



# BelleFair

# Buzz...



## The Talk Around Town!

June, 2002

### Spring Carnival a Success as BelleFair Braves Bad Weather



May 18 dawned dark and rainy. No matter that we were in the midst of an emergency drought. Yet, true to the special forecast of our very own Lee Goldberg that the rain would stop at 11:30 AM, stop it did (thanks Lee!) and the festivities were able to start on time. Instead of the soggy Green, the Carnival was held in the Gym and parking lot outside, but this in no way dampened the fun of about 100 children and their families who attended.

A great number of activities kept everyone busy enjoying themselves. There was music, an air castle, Graham and his guitars, kids games sponsored by the Rec. Dept., a fire engine and police car to explore, free chair massages, Little Rembrandt art, popcorn, Dave's cast of characters, a D.A.R.E. table manned by board member John Hawkins, a clown, and a Scholastic Book Fair sponsored by the Early Learning Center. The Bauer family graciously donated ice cream "Frosty Bites." All in all we mustered plenty of community spirit!

Eight lucky winners of the Meeting House Fitness Center raffle won free classes, private lessons from BelleFair instructors, Cornerstone goodies, and more! The raffle raised over \$800 for new gym equipment. Thank you to Ellen Elmaleh, and all who assisted her in putting together a great event!

### Garbage Collection Schedule for July 4th Week

Fourth of July week will see a revised collection schedule for garbage and recycling as follows:

- **No bulk** trash/rubbish collection this week!
- **Thursday** recycling will instead be on Friday
- **Monday** garbage collection remains the same
- **Friday** garbage collection remains the same



#### 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

Check Out BelleFair's New Website (as of July 1st)!

[www.BelleFair.org](http://www.BelleFair.org)

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: **manager@BelleFair.org**

Communications Committee:  
**Peter Schlactus**, co-Chair, Editor  
**Mimi Raphael**, co-Chair  
  
**Carol Charitan**     **Janet Edelman**  
**Marilyn Geiger**     **Connie Sanders**  
**Cathy Zenenberg**     **Celeste Zellin**



## BelleFair Banter: Graduations & More!



## BelleFair "Town Meeting" Features Information Sharing and Lively Exchange



## Ticks Reported at BelleFair: What Should We Do?



Do you know where your children are? Of course you do, but *we* don't here at the Buzz, and we'd love to print announcements about who is graduating, or receiving awards, or marking achievements, or just about anything. That goes for the "big kids" in the family too! Please email us your news at [Buzz@BelleFair.org](mailto:Buzz@BelleFair.org).

Also, we are looking for a high school / middle school student to be our scholastic correspondent, keeping us informed of what kids at BelleFair are up to in school and after school. Any volunteers? We write terrific college recommendations! If interested, contact Peter Schlactus at [Buzz@BelleFair.org](mailto:Buzz@BelleFair.org).

Saturday, June 1, the BelleFair Meeting House common room filled to capacity. About 50% of the owners of maintenance-included homes showed up to exchange information and opinions on how best to insure these homes (that is, the actual buildings), as well as how to build a reserve fund for long-term maintenance.

The so-called "Town Meeting" was sponsored by the Homeowners Association (HOA) and facilitated by Communications Committee Chair Peter Schlactus and Board President Pat Sanders Romano. The meeting began with a brief presentation of the issues and options before the community (for a fuller description, see May's Buzz, available online at [www.BelleFair.org](http://www.BelleFair.org) in the Homeowner Only/BuildingLink section). Residents then had the opportunity to ask questions and share their views.

At the end of the meeting, a non-binding straw poll was taken. About two thirds of those attending preferred that the Board pursue a solution that would allow them to insure their homes privately while eliminating duplicate Association insurance and using the savings to build a reserve fund. This may require amending the By-Laws (no small task) and, it was noted, the HOA would have to track their coverage and be named on their policies.

About one third of attendees preferred to leave it to the HOA to insure the buildings. They cited the cost savings of a master insurance policy on many homes, and described how easy it was to retain private insurance for personal property, autos, valuables, personal liability and the like. Given the projected savings on personal insurance, they felt it would be possible to assess homeowners for a reserve fund.

The Board had previously voted to proceed immediately with the plan to eliminate Association coverage only if 85% or more of residents supported the plan. Lacking this, the next step is to clarify the need for amending our By-Laws on the one hand, and to obtain quotes on a full master policy for all homes on the other.

It was noted at the meeting that the By-Laws appear to require the Board to insure all homes at BelleFair, not just the maintenance-included homes, so the issue is far from over and likely to heat up this summer.

Responding to reports of ticks at BelleFair, the Board had our Property Manager contact Westchester County's Director of Health Education and Public Information, Mary Landrigan. Ms. Landrigan urged residents to check children and adults for ticks after outdoor exposure, and to take preventive measures, such as avoiding woods and tall grass, wearing long pants and sleeves, and choosing light-colored clothing that reveals ticks more easily. The Department is not in favor of spraying for a number of reasons. The pesticides used can be harmful to children and animals, the chemicals can get into the water supply, and the ticks come back soon anyway. More information is available on the Department's website.



## BelleFair and the "Childcare Center"



Many residents have peppered the Board and our Property Managers with questions and, quite frankly, complaints about the Early Childhood Center, which occupies an entire common building and adjoining playground at BelleFair. Though their issues may differ, all share a common perception that the Homeowners Association has control or at least some influence over the Center. It seems time to set the record straight.

While still controlled by Spectrum, the Homeowners Association signed a 10-year lease with the company that runs the Childhood Center. The lease contains very little in the way of commitments to BelleFair and our residents, while charging no rent — not even enough to cover property taxes and building insurance costs. The Board has no say in what programs are offered, when, or to whom. The bottom line is there is absolutely no affiliation between your Homeowners Association and the people and company that run the Early Childhood Center.

The Board recommends that all concerns regarding the Center be taken up directly with its management. Your Board Members and Property Manager can listen to your concerns, and can try to assist groups of homeowners with similar issues but, regrettably, they cannot be expected to act as liaison for individual homeowners' complaints. Thank you for your understanding.

## Kids' Storytime Series Planned for Fall



**W**anted: Storytime Readers! The Meeting House committee is looking for volunteers to read stories to BelleFair kids this fall. Volunteers can be anyone — moms, teenagers, retirees — who can read stories, sing, or do puppet shows. The program will run weekly but you can sign up for a single date, or any amount of time. Students earn community service credit. Anyone interested in volunteering may email Sandi Kornblum at [sandikornblum@aol.com](mailto:sandikornblum@aol.com).

## Readers' Poll: Annual Meeting and Future "Town Meetings"



**L**ast issue's poll requested your feedback on how to make the Annual Meeting better next year. Since few responded, it appears that people were generally satisfied with how the meeting was run. We received a couple of suggestions to use a microphone, and one person complained about down-time while other voting groups chose their representatives. Unless more speak out, though, the Board cannot be expected to focus on the meeting process as a priority. You can still respond by emailing [Buzz@BelleFair.org](mailto:Buzz@BelleFair.org) or, better still, on our new website Survey!

**T**his Issue's Poll: With one successful BelleFair "Town Meeting" behind us this year, and another planned for July, we are on track to have a "Town Meeting" approximately every other month. That would allow for four more such meetings during this Board's term. *What topic(s) would you like to see as the focus of this year's four Town Meetings?*

*To vote on this or any past Poll, drop a note in the Suggestion Box at the Meeting House, email [Buzz@BelleFair.org](mailto:Buzz@BelleFair.org), or go online to [www.BelleFair.org](http://www.BelleFair.org) and complete the Survey in the Homeowners Only/BuildingLink password-protected section.*

## Summer Movie Night Tell Us What You Want to See!



**P**icture this: one Thursday evening this summer, night falls on the Green. Beneath the stars as lights dim, a camera rolls and — action! BelleFair's first Movie Night! The Meeting House committee is looking into making this a reality this summer. They need your input on whether to show a family film or a movie geared for older folk — action, drama, romance — it's your call. Please email Jennifer Schlactus at [schlactus@att.net](mailto:schlactus@att.net).

