
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

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By-Laws Amendment Passed

Support for the Rental Amendment was overwhelming, passing by a margin of more than 8 to 1 at the September 13th, 2004 meeting by the residents of Scenic Ridge - the final vote was 51 in favor, 6 against.

This amendment enables the Board, as necessary, to place a maximum limit of nine rental units in Scenic Ridge. The number of rental units is one of the hallmarks that banks, purchasers and real estate brokers use to determine the stability of a residential community.

By limiting the number of rental units to 10%, we have taken a proactive step to help assure that the increase in the asset value of our community will continue.

Grounds Renovations and Improvements

The right side of the stone wall that borders Scenic Ridge's property along Scenic Drive consisted of a jumble of locust trees, boulders, weeds and old stumps. All this was removed and the slope smoothed. Boulders were backed into the hillside and covered with topsoil. We ultimately planned to transform the slope into a focal point: one of the first sights residents and visitors see when entering our increasingly scenic community. A garden, consisting of flowering bulbs in the early spring, summer and autumn flowering plants and year-round evergreens will provide continuing color in the new area.

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Howard Millman	President	(914) 271-6883
Cari Highbloom	Vice-President	(914) 271-1335
Janet Gover	Assistant Vice-President	(914) 271-6061
Earl Faber	Treasurer	(914) 271-8885
Debra Maiorano	Secretary	(914) 271-9703

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 send an email to:

sceniclist-request@scenicridgehomeowners.com?subject=unsubscribe

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Grounds Renovations and Improvements

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Work has started on the removal of overgrown junipers along Oriole Lane, one of several areas in which this kind of work needs to be done. The junipers, some measuring 12 feet tall, overwhelm the homes, casting shadows and creating a generally dark, even depressing environment. After removal of the junipers, an attractive wood fence, matching the fencing at the dumpsters, will be built to provide security and privacy for the adjacent homeowners on Oriole. The cedar fence, stained a complementary color, will enable more light to enter, increase visibility and allow homeowners to plant their choice of landscaping material. The Board will pay for the removal of the existing shrubs, since they were part of the original development and because our entire community will benefit from the visual improvement. The affected homeowners along Oriole Lane will divide the cost of purchasing, installing and staining the fence. Future landscaping in the area will also be at their expense.

In addition to the major landscaping projects described above, we have had a series of smaller, yet significant, visual improvements:

- The playground wood fence has been stained, with a solid off-white stain, to eliminate the mildew and mold growing on the wood.
- The perimeter concrete wall surrounding the old basketball court has been painted white to match the wall in the pool area.
- The hillside, north of the first dumpster area, has been cleared and small shrubbery planted. Lower tree branches, which posed a hazard to anybody taller than 5'6", have been removed from oak and maple trees along Amber Drive.
- Additional plants have been added to the newly landscaped area at the corner of Amber Drive and Lark Lane.
- We received two (2) new dumpsters for the upper dumpster area to replace the damaged units.
- All dumpsters were painted to blend into their surroundings; some brown, some dark grey.

SEE THE CONSTRUCTION PHOTO GALLERY ON PAGE 6

HOME TRANSFER PROCESS CHANGES

Homeowners who are selling their units need to provide the Board with a completed Transfer of Membership form with contact information about the new owners and a formal method of payment before a State of Assessments letter can be delivered.

We require a one-time time-of-sale payment (currently \$924 = a \$462 administrative fee and a \$462 capital contribution) at the time we receive the Transfer of Membership form. The check can be postdated for the date of closing or an attorney can hold the money in escrow beforehand and send us a letter saying so along with the form.

This will eliminate the need for the Board to pursue the new owners to obtain the required contact information and payment. When we receive the payment and the completed Transfer of Membership form, the new owners will receive the State of Assessments letter they need for the closing. This is the statement that "usually" says there are no outstanding liens by the Board or outstanding assessment charges due the Board from the seller. The Transfer of Title (closing) cannot be completed without this statement.

The current Transfer of Membership form and instructions are available on our website. See it or download it at <http://www.scenicridgehomeowners.com> on the Documents page. The form in the handbook should not be used.

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:

- A 2-bedroom unit on Oriole sold for \$345,000
- A 3-bedroom interior unit on Amber sold for the high \$390s
- A 3-bedroom end unit on Amber sold for the low \$400s
- A 3 bedroom interior unit on Amber is on the market in the low \$400's

Scenic Ridge continues to be highly sought-after and outpaces the general increase in SALE PRICE of condominiums and single-family homes in surrounding areas. Interviews with new homeowners at Scenic Ridge confirm that we are on the right track with our landscaping improvements.

Potential buyers are impressed by the attractiveness, cleanliness of the pool and adjacent playground, the eye-pleasing "scenic" appearance of the community, our location (proximity to the Croton-Harmon station) and the highly praised Hendrick Hudson school district.

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COOL POOL UPDATE

Pool House Renovation Project

Ongoing conversations with contractors and engineers have indicated that the renovation of the pool house into a usable clubhouse would cost in excess of \$100,000, as much as \$130,000 and the project would be considerably more complicated than we had hoped.

Consequently, it became apparent that a more cost effective approach would be to demolish the existing pool house and build a new structure - the cost would be almost the same. However, the review and planning process for demolition and reconstruction would take years. What's more, during construction, we would not be able to use the pool without the shower or restroom facilities.

As a result, we have decided to focus on other projects that are a wiser use of capital improvement funds.

That said, some owners have commented that converting the pool house into a meeting/party room really did not justify the expense nor would it generate enough revenue to offset the cost. However, they add that if the area could also be used as a fitness center for residents, for a modest monthly fee of say \$25.00, which would make the project much more attractive.

What do you think?

Email us at info@scenicridgehomeowners.com.

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

2004 Meeting Schedule

The monthly Board meetings have all been booked at the Municipal Building in Croton for 2004. Unless noted, all meetings will take place on the 2nd Monday of each month, in the 2nd floor Court Room. The dates are as follows:

OCTOBER 4**

NOVEMBER 8

DECEMBER 13

** 1st Monday in Oct (2nd Monday is Columbus Day) -
1st floor court room

Please check the website for any changes to the meetings.

DRIVEWAY REPAIR

The 40-plus homeowners who were notified that their driveways needed repair, have the opportunity to pool their purchasing power with their neighbors as a result of efforts by Rae Lee....**our thanks to her.**

Unfortunately, the heat of summer came upon us before the work could be started. Now that the cooler September weather approaches, the Board will require that those homeowners who were notified start the repairs.

If you were one of the homeowners notified, please contact Rae, or your own contractor, to make arrangements to have the driveway repaired by the end of October.

THIS IS A BOARD EXTERIOR MAINTENANCE REQUIREMENT.

New Board Member

We are pleased to announce that the Board is back up to five members; we welcome Earl Faber, CPA, of Robin Lane, who replaced Rachel as Treasurer.

We want to thank the many people who expressed an interest in applying for the Treasurer's position; however, the position required a specific expertise in accounting.

Welcome, Earl!

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WELCOME, NEW RESIDENTS!

WELCOME, SHALOM, WILLKOMMEN, BIENVENUE, BIENVENIDOS, SALAAM, FOON YING, WEI, BENVENUTI, ALOHA, KALOSTE, AAYIYE, KONNICHIWA, USOE OSEYO, MALIGAYANG PAGDATING, WITAMY, BEM-VINDO, SPRIVETOM, SALAMU, VÄLKOMMEN, SAWASDEE, GUT TOG, UKWEMUKELA, AS-SALAAM-ALAYKUM, WELKOM, BON BINI, OW-YA-GOING-MATE?

We would like to welcome nine new homeowners to Scenic Ridge. Please attend a Board meeting to meet the Board members and ask any questions you have about our community. Some important guidelines for new residents:

- 1 Please pick up after your dog
- 2 All trash must be placed inside the dumpsters
- 3 Disposal of an A/C unit requires a sticker from Village Hall
- 4 Please do not park at the end of driveways or block walkways or sidewalks. *Do not park in the Fire Lane - this is illegal and dangerous and you are subject to being towed.*
- 5 Enjoy living in Scenic Ridge!

COMMON AREAS AND PRIVATE PROPERTY

The Board has been asked to remind all residents that townhouse front and back lawns are the property of the respective homeowners. Common areas are restricted to the recreational area and roadways. Residents of Scenic Ridge, their children and visitors are prohibited from walking, sitting, smoking, etc. on any other homeowners' property.

The Board does not want to take further action in this matter - please respect the property and privacy of your neighbors.

DID YOU KNOW???

Technically speaking, Scenic Ridge is a Planned Unit Development (PUD), **not** a condominium.

See more details in the **FAQ** section of our website and what it means to you.

<http://www.scenicridgehomeowners.com>

Mangia or Drive-In

Two new restaurants, Portobello and Rockin' Robins, have recently opened near us.

Portobello, in Montrose, is located just east of the entrance to the VA Hospital. Although small, the food is 4-star and well-worth the trip, especially since you can BYOB - they don't have a liquor license. Several Board members have tried it and highly recommend the restaurant.

Another new Family-Friendly place is Rockin' Robins. It sports a 50s-style diner, bone-suckin' ribs and an old-fashioned Ice Cream Parlor to boot. Stop in and grab a burger and a Root Beer Float!

Recreation Area Ideas Needed

De Olde Basketball Court

Several residents have asked if the grass lawn, adjacent to the pool house, could be put to use for sports. The area would be subject to the same existing hours of usage for the playground and noise limitations. Suggestions so far include volleyball, badminton and tennis.

What do you think? Tell us your ideas on how we could perhaps use this underutilized area while keeping the peace for the residents who border the area. **Email us at** info@scenicridgehomeowners.com.

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Robison Oil Offer



“You want to save money, right?”

Gas and electricity are commodities. Since their quality is the same regardless of the supplier, we should acquire them at the lowest cost.

With that in mind, members of the Board held multiple discussions with the Robison Oil Company, an alternate energy supplier, which culminated with a Robison representative speaking at one of our meetings.

Robison, seeking new gas heating customers, has offered Scenic Ridge customers a ten (10) to twenty (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. However, all homeowners will receive at least a 10 percent discount on the cost of the natural gas (note that the delivery component remains the same).

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 build up inside your home. Several homeowners have already experienced that frightening condition. Always remember to use Carbon Monoxide Detectors in your home.

Finally, there is no cost to switch to Robison as your gas supplier and you only need to sign a one year agreement. You can charge your purchase on your credit card and they offer a level-billing (budget) option. You could also have Robison supply your electric; however, the cost savings is not as significant.

Since this is the same natural gas that Con Edison supplies, but at a lower cost, this strategy seems like a win-win solution for Scenic Ridge homeowners. Consequently, your Board recommends that you consider it.

Contact Dave DiRoma at (914) 345-5700 x204 and ask that an Energy Supply Purchase Agreement to be mailed to you...The one page form takes just two minutes to fill out.

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CONSTRUCTION PHOTO GALLERY

