



BelleFair

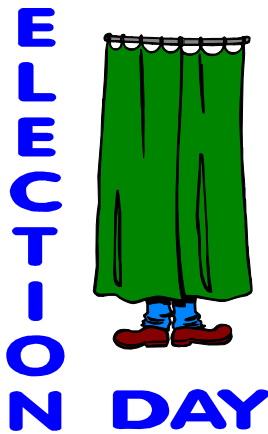
Buzz...



The Talk Around Town!

May, 2002

New Board of Directors Elected to Lead BelleFair Homeowners Association



BelleFair held its Third Annual Meeting on Monday, May 6th and residents elected a new Board of Directors to the Homeowners Association Board. At a well-attended meeting that lasted under two hours, over 51% of voters from each group of homeowners (single family, village homes, villas, and town homes) cast votes or signed proxies, and so our By-Laws' strict quorum requirements were comfortably exceeded.

Board Members Ellen Elmaleh, Pat Romano, and Peter Schlactus were elected for another term while newcomers David Gelfarb, John Hawkins, and Mimi Raphael joined them. Matt Spears remains on the Board as the representative of the senior housing facility developer (*see below for his open letter*).

Several seats were contested once again this year, evidence of strong interest on the part of many in fostering our community's development.

Sincere thanks were (and are) extended to departing Board Members Roger Matles (past co-President), Carol Goodman (past co-President, now Rye Brook Village Trustee), Ron Kuntzman, and Joe Livornese.

The new Board met briefly following the election to select officers and assign committee responsibilities. Pat Romano was elected President, Ellen Elmaleh was re-elected Vice President, David Gelfarb was elected Treasurer, and Peter Schlactus was elected Secretary.

Pat Romano will chair the ARB and co-chair the Landscaping committee with John Hawkins. Ellen Elmaleh will again chair the Meeting House committee. David Gelfarb will chair the Finance/Budget committee. Peter Schlactus will co-chair the Communications committee with Mimi Raphael and chair the By-Laws Ad Hoc committee. Mimi will also chair the Village Liaison committee. The Website committee will become a subcommittee under Communications.

The Board set two meeting dates in May to jump-start their work this year.

BelleFair HOA Committees

Architectural Review Board	Pat Sanders Romano promano646@aol.com
Budget Committee	David Gelfarb dbgelfarb@hotmail.com
Communications Committee	Peter Schlactus Schlactus@att.net
Landscaping Committee	Pat Sanders Romano promano646@aol.com John Hawkins officerjch@aol.com
Meeting House Committee	Ellen Elmaleh rossteph@aol.com
Village Liaison Committee	Mimi Raphael MiDitto@aol.com

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

Communications Committee:

Peter Schlactus, co-Chair, Editor
Mimi Raphael, co-Chair

Barbara Carver	Carol Charitan
Janet Edelman	Carol Goodman
Mimi Raphael	Connie Sanders
Laurie Schaen, ed.	Carol Schiff
Cathy Zenenberg	Celeste Zellin



Senior Housing Facility Rep.'s Open Letter to BelleFair



Dear BelleFair Residents:

We are writing this letter to introduce ourselves to the BelleFair community. Our company, Sterling Glen Communities, purchased the senior housing site at the northeast portion of the BelleFair community last year. Since that time, we have spent a tremendous amount of time designing a residence and creating a program which we believe will offer the area's seniors a Premier Active Adult Residence.

Stone Gate at BelleFair will be one of many distinctive properties owned and managed by New York based Sterling Glen Communities, a subsidiary of Forest City Enterprises, a national organization with over 80 years experience in the development of residential communities. Committed to serving the Metro New York area, Sterling Glen Communities presently operates 8 communities led by CEO, Michael Daly. Stone Gate at BelleFair enjoys the financial backing and national reputation of Forest City Enterprises, Inc. while also offering all the benefits of a local developer who recognizes the importance of being part of your community.

Stone Gate at BelleFair will offer a distinct, active adult, retirement lifestyle, with a comfortable balance between community and privacy. Our goal is to provide all residents with the very best quality of life. The residence will offer spacious one- and two-bedroom apartments with full kitchens, walk-in closets, washers and dryers. Our common spaces will include a full restaurant, bistro, card room, library, activity room, media area, barber/beauty salon, business center and wellness center.

While our program is not fully developed, it is anticipated that Stone Gate at BelleFair could offer BelleFair Association members many services and amenities. The five star restaurant may offer restaurant style meals, catering services, event planning and space for special functions. BelleFair residents (particularly seniors) could also be welcome to join many Stone Gate activities such as trips on our bus to museums, theater and other planned cultural events. We also may offer community based services such as home health care and, possibly, housekeeping and laundry/linen service. Our community is also anxious to pursue inter-generation endeavors with BelleFair's day care center.

To assure the very best of communication between the Homeowners Association and Sterling Glen Communities, CEO, Michael Daly, has named me as special liaison to BelleFair and a voting member of the Association. In this capacity, I'll be available to address questions and concerns as the project moves forward and will be attending monthly association meetings.

Sterling Glen Communities wishes to share their enthusiasm for the planned groundbreaking for Stone Gate to take place early this Spring. It is estimated the building will take approximately 20 months to complete and presently has over 50 'Priority Depositors' anxiously waiting to join the BelleFair community.

BelleFair residents will be welcome at all informational meetings and pre-opening events. We will also be staffing a booth at the BelleFair Spring Carnival on May 18th. If you cannot attend please feel free to call me toll free at (800) 443-3245.

Sincerely,

Matt Spear
Sterling Glen Communities



Spring Carnival at BelleFair — BE THERE!!



Spring is here and, with it, BelleFair's Spring Carnival. Saturday, May 18th from 2:00 pm to 5:00 pm on the Village Green. Activities will include D.J. music, lawn games, jumpy, clown, massage, Graham and his guitar, art by Little Rembrandt, and more. Deserts, popcorn, and cotton candy will be served free.

The outdoor pool will be open and heated from 11:00 am to 7:00 pm. If you have not signed up yet, please contact Richard. We will hold a raffle to raise money for the fitness center. Everyone — families and couples, young and young-at-heart, should come out to celebrate all that we enjoy as a community.

Readers' Poll: Heated Pool and Annual Meeting Election



Last issue's poll was whether or not it makes sense to assess all unit owners to keep the outdoor pool heated this summer since no money was budgeted for this purpose (the budget pre-dated our agreement with Spectrum from which came the equipment to heat the pool).

Few have responded so far to last month's poll, but those who have done so uniformly support raising money to heat the pool and endorse a community-wide assessment as fair.

This Issue's Poll: Many of you attended the recent Annual Meeting of the Homeowners Association, which featured elections for our Board of Directors. *Was the meeting effective and efficient, and how could it be made better next year?*

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

Garbage Collection Schedule for Memorial Day Week



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

Community Library Open at BelleFair Meeting House

BelleFair's very own Lending Library, located in the Library / Computer Room of the Meeting House, is open for browsing and borrowing. The shelves are filling up with over 200 books available for you to borrow and enjoy. Recently our collection has added large print books and books on tape. Keep on donating!

Insurance on the Maintenance- Included Homes:

Solution Proposed

Town Meeting
Saturday, June 1st



Most if not all owners of maintenance-included ("MI") units purchase insurance on their home — not just for furniture and personal property, but also on the building, itself, in case of fire, vandalism, etc. The Homeowners Association is also required in our By-Laws to provide insurance on MI units, which means we have duplicate insurance. This costs MI homeowners extra dues each month.

The Board has developed a solution to eliminate duplication and extra costs going forward. Owners would agree that their insurance will fulfill the Board's obligations. The Board would then drop its duplicate insurance and credit owners' dues.

The agreement contains specific details so that an owner's insurance agent can confirm whether or not you have what you need. The HOA is not requiring more than quality protection on the building by a well-rated insurance company. Evidence of insurance will take the form of a standard certificate of insurance from



Insurance on the Maintenance-Included Homes:

Solution Proposed

Town Meeting
Saturday, June 1st

(continued)



each owner’s agent, and this must be updated at each policy renewal.

Packets containing the agreement, sample evidence of insurance, and excerpts from the By-Laws were distributed at the Annual Meeting and are being distributed to all MI homeowners. The Board will host an informational “**Town Meeting**” on this and other MI unit issues, like developing an adequate reserve fund. The meeting will be held in the Meeting House Lobby on June 1st from 10:00 am to 11:00 am.

MI homeowners may not see an actual drop in dues since the Association must begin funding reserves for the maintenance-included homes. The charge will likely equal the insurance credit. Those who do not participate in the insurance agreement would see their dues increase as a result of any reserve fund charges.

The Board strongly encourages all MI homeowners to review and sign the insurance agreement promptly since it will not implement the agreements unless and until a substantial majority of MI homeowners support this proposal by delivering signed agreements and certificates of insurance to our Property Manager.

Questions regarding this issue or the agreement can be directed to Richard at the Meeting House, or email your question to BelleFair@att.net.

Obey Drought Rules!

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

SELECTED SERVICES DIRECTORY

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

SHUTTLE SCHEDULE

Port Chester Station Pickup = Northbound Side

<u>To Station</u>	<u>To BelleFair</u>
5:50 am	6:10 am
6:30 am	6:45 am
7:15 am	7:30 am
7:55 am	8:10 am
	M/Tue
	8:30 am
	W/Th/F
5:00 pm	5:30 pm
5:44 pm	6:11 pm
6:25 pm	7:00 pm
7:14 pm	8:00 pm

MEETING HOUSE HOURS

Sun:	9:00 am - 7:00 pm
Mon:	7 am - 1 pm 3-10 pm
Tues:	6:30-12:30 pm 3-9 pm
Wed:	7 am - 1 pm, 3-10 pm
Thurs:	6:30-12:30 am 3-9 pm
Fri:	7 am - 1 pm 3-9 pm
Sat:	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
	9-11 (in)	7-1	6:30 - 12:30	7-1	6:30- 12:30	7-1	8-11 (in)
	11-7	3-10	3-9	3-10		3-9	11-7