



# BelleFair

# Buzz...



## The Talk Around Town!

April 2012

Third Annual Meeting  
Monday, May 5th  
8:00 - 9:00 PM



Good News and a Party  
Start the BelleFair at  
8:00 PM

BelleFair will hold its Third Annual Meeting on Monday, May 6th at 8:00 p.m. in the Meeting House. All homeowners are invited and requested to attend. Nominations and elections to the Board of the Homeowners Association will take place. Time permitting, the old Board members will stay for 30 minutes or so after the meeting to informally respond to your questions and concerns regarding any aspect of BelleFair.

It is necessary to have a legal quorum of Homeowners at the Annual Meeting in order to conduct elections and other official business. If for any reason you are unable to attend, **please fill out and sign a Proxy Form and give it to a homeowner who will be attending the meeting.** Proxies were distributed and are available at the Meeting House front desk.

This is the one guaranteed opportunity each year to meet as a community, choose leaders, and discuss ideas for the year ahead — please attend..

*The following essay by Robert Goodman is the second installment of a series that began in the Jan. issue. The Buzz will publish feedback from homeowners. Simply email BelleFair@att.net or leave your comments at the Meeting House*

The first Home Owner-controlled Board is nearing the end of its term. A great deal has been accomplished, though there is still much to do. Here is how the new Board, in my own opinion, has stacked up:

### Political Presence (A-)

Another far-reaching accomplishment of the present Board has been in its relations with Spectrum Skanska and its visible presence in the political circles of Rye Brook. Regarding Spectrum, it is easy to forget that, at the time of the last election, relations were very adversarial, even hostile. To its credit, this Board basically buried the hatchet, while making tremendous strides toward establishing a dialogue based on mutual respect between Homeowners and Spectrum representatives.

BelleFair HOA Committees	
Architectural Review Board	Roger Matles roger.p.matles@rssmb.com
Budget Committee	Ron Kuntzman ronkfun@aol.com
Communications Committee	Pat Sanders Romano Promano646@aol.com
Landscaping Committee	Pat Sanders Romano promano646@aol.com
Meeting House Committee	Ellen Elmaleh rossteph@aol.com
Village Liaison Committee	Ellen Elmaleh rossteph@aol.com
Website Committee	Peter Schlaetus Schlaetus@att.net

<b>Site Manager:</b>	Richard Kaufman American Leisure
<b>Assistant:</b>	Romaine Brown
<b>Office:</b>	Meeting House
<b>Hours:</b>	7a.m. till close
<b>Phone:</b>	690-1371
<b>Fax:</b>	690-1143
<b>E-Mail:</b>	meetinghouserb@aol.com

Communications Committee:	
Pat Romano, Chairperson	
Laurie Schaen, Peter Schlaetus, editors	
Barbara Carver	Carol Charitan
Janet Edelman	Carol Goodman
Mimi Raphael	Connie Sanders
Carol Schiff	Celeste Zellin
Cathy Zenenberg	



From the political standpoint, the current Board has also put the community's best foot forward. Roger Matles has worked effectively with Mayor Filipowski and his administration toward educating them on the issues of our community. Goodman, Matles and Romano have worked well to establish a rapport with the Mayor's Administration, and have effectively advocated the Board's position at several Village meetings. The result has been that HOA Co-Chair, Carol Goodman, was nominated by the Citizens for Sound Government to run for Rye Brook Trustee and won, putting a BelleFair voice on the Village Board.

### **Procedures and the Institutions of Good Governance (A-/B+)**

As Political Science 101 teaches, democracy does not run on the strength of charismatic leadership but on the foundation of good procedures and solid institutions. On this score, one again has to be impressed with what this Board has been able to accomplish in just one year. Since May 2001, a committee structure has been established, which has put landscaping and architectural review oversight on a solid footing. Backlogs of ARB applications have been addressed; new and more simplified application forms have been issued. Most important, fair standards are being enforced in accordance with the Community's Declaration in which architectural consistency was mandated. The Landscaping Committee, under the helm of Pat Romano and Committee member Phyllis Frohlich, has addressed everything from dying trees to ill-placed retaining walls. I still think that more work needs to be done in the area of developing procedures for dealing with internal Board issues and addressing problems relating to BelleFair-wide town meetings.

### **Conclusion:**

Over all, the present Board scores well in many important governance areas. Its weakest area—communications—is likely to improve markedly with a firmer committee structure and a website, which will allow schedules of meetings and agendas to be disseminated more regularly.

The community needs to develop some faith in its representative institutions, while taking more time to read the ever-growing amount of literature concerning actions taken in the name of the community. To make representative democracy work in a community of over a thousand persons is a great challenge. Also, the health of the community depends on having contributions exceed expenses. BelleFair residents need to understand the realities of what the community can afford.

I think BelleFair's first homeowner-controlled HOA Board deserves a round of applause for moving us decisively in the right direction.

Congratulations to Carol Goodman on her election to the Rye Brook Village Board of Trustees! Carol was sworn in earlier this month and sadly stepped down from the BelleFair Board to avoid conflicts. She has promised to be an untiring advocate of BelleFair while promoting the welfare of the Village as a whole.

Memorial Day week will see a revised collection schedule for garbage and recycling as follows:

- **No bulk** trash/rubbish collection this week!
- **Monday** collections will instead be on Tuesday
- **Tuesday** collections will instead be on Wednesday
- **Thursday** and **Friday** collections will remain the same



Goodman Board Dept  
0000-0000-0000

Garbage Collection  
Recycling  
Memorial Day Week



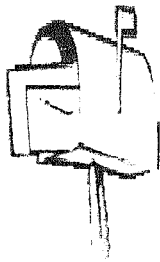
## Richard's Requests



Richard asks everyone to please heed the following:

- When you put your garbage out, please don't put garbage cans in front of mail-boxes. This makes mail delivery difficult.
- Per Village Ordinance, dogs must be leashed when on village roads and common property. Please leash all pets, as there have been problems with cats and other animals besides dogs.
- Be considerate of your neighbors and combat health risks by promptly disposing of your pet's poop! Do not toss feces into catch basins/ponds!
- Guest books (in addition to your 1 complimentary book per unit) are available at the Meeting House for one hundred (\$100) dollars for a booklet of ten (10). Each pass is good for up to four (4) people. Calendar year permanent Meeting House passes are also available for twenty (\$20) dollars each (2 passes / family)
- For gardeners at BelleFair, now is a good time to plan your spring and summer garden, but keep in mind that we are in a drought and there might be water restrictions. So, try to choose drought-resistant plants.
- We are making arrangements for a free seminar with Cornell Cooperative Extension regarding planting, soil conditions, etc. Watch for a flyer.

## Feedback from Cornerstone Café



Last issue's poll was "What Would Entice You to use Cornerstone Café More?" A number of BF residents responded and below you can sample their feedback, which is being presented to the Cornerstone Café's management. While in a sense we asked people to "focus on the negative" many went out of their way to mention how glad they were that Cornerstone is here serving our community.

- We try to come to the store a couple of times a week for meals, snacks and shopping. It definitely needs more high chairs -- I would go there all the time for lunch or a snack if I could be sure my son would be able to use a high chair.
- We would like to use the Cornerstone more in the early evenings, especially Sunday. When returning home at around 6 or 7 PM, we may want to buy some small items like bread, cookies etc. That's when you realize that you still need something, but you don't want to drive out to A&P...
- Our family tries to use the store at least twice a week. What would be helpful for me as a working mother would be to have more prepared meals that I could just pick up and heat up. For example - lasagna already in an aluminum foil tin, priced and ready to go. It could even be frozen. Big enough to feed 4 people. Eggplant parmigiana or similar dishes this way too.
- More kid-friendly meals -- mac and cheese, chicken nuggets, baby yogurt, simple pasta or bean salads. Also I would go there for diapers, and wipes in a pinch or things like orange juice (larger containers) and 2 liter bottles of soda.
- The problem I find is that the store gets "too cute" with its entrees. The entrees do not really appeal to me personally. I cannot speak for my neighbors, but they are a little too "gourmet" for me. I don't need capon.
- Package complete meals. Give a main course and a side dish together - if I try to do this on my own again it costs a small fortune to put together an entree with a side dish of rice or pasta.



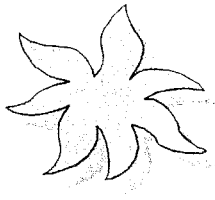
**This Issue's Poll:** As part of our settlement with Spectrum, we have received equipment to heat the outdoor pool. However, no money was budgeted for fuel. *Does it make sense to assess all unit owners to keep the pool heated this summer?*

To vote on this or any past Poll, drop a note in the Suggestion Box at the Meeting House or email BelleFair@att.net.

There are no such things as houseplants" was the opening statement of Krys Mernyk, as she addressed a gathering of some 20 BelleFair residents at the Meeting House Library on the evening of February 12th. Ms. Mernyk is a Master Gardener of the Cornell Cooperative Extension of Westchester, which provides free advice on matters horticultural to county residents.

She went on to explain that, since all houseplants were originally outdoor plants, their needs for heat, light, and water, vary as widely as the original habitats of their ancestors. After showing different kinds of popular houseplants and explaining how their origins determine what they need to keep them "happy", she answered questions from the audience. Many of those who had been experiencing problems with their houseplants left the lecture with their thumbs a bit greener.

Under a Phase II Water Supply Emergency, violators face stiff fines and even jail time for repeat offences. Call the Village Hall for a copy of rules and regulations, and tune into our local public-access cable channel (71) for details.



Obey Druggist's Law

### SELECTED SERVICES DIRECTORY

<b>Ambulance:</b>	939-4700	<b>Newspapers:</b>	
<b>Beach (Rye Town):</b>	939-3075	<b>Journal News</b>	694-9300
<b>Alarm Permits:</b>	939-0668	<b>Westmore News</b>	939-6864
<b>Cablevision:</b>	777-9000	<b>Sound Shore Review</b>	694-3600
<b>Bus Service: County</b>	682-2020	<b>Police Department:</b>	937-1020
<b>Cafe (Cornerstone):</b>	933-0177	<b>Post Office (P.C.):</b>	939-0377
<b>Chamber of Comm.:</b>	939-1900	<b>Recreation Dept:</b>	939-3235
<b>Court (Rye Town):</b>	939-3305	<b>Rye: Town</b>	939-3570
<b>Daycare-Early Learn:</b>	761-1448	<b>Rye Brook: Village</b>	939-1121
<b>Electricity (ConEd):</b>	993-6900	<b>Sanitation:</b>	939-0668
<b>Elections General-Nov.</b>	939-3570	<b>Schools: Blind Brook</b>	937-3600
<b>Elections Village-March</b>	939-0111	<b>Senior Citizens:</b>	939-7904
<b>Elections: Board of</b>	285-5700	<b>Spectrum Warranty</b>	937-5555
<b>Fire Dept.:</b>	939-5144	<b>Tax Assessor (Rye):</b>	939-3566
<b>Hospitals: United Greenwich</b>	939-7000 203-863-3000	<b>Taxes: N.Y. State</b>	800-225-5829
<b>Library (Port Chest.):</b>	939-6710	<b>Tax Receiver (Rye):</b>	939-3558
<b>Metro North Rail</b>	800-522-5624	<b>Water (NY Amer.):</b>	939-3500

### SHUTTLE SCHEDULE

Pickup- north side of station

To Port Chester	To BelleFair
5:50 am	6:15 am
6:30 am	6:55 am
7:15 am	7:37 am
7:55 am	8:10 am
To BelleFair	To Port Chester
5:30 pm	5:45 pm
6:20 pm	6:35 pm
7:05 pm	7:20 pm
8:00 pm	End

### MEETING HOUSE HOURS

<b>Sun:</b>	9:00 am - 7:00 pm
<b>Mon:</b>	7 am -1 pm 3-10 pm
<b>Tues:</b>	6:30-12:30 pm 3-9 pm
<b>Wed:</b>	7 am - 1 pm, 3-10 pm
<b>Thurs:</b>	6:30-12:30 am 3-9 pm
<b>Fri:</b>	7 am - 1 pm 3-9 pm
<b>Sat:</b>	8:00 am - 7:00 pm

Always show your ID to the front desk staff. Bring guest passes along whenever you have guests.

POOL HOURS	Sun	Mon	Tues	Wed	Thur	Fri	Sat
	9 am -7pm	7-1	6:30 - 12:30	7-1	6:30- 12:30	7-1	8 am -7pm
		3-10	3-9	3-10		3-9	