
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

HERE A DECK, THERE A DECK New Deck and Patio Guidelines

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Howard Millman President
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Cliff Obenauer Director at Large

REAL ESTATE UPDATE

Recent sales and rumors:

3 bedroom: **\$390,000**
2 bedroom: **\$350,000**

Deck & Patio Construction

To eliminate confusion about the size of rear yard decks, the Board would like to clarify the guidelines. These rules apply to Robin Lane and certain even-numbered homes on Amber Drive and Lark Lane with backyards. For example, Amber Drive unit numbers 2-14, 34-64 and 71-92; Lark Lane: 2-26 and all units on Robin Lane.

Guidelines

Decks cannot extend beyond the privacy wall ("wing wall") of the adjacent unit. In most cases this is about six feet.

Decks can be the full width of the unit.

Deck material can be Trex or equal (a long-life synthetic resin) or treated wood.

Patios must be constructed of masonry materials such as bluestone, slate, brick, or cobblestone. This also applies to patios that serve as an on-grade extension to a deck. On-grade patios can extend beyond the wing wall of the adjacent unit with Board approval only. The Board will review such requests on a case-by-case basis.

Decks six inches or more above grade require a railing.

Existing decks can be repaired. However, any significant change in the size or shape of the deck must conform to the foregoing rules.

The Approval Process

Submit a dimensioned, to-scale drawing to the Board showing a plan and elevation views. If the Board determines that the deck meets these guidelines, the Board will issue a Letter of Approval for the homeowner to present to the Village's building inspector.

You cannot receive a building permit without the Board's approval!

Note that the Village may require a drawing signed by an engineer or architect.

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Wireless Networks Popping Up All Over

Many people in the development are putting in wireless networks in their homes.

As we can't go in to step by step procedures, we can give you issues to research on your own to protect yourself.

Here are a few things to consider helping to ensure your neighbors aren't using your broadband connection and can't get in to your PCs:

1. Disable SSID broadcast
2. Turn on MAC filtering to only allow your wireless PCs on to your wireless router or access point
3. Enable WEP at least 128-bit. Don't share your keyword with anyone
4. Make sure your wireless card is in Infrastructure mode, NOT Ad-Hoc mode
5. Use personal firewalls on all your PCs
6. Disable Universal PnP on your router

Light the Night

Scenic Ridge Sign Gets Enhancement

In an effort to avoid any confusion for visitors (and potential buyers) who all too often mistake us for the Amberlands, the Scenic Ridge sign at the entrance to our community is now illuminated - and tastefully framed by juniper bushes.

There is room on the sign for the name of the first family to sell a unit for \$425,000! So let's see, the pool house is named for the first \$400,000 sale and the sign.....



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 still 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

The restoration project on the Scenic Drive retaining wall is complete and all the feedback we've received is good. Contractors have removed loose stucco, patched damaged areas and applied a parchment-colored finish coat to the entire wall.

Two large clumps of junipers on the poolside of Scenic Drive have been removed. The area has been seeded with grass; plans for permanent plantings are being finalized.

Three damaged dumpsters have been replaced.

Board News

In response to the ever-rising number of requests for refinancing, sales and purchasing information, Board member Cliff Obenauer will be exclusively responsible for responding to these inquiries. He can be pestered at (914) 271-9190.

Please remember that answers to our Frequently Asked Questions are available on the Scenic Ridge Website:

<http://www.scenicridgehomeowners.com>

Poolhouse Renovation

Preliminary construction drawings have been submitted to the Village for review and code compliance. The proposed layout includes a 500 sq. ft. meeting room, a pantry/kitchen, a storage/utility room and men's and women's bathrooms with showers. A set of plans is available for Scenic Ridge Homeowners to review at the monthly Board meetings. To keep construction costs down by eliminating heating and insulation, the meeting room will be available from May through October only. The design will allow for a future Phase II expansion that will enable all year round use.

Please note that this is in a very preliminary stage. We are committed to proceeding but the project might still be derailed by higher than expected costs resulting from New York State and local requirements.

In part, we expect to recover some of the costs by rentals to Scenic Ridge groups for such events as children's birthday parties and other gatherings. We also believe that the presence of a clubhouse, even a modest one, will make our community more desirable and increase resale prices.

Preliminary plans were filed by our Engineer and reviewed by the Village's Engineer. The next step, a review by the Village's Planning Board, is pending.

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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Street Lights

Con Edison, the quintessential non-responsive bureaucracy we love to hate has yet to repair the two inoperative streetlights at Amber and Robin. The lights have been inactive for more than five weeks, immediately following Con Edison work in the adjacent manhole to repair electrical service on Amber. Despite repeated phone calls and multiple filings with the Public Service Commission, Con Edison has yet to respond.

When we do manage to get a live person on the line, we are usually treated to a diatribe of how overworked and understaffed they are and how no one loves them: Any wonder why?

Consequently, we have directed our attorney to send Con Edison's General Counsel a certified letter advising them that their inaction has created an unsafe condition at that intersection and they will be a party to litigation resulting from an accident. Let's see if that awakens the somnolent giant.

On August 29, the day Howard Millman's Letter to the Editor titled "Con Ed The Privileged Monopoly," appeared in the Journal News, a Con Ed work crew began repairs. Coincidence? Perhaps.

AMBERLANDS SLUDGE PIT

Amberlands "pool," long an eyesore and a potential breeding ground for mosquitoes, should be drained. Amberlands' management company, Neris Management, is (no surprise) resisting. To help persuade them, our attorney will send Neris a certified letter quoting applicable sections of local and New York State code regarding the maintenance of pools. If Neris fails to respond, we will file complaints with the specific departments having jurisdiction.

MOVING OUT DEPOSIT

In response to mounds of trash including air conditioners and car tires left behind by departing residents along with occasional damage to curbs, signs and streetlights by moving vans, we will now require a \$200 deposit from each seller. This is a deposit, NOT a fee or an assessment. The deposit will be returned providing the departing resident does not create a condition that requires the Board to incur repair costs or purchase air conditioner removal stickers.

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, **September 8**
- Monday, **October 13**
- Monday, **November 10**
- Monday, **December 8**

POOP SCOOP

The Board has assessed and collected fines from dog owners who do not pick up after their dogs. Once again, the Board's purpose is not collect fines but to change unacceptable behavior. Since we instituted this policy, our grounds are almost, but not totally, poop-free.