days and cars must be moved off the lanes or will be towed at the owners' expense. Keep an eye out for the notice in your front doors.
- **Lawn overseeding, delayed due to the drought, was completed on May 25th.** We could not proceed with seeding until rain was forecasted to avoid spreading very expensive birdseed.
- **The contract with Calabria for the additional bush and small tree removal is complete.** Residents are now responsible for additional removals on their own lots. Homeowners who plan to replace shrubs and trees might want to visit the new Croton Country garden center on Route 9A (the old fruit stand). They will give Scenic Ridge homeowners a discount equal to the sales tax. "Just tell them you live in Scenic Ridge."
- **Playground construction will take place beginning the week of June 4, 2001. DO NOT** use the playground equipment until the construction is complete and the fence is completely erected. Safety surfacing **MUST** be in place before use of the playground equipment is allowed.
- **Remaining tree stumps will be ground down, weather permitting, during the week of May 28, 2001.**
- **The election of new Board members will take place at the June 11, 2001 Annual Board meeting.** The Board members are to serve three-year terms as defined in the Declaration and By-Laws. Officer elections (President, Vice President, Secretary, Treasurer, Director at large) are voted on by the Board on an annual basis. Please contact the main Board number, (914) 271-4459 or email us at info@scenicridgehomeowners.com if you are interested in running for the Board and the information will be forwarded to our Nominating committee for consideration. Please provide a brief description of why you would like to run and your qualifications to be a Board member.

For those interested in the details of these issues, please read on....

Introduction

As we continue to accept our roles as a new Board over the past year, we have worked diligently to remediate a number of issues throughout our community. Here are some of the successes we've had and some projects that we are working on right now:

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Monthly Board meetings available to all residents and advance notification via postings and letters | <input checked="" type="checkbox"/> Central phone number providing better communication to the Board members by homeowners | <input checked="" type="checkbox"/> Improved relations with the Village of Croton Public Works and Enforcement Officer |
| <input checked="" type="checkbox"/> Security fence bordering Amberlands | <input checked="" type="checkbox"/> Improved billing statements | <input checked="" type="checkbox"/> Scenic Ridge Website and email |
| <input checked="" type="checkbox"/> Playground replacement (in process) | <input checked="" type="checkbox"/> Paving of Amber Drive by the Village | <input checked="" type="checkbox"/> Securing of new legal representation |
| <input checked="" type="checkbox"/> Quality of life improvements (such as annual flower beds, painting of pool walls, cleaning/painting of dumpsters, regular removal of wind-blown trash) | <input checked="" type="checkbox"/> Landscaping improvements (tree pruning, bush and small tree removal, aerating, and reseeded in process) | <input checked="" type="checkbox"/> Power washing and restaining of siding (scheduled for proxy vote) |
| <input checked="" type="checkbox"/> Ability to pay assessments with credit cards (in process) | <input checked="" type="checkbox"/> Securing financing for needed repairs and maintenance | <input checked="" type="checkbox"/> More frequent newsletters and communications |
| <input checked="" type="checkbox"/> Parking Rules, parking signs, and towing service | <input checked="" type="checkbox"/> Organization of Scenic Ridge historical documentation | <input checked="" type="checkbox"/> Snow removal from sidewalks, stairways, and walkways |
| <input checked="" type="checkbox"/> Handbook for all residents (in process) | <input checked="" type="checkbox"/> Pool passes and procedures | |

2001 Budget and Annual Assessment

The Board has unanimously approved the attached 2001 budget (see attachment). This budget includes the repayment of the loan (secured to finance the paving, landscaping restoration, replacement playground, and other restoration efforts in our community), ongoing maintenance costs, and other fees and expenses. Annual assessments have increased to \$462 per quarter. This is a long overdue raise as the previous assessments did not account for estimated future repairs and we are now forced to make significant adjustments in planning that are more appropriate for a community like ours. Please keep in mind that we will still have the lowest common charges of any comparable community in our local area. The objective of our budget is to help ensure the continued enjoyment and safety of our community and maintain the value of our homes; this cannot be done without proper funding. Our reserves are still lower than where they should be, but our immediate needs are of more concern than building the reserve in the current year. We will begin to budget for reserves in future years to help avoid these unpleasant large special assessments and help avoid the need for further financing. Of the quarterly payments, \$120 is attributable to the loan repayment.

Assessment payments are due on the first day at the beginning of each quarter for which you are paying (remaining for the 2001-2002 year: *July 1, 2001; October 1, 2001; January 1, 2001; and April 1, 2002*). Payments are considered in default if not received by the Board within 30 days from the due date.

Special Assessment

The special assessment that was voted on and approved on May 14, 2001 will be postponed until August 13, 2001 (payable February 1, 2002). There are three primary reasons for this decision and we request your support:

- 1. Financial:** The cost of the restaining on top of the increase in common charges places an unusual burden on many homeowners. In addition, many homeowners need to replace roofs, windows, and siding (see *Waterproofing* below). Overwhelmingly, the homeowners who voted against the restaining did so solely because of the financial concerns. By performing this work next spring, we can help smooth the financial spike. The cost for the restaining in the spring will be \$2,000. The increase is due to certain areas, mostly southern facing, requiring extra preparation and additional stain.
- 2. Timing:** By allowing, as required, 60 days for the vote notification and another 90 days for collection of the funds, we could not start work until late August or September, 2001. Given the size of this project, it would likely run into December, 2001, maybe later, depending on the weather. Stain should be applied at ambient temperatures above 55 degrees. To help ensure that we get the best value for our money and the highest quality coverage, we should do the work in the spring when we know we will be most likely to be able to do the project all at once with a better chance for ideal conditions. While all of the projects we have identified are vital to maintaining the appearance of our homes and preserving their value, the painting contractor (a representative from Sherwin-Williams) who visited our site and our engineer agree that we can postpone the painting until early next spring.
- 3. Waterproofing:** The restaining is designed to protect the wood siding and NOT solve water leak problems. It may help, but that is not its purpose. The problems causing the leaks are numerous; they range from faulty roofing, clogged/misaligned gutters, leaking window frames, warped or missing siding, and holes caused by carpenter bees. Because of the variation in conditions, and the overall costs to repair the problems, the Board has decided that the related repairs are the responsibility of the individual unit

owners. We strongly urge each homeowner take care of water penetration issues before the contractor power washes the unit in the Spring of 2002, assuming the special assessment passes. While the contractor will take every precaution, if your siding or windows leak, the power washing might result in more water leakage; you might want to take this opportunity to fix it. We have identified two contractors you can call for estimates on roofing and waterproofing; they are familiar with our complex and have worked here before: Miracle Home Improvements: (914) 271-9119; and Westchester Windows Works: (914) 949-8282. Westchester Windows Works is also a source for reasonably priced replacement of defective window glass and screens. The Board is only providing these names on an informational basis and cannot be responsible for their work.

The preparation and restaining will include siding, balconies, fascia boards, trim boards, front doors, garage doors, exterior metal (electrical meter pans, gas meters, etc.) AND DECKS. The contractor will caulk around windows and exterior openings as well as replace selected portions of missing, severely damaged, or rotted siding. The Board has arranged for professional, part-time supervision of the contractor during the estimated three months of work.

Special treatment of 45 to 53 Amber: Since this structure has a semi-transparent stain, unlike all of the other buildings, the contractor proposes to recoat the building with a similar semi-transparent stain. The only alternative, and not particularly practical, is to literally strip the entire building. That is a monumentally complex task, expensive, environmentally hazardous, and will likely not result in an acceptable look since the siding is, by its nature, porous. Instead, we intend to use one small area on the rear of the building and treat it with several types of stains. The residents of the building can then see the results before we recoat the entire building. We will ask the contractor to create this test panel shortly.

The special assessment will now be voted on at the August 13, 2001 Board meeting. The special assessment, if approved, will be billed on August 31, 2001 and due in full by February 1, 2002. We estimate the cost of the assessment to be \$2,000. How you plan for the assessment is your choice, but here are some things you may want to consider:

- You can make periodic payments directly to the Board.
- You can charge the entire amount on a credit card. We will have the payment system set up by the time the special assessment is due.
- You can put the money aside in a savings account, earning interest, and pay it in full by February 1, 2002.
- The holidays are right before the payment is due in full and taxes are due two months later.
- The First quarter annual assessment payment is due January 1, 2002 and the Second quarter's assessment is due April 1, 2002.

Playground

The previous playground equipment was deemed unsafe for use due to lack of proper maintenance over the years and wear brought on by aging issues. We have removed the old playground equipment and are underway with our efforts to replace it. The new playground construction will officially begin June 4, 2001 and preliminary preparation work is in process right now and may continue up to the point of construction. Construction should be complete by the end of June, 2001. The new playground will boast a Little Tikes Commercial Play system (<http://www.ltcps.com/ltcps-maxplay.html>) and is the MaxPlay Station 2 system with the natural color scheme, burgundy, tan and forest green (the extension swings in the picture on the website are not included). We will also have a separate swing area with two tot swings and two adult swings and black safety surfacing in the fall zones for the entire area. We will also put benches under the existing trees for those keeping an eye on their children or just needing a place to relax. The playground will be fenced in using four-foot cedar posts and rails harnessed by green wire (you can see the same fencing bordering Scenic Ridge and the Amberlands behind Wren and Lark lanes). During the construction, there will be a period where equipment will be accessible and no safety surfacing will be in place. It is **VERY** important that no one use the equipment until the safety surfacing and fencing construction is complete and the playground is officially opened.

Below are the **General Recreation area rules**:

1. Littering of any kind is strictly prohibited.
2. No pets are allowed in the pool area and in the fenced playground.
3. Glass containers of any type are prohibited in any of the recreation areas. Beverages must be in aluminum cans, plastic or cardboard containers.
4. Smoking is prohibited in the areas beyond the bathhouses. These areas include the playground, the pool, outside and inside the bathhouses, and the sidewalk the leading from the beginning of the men's bathhouse to the pool entrance.
5. No skateboards, rollerblades, bicycles, scooters, or rollerskates are permitted in the pool area and in the fenced playground.
6. At no time is beer, wine coolers or other alcoholic beverages allowed in the recreation areas and the pool.
7. No playing will be allowed that includes the throwing or hurling of objects (including ball playing, Frisbee playing, etc.).

Below are **Playground-specific rules**:

1. Ball or Frisbee playing is prohibited.
2. Children under five (5) years of age must be accompanied and supervised by a parent or responsible adult.

3. Climbing and sitting on the fence is strictly prohibited.
4. Food or glass containers are strictly prohibited in the playground. Beverages must be in aluminum cans, plastic or cardboard containers.
5. Climbing the trees is strictly prohibited. Children should not attempt to jump onto trees from the play equipment.

Pool Rules and Procedures

The pool will officially open on Memorial Day weekend, Saturday, May 26, 2001. We are in the process of repainting the stone wall and access will be limited to the pool during the construction of the playground in mid-June. The **General Recreation area** rules also apply at the Pool.

Below are the new **Pool rules**:

1. All residents and guests must sign-in and present their permit to the lifeguard before using the pool facility. If a permit is not presented, access will not be granted.
2. Only one immediate family per household, including children of all ages, will be permitted to use the pool facilities on the weekends and weekdays. The pool is for use by Scenic Ridge residents and their guests only. If there is an abuse of this rule, the Board reserves the right to institute a guest charge policy. The same guests are only permitted to use the Scenic Ridge pool one time during the weekday and one time during the weekend (during the same week), regardless if they are guests of more than one resident, unless permission is given by the Board of Directors or additional passes are presented.
3. All guests must be accompanied by a resident.
4. Lifeguards are permitted to remove unauthorized people from the pool area.
5. Children under twelve (12) years of age must be accompanied and supervised by a parent or responsible adult at the pool, the playground, recreation area and in the bathhouses.
6. Children wearing diapers must also wear a bathing suit and are only allowed in the shallow end of the pool.
7. Proper swimming attire must be worn while swimming. Cut-off shorts are prohibited.
8. Ball or Frisbee playing in or around the pool area is prohibited.
9. Running, horseplay or similar activities are prohibited in or around the pool area.
10. Balls, floats or rafts are not allowed in the pool, except swimming aid devices in the shallow end only.
11. The bathhouses must be kept clean and neat. Do not flush diapers, paper towels or sanitary napkins down the bathhouse toilets.
12. Pool hours are 11:00am to 8:00pm or dusk* on the weekdays and 10:30am to 8:00pm or dusk* on the weekends and Holidays.
13. When there is no lifeguard on duty, no swimming is allowed.
* DUSK IS CONSIDERED ANY PERIOD OF THE DAY WHEN THERE IS DARKNESS OR TWILIGHT.
14. Food or glass containers is strictly prohibited in the pool area. Beverages must be in aluminum cans, plastic or cardboard containers.

Board Election

The new Board will be elected for a period of three years at the next annual meeting to take place on June 11, 2001. The By-Laws define that 1/3 of the Board is to be elected each year for three year terms. Unfortunately, prior Boards did not adhere to this schedule; consequently, we have decided to follow the spirit of the By-Laws by making the Board member terms three years again. Since the President, Treasurer, and Director at Large were elected in 2000, the positions of Secretary and Vice President are scheduled for re-election.

The Board will select a Nominating Committee consisting of one Board member as the chairperson and two others as committee members. Please let us know if you are interested in serving on the Nominating committee or are interested in serving as a Board member. The Nominating committee will select the nominees for inclusion in the vote based on predetermined uniform qualitative criteria. The nominees' names will be presented to the Scenic Ridge residents in a letter (including a proxy) that will be delivered before the annual meeting.

We hope this letter has been informative. Our objective is to carry out the community's needs and make this a better place for all of us. We can't do our job without your participation and feedback, so please feel free to contact us at:

- The main Board number at (914) 271-4459
- Write us at One Amber Drive, Croton on Hudson, NY 10520; or
- Email us at info@scenicridgehomeowners.com.

Sincerely,

The Scenic Ridge Board of Directors

SPECIAL ASSESSMENT PROXY

I/We the undersigned who is/are the owner/s of Record of the Unit and Lot known as _____, Croton-on-Hudson, NY,
(Insert Unit Address)

hereby authorize the Vice President and Secretary, DOMINICK LEPORE, or the Treasurer, RACHEL SIBRIZZI, of the Scenic Ridge Homeowners' Association, to cast my/our vote at the meeting to be held on August 13, 2001 (notice of which was delivered to all members on May 31, 2001) and at any and all adjournments thereof as if the undersigned were present and voting at the said meeting upon the following matter:

1. For the purpose of voting on the \$2,000 special assessment to fund the cost of the maintenance of the exterior paneling (potentially including, but not limited to exterior staining, limited exterior panel repair, and power washing) of all main Lot structures throughout Scenic Ridge.

_____ Yes, I/We the undersigned approve the special assessment.

_____ No, I/We the undersigned do not approve the special assessment.

I/We understand that this Proxy may be revoked at any time prior to the August 13, 2001 meeting in writing so stating, or by my/our attendance at the meeting or at any and all adjournments of the meeting.

Dated _____, _____
(Month, Day) (Year)

Homeowner of Record _____
(Signature)

(Print Name)

Homeowner of Record _____
(Signature)

(Print Name)

INFORMATION REQUEST FORM

Please complete this form and return it in the included envelope if you have not already done so.

(PRINT CLEARLY)

Required Information

Owner(s) Name(s)

Unit Address

Lienholder(s) on property (e.g. mortgage bank, home equity loan banks)

- Lienholder 1

- Lienholder 2

- Lienholder 3

Other Information Requested

Names of Renters (if applicable)

Number of residents in rented unit
(if applicable)

Phone number of Renter(s) (if applicable)

()

Owner's Home Phone Number

()

Owner's Email Address

Owner's Current Home Address
(if not living in Scenic Ridge)

Owner's Work Phone Number (optional)

()

Owner's Preferred method of contact (home/work phone, US Mail, email)

Thank You for Your Help and Cooperation!

The Scenic Ridge Board of Directors

2001-2002 APPROVED ANNUAL BUDGET

	2000 BUDGET	2000 ACTUAL	2001 BUDGET
Repairs & Maintenance	\$15,021	\$5,484	\$22,500
Extermination	3,700	6,049	4,000
Landscaping & Snow Removal	30,800	32,401	35,000
Sanitation & Special Snow Plowing	300	374	5,000
Meeting Expense	374	327	150
Postage & Office Exp.	500	860	1,500
Insurance	5,800	6,428	6,400
Pool Lifeguard Salaries	9,000	7,932	9,450
Pool Repairs/Maintenance *	10,000	5,209	5,250
Permits & Licenses	400	420	420
Legal	2,500	2,491	3,500
Legal-Bylaw Revision	---	---	5,500
Audit & Accounting	1,600	1,800	2,000
Telephone	300	344	350
Utilities	2,800	4,060	5,000
Real Estate Taxes	11,500	11,736	12,000
Payroll Taxes	1,226	866	1,225
Corporate Taxes (FED)	400	0	400
Corporate Taxes (STATE)	325	325	325
Corporate Taxes (MTA)	55	39	55
Spring Party	1,000	1,066	1,100
Playground Maintenance	300	---**	0
Miscellaneous Expenses	355	24	600
Web Site	0	124	125
Awning Maintenance/Replacement	0	256	2,000
Management Consultant	0	6,000	0
Professional Fees	0	0	450
Engineering Services	0	3,800	0
Estimated Corp State Tax	0	170	0
Estimated Corp MTA Tax	0	80	0
Charge Card Processing Hardware	0	0	500
Charge Card Processing Fees	0	0	900
Loan Repayment	--	--	44,160
TOTAL	\$98,256	\$98,665	\$169,860

<i>TOTAL QUARTERLY PAYMENT FOR ANNUAL ASSESSMENT</i>	\$462***
<i>Monthly Payment for Annual Assessment</i>	<i>\$154</i>
<i>Annual Assessment Payment in Full</i>	<i>\$1,848</i>

* Pool Repairs/Maintenance excludes \$5,209 pre-payment in December, 1999 for discounted rate on 2000 pool service contract.

** Playground Maintenance 2000 expense included in 2000 Repairs & Maintenance line item

*** Of the quarterly payment, \$120 is attributable to the loan repayment.