



Newsletter



Find out what's new at Scenic Ridge, and what the New Year may bring!

A Newsletter Exclusively For Scenic Ridge Residents

Fall-Winter 2012-2013 Edition

Dumpster Doors @ SR

Planter Pots Pop Up...

Bird Lane Asphalt...

Dog Owner Reminder...

Winter Parking Rules

Scenic Info Corner...



All three dumpster areas receive a makeover.
Page 2

Stone planters added.
Page 3

Potholes and cracks filled on all bird lanes to extend the life of our privately owned roads.
Page 3

For those with furry friends at Scenic Ridge
Page 2

Reminder about Winter parking at Scenic Ridge
Page 2

Some updated information about SR that you might want to keep handy.
Page 4

For more information visit www.scenicridgehomeowners.com

LED's Shed New Light On Our Community

Nearly half of the (black) light posts illuminating the Scenic Ridge "bird lanes" have exceeded their life expectancy, and ballasts were needed to continue service of the high-pressure sodium bulbs in the fixtures on top. The new ballasts are expensive, labor intensive to replace, and well...old news! Scenic Ridge meet the LED!

The research is in...LED (light-emitting diode) bulbs are the next big thing in lighting. They don't require a ballast to operate, use nearly 2/3 less electricity than the high-pressure sodium bulbs they're replacing, and provide the same amount of light. They also happen to cost less than the old sodium bulbs and last ten times longer. Not a tough choice!

Scenic Ridge has 20 such light posts spanning the property from the pool-house, up Oriole Lane to Lark Lane, Robin Lane and Wren Lane. All light posts have been dismantled, cleaned, re-wired, and

replaced with a 60 watt equivalent Phillips LED light bulb by our maintenance crew.

You will notice the light is white, as opposed to the yellow sodium bulbs, and should make navigating our community at night much easier. All while making Scenic Ridge a greener place to live, using less energy, and paying less to Con Ed too.

The pool house has also been outfitted with LED spotlights on a timer, to illuminate the playground and pool areas. The lights lighting up the Scenic Ridge sign on the wall and both corners are also set to be replaced with LED's when the current compact fluorescent bulbs expire.

We have also outfitted the dumpster areas with a self-sufficient solar-powered LED fixture. They are on a motion sensor, and will light upon entry of the area. They need sun to charge, so be patient.

The new LED bulbs have a life expectancy of about 10 years, far exceeding the life of an ordinary incandescent or sodium bulb. Replacing the bulbs with LED is just another way Scenic Ridge hopes to save money while using less energy.

If you should see a light post out, be sure and contact our maintenance manager for immediate

inspection at 914-804-7668 or email at BrianDavidHickey@aol.com.



The fixtures remain the same, only the inside is different.



Open Sesame! At last...Dumpster Area Doors.

All three dumpster areas have received a makeover, including sealcoating of asphalt and new doors to help better hide the trash. The doors help hide the ever-increasing amount of debris collected every week, as well as the brightly colored recycling containers The Village of Croton uses to handle paper and commingles. We hope the doors add to the aesthetics of the outdoors, and allow the dumpster areas to blend into the landscape. The doors leave a gap between them when closed for easy egress. Also added were motion-sensing solar-powered lighting to aid in those midnight garbage runs, as well as a deterrent to our raccoon friends that like to visit in the middle of the night. As an FYI, the dumpster lids are strapped together to discourage creatures from entering the dumpsters. This makes the lids heavier, but cuts down on the critters in a big way. Also, please remember, yard waste is NOT collected over the Winter months, so please refrain from dumping this matter this Winter. Thank you! For more info about garbage, please visit www.ScenicRidgeHomeOwners.com and click on Garbage Disposal on the left hand side of the page.

Please Join Our Email List



If you haven't already, please join our Scenic Ridge email list, so that we can communicate with everyone efficiently.

We will not give away your information, and will keep you up to date on everything Scenic Ridge.

Notices for board meetings, cancellations, and any other communications regarding your home will be sent to your inbox.

Please don't be "left in the dark" when an important message goes out! Join us now, as email is fast and free.

If you're not on the list, please send a request email to: info@scenicridgehomeowners.com and we will add you.

Scenic Ridge Winter Parking



Believe it or not, Winter is on it's way! As a reminder:

When there are two or more inches of snow, all vehicles must be removed from the street, as per Village law, to allow for clean up.

All residents with a garage and driveway must use those areas first before parking on the streets. Residents with designated parking spaces must also use those spots before parking in the street.

*Also, driveways and parking spaces are the responsibility of the home owner to clean.

Street parking during snow storms affects everyone, please follow the rules!

For more information, visit www.scenicridgehomeowners.com Click on snow removal

Scenic Ridge HOA Drop Box



For many years our Home Owner's Association has used a white drop-box at the corner of Amber Drive and Robin Lane for resident-board communications. This box has reached the end of it's life, and has been replaced with a new one by our staff.

Resembling a mini Scenic Ridge town house, the new unit is located on the same corner, on a post, ready for your communications with the HOA. Take a look!

*Please do not leave HOA dues payments in the box. Remit those to: 1 Amber Drive, Croton on Hudson, NY 10520

Reminder To Dog Owners



We would like to take a moment to remind dog owners in the neighborhood to ensure all dogs are kept on a leash while walking at Scenic Ridge. We also ask that you please keep pets off of other resident's property.

Most importantly, please remember to **pick up** after your pet while walking them anywhere in our community, and dispose of it properly in the *garbage dumpsters only*.

We hope to keep common areas clean and disease free for the children who live and play here, as well as other pets and residents. Thanks!

More information can be found about pet rules at www.scenicridgehomeowners.com Click on Pets on the left.

Scenic Ridge on Facebook



Another great way to keep up with all that is going on in our community is to join us on Facebook!

Along with email updates, Scenic Ridge home owners can discuss the community on our very own page.

We hope that this page will be used by our residents to get to know each other better, discuss our community in a productive way, and create a positive outlook and vibe for our community as a whole.

Search "Scenic Ridge Homeowners" and send us a request today!





Blow, blow, thou winter wind, thou art not so unkind as man's ingratitude. ~William Shakespeare

Annual Audit For Compliance at Scenic Ridge



Every year, the Scenic Ridge maintenance crew performs an audit for aesthetics compliance in our community. What are we looking for? Great question, here are a few of the things that stand out:

1. Siding, windows and doors all matching the original designs, painted in the right colors.
2. Covers over all air conditioner sleeves, painted in natural cedar tone to match the siding.
3. Deferred maintenance of: roofs, walkways, driveways, porches, trees, and shrubs.
4. Anything that could cause a safety hazard or look aesthetically "unpleasing."
5. Common areas that need attention or maintenance, to enhance the value of all home owners at Scenic Ridge.

All siding should be "natural cedar tone," the front doors, garage doors, and trim are "grandfather clock brown," and roof tiles must be brown as well.

We perform this audit yearly to ensure the community maintains its appearance, and that the property is kept up. This is important for all members of the association, and helps keep home values up. Please direct any compliance questions to: info@scenicridgehomeowners.com.

For self-serve information on compliance at Scenic Ridge, please visit the website at www.ScenicRidgeHomeOwners.com and click on the compliance tab on the left hand side of the page.



Bird Lanes Get Special Attention This Fall

The "Bird Lanes" refer to: Robin, Lark, Wren, and Oriole Lanes, which are owned by the Scenic Ridge Home Owner's Association. These are private roads, which must be maintained by us.

This Fall, many of the cracks and potholes have been filled to ensure long life of these (expensive to replace) roads.



Stone Planters Add Beauty During All Seasons

This Fall, two new stone planters have been added along Amber Drive, and one on the corner of Lark and Wren Lanes. Scenic now has a total of nine stone planters, with a new display each season.

We also added hanging baskets to each light pole on Amber drive to enhance the Scenic Ridge experience. Enjoy!



Scenic Ridge Information Corner...

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

Important 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

Maintenance
(914) 804-7668

Air Conditioner Sleeves

Some residents have used this site to purchase the appropriate air conditioner sleeves online:

www.appliancepartspros.com

Annual Election of Board Members

Please remember to return your proxies, or show up to the annual meeting to vote in person.

Members seeking re-election: Howard Millman, President, and Melanie Friedlander, Vice President of Finance.

Cari Daddio will be retiring from her position this year. The Board thanks her for her many years of service!

Monthly Board Meetings

Meetings are tentatively scheduled for the second Monday of the month, and held in our community room located by the playground/ pool area.

Meetings start at 7:30pm. A flyer is hung on all mailboxes announcing the meeting, as well as notification of a cancellation.

Attending board meetings is a great way to stay informed of what's going on in your community, as well as helping to provide input on potential new projects.

**Make sure to join our email list, so you can be kept up to date on meeting changes, cancellations, and other items*

Yard Waste Disposal Reminder

The Village of Croton picks up yard waste from May to October in our special pickup areas at the upper and lower dumpster areas only. They do not pick up yard waste during the Winter months.

As a reminder, all yard waste must be bundled and tied, or bagged in paper bags. No loose yard waste is accepted, nor do they take plastic bags.

Westchester County does not allow yard waste in the dumpsters, so please be mindful of disposing of any live plant matter.

If you have any questions about garbage, recycling, or yard waste, contact maintenance at 914-804-7668

Recent Home Sales

There has been some action in the home sales department in our community:

Sold: 14 Amber Drive

Sold: 13 Oriole Lane

In Contract: 33 Amber Drive

Still on the market in our development:

2 Lark Lane
23 Oriole Lane
6 Wren Lane
22 Lark Lane.



Howard Millman, riding his horse Tonka, who gets one mile per pound of hay...

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No Surprises by Howard Millman, Scenic Ridge Board President

One of the business rules that I teach my adult college students is "Never let your boss be surprised." We, the Board, live by that rule where Scenic Ridge residents are concerned. It's better you should be informed than surprised. Or, when you are, let it be by little things such as the new high output LED lighting, landscaping improvements and exterior esthetics such as plantings and new walkways.

One way we avoid major surprises is by planning. This past year, a combination of planning combined with sound preventative maintenance (aka: T.L.C.) we again squeaked through without any major capital expenditures. However, our good fortune really cannot continue much longer; we need to begin saving for the inevitable replacement of the leaking pool liner and resurfacing the playground.

While we might get by for one more year before the expenditures become inevitable. Since we know it's coming let's make time our ally and avoid having our backs against the wall when negotiating with contractors.

With this in mind, and recognizing the pool for the valuable asset it is, we've requested initial bids for liner repairs (as well as required safety improvements to the plumbing and electric subsystems.) The (very) approximate amount is the pool is \$125,000. The preliminary estimate for resurfacing the playground is \$27,000. We are investigating taking a loan to fund the pool repairs, similar to the method by which we funded the staining.

The Board is grateful for the widespread support our suggested capital recommendations receive. Nevertheless, some residents may complain that they do not use the pool or playground and therefore oppose the repairs. I ask that they remember that amenities, such as the pool, playground, pool house meeting room and common areas are important attractions to incoming purchasers and renters. And in this real estate market (improving, yet still depressed), we all need to protect the value of our largest investment.

In the next few months the Board will provide more detailed cost estimates, funding options and a time schedule; we hope to begin the work in April so the facilities are available for the summer. As always we will seek your input throughout the planning process.

Your Board of Directors

Howard Millman — President
Earl Faber — Treasurer
Cari Daddio — Vice President
Melanie Friedlander — VP Finance
Debra Maiorano — Secretary
Cory Notrica — Web Master



Scenic Ridge is a self-managed Planned Unit 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 Department

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



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