



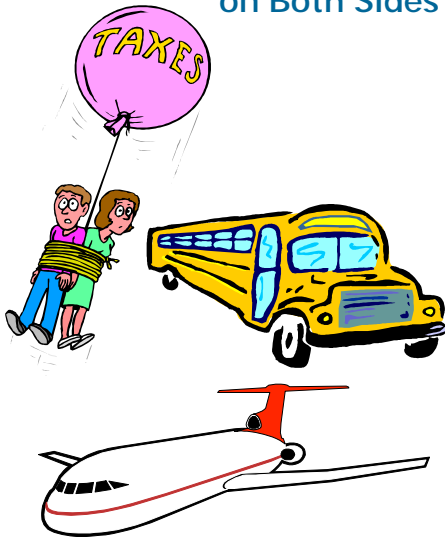
# BelleFair Buzz...



## The Talk Around Town!

July, 2002

### Stanwich and Airport De-Icing Facility Threaten BelleFair on Both Sides



Two large development projects on opposite sides of BelleFair could threaten our community in many serious ways. They represent a call-to-arms for our community, which needs to come together and lobby effectively.

Stanwich, a Greenwich-based private school that faced concerted community opposition to its bid to build in Greenwich, now proposes a large campus in the rear of the Reckson property next door to us. The not-for-profit school would replace a planned third office building. Reckson agreed to sell the land, and the matter has gone to the Rye Brook Planning and Village Boards.

Major concerns include sharply reduced tax potential (since Stanwich would not owe property taxes), increased costs to provide mandated services to Stanwich students, and run-off of pollutants into Blind Brook.

Traffic issues on King St. are of particular concern to BelleFair. A school would exacerbate traffic congestion, especially during morning rush hour. The school has petitioned Greenwich for a separate King St. entrance (how many can there be...?) and wants to transform King St. into a traffic circle at that point (where the entire street is in CT.). This could worsen overall traffic flow and slow down emergency vehicles heading to BelleFair.

Stanwich is in the process of explaining how it plans to mitigate these problems. It points to benefits such as the aesthetics of a campus vs. office building, reduced paved surfaces, payments in lieu of taxes, and availability of athletic amenities and auditorium to the community. BelleFair residents need to educate ourselves, attend related Rye Brook and Greenwich meetings, and write/email our representatives to remind them of our concerns and opinions.

On Tuesday, July 16, the Journal News broke the news about a plan to construct a huge de-icing facility at the end of the airport next to BelleFair.

### 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	John Hawkins officerjch@aol.com  Pat Sanders Romano promano646@aol.com
Meeting House Committee	Ellen Elmaleh rossteph@aol.com
Village Liaison Committee	Mimi Raphael MiDitto@aol.com

### Check Out BelleFair's New Website!

[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 Must Mobilize to Confront Stanwich and Airport (continued)



The HOA Board had only received a briefing the night before, and has resolved to hold a “Town Meeting” on August 6th where our county legislator, Martin Rogowsky, can present existing plans to residents and hear our concerns. Since our Village and County elected representatives will attend, it is critical that they see a strong and vocal turnout to know how concerned we are.

The primary objectives of the airport are alleged to be reducing pollution run-off to Blind Brook and increasing safety by de-icing planes shortly before take-off. The plan, however, includes 3 chemical storage towers as high as 50-60 feet, large hangar bays for five commercial airliners, the destruction of 10 acres of forest and wetlands (increasing the visibility and environmental damage of the project), and the transformation of rustic Lincoln Ave., behind BelleFair Rd. and Fellowship Ln., to handle up to ten tanker-trucks a day needed to cart off chemical waste. Other concerns include odors and fumes, noise from spraying, pollution potential, and dangers to our many children nearby. The scale of the plans suggests a potential ulterior motive of preparing for further airport expansion.

The Rye Town Board has passed a resolution opposing the plan, but a local resident who sits on the Airport Advisory Committee has advised the HOA Board that it has strong support at higher levels. Public hearings are to be held this fall. We need to be educated, prepared, and on record with our representatives before then.

Your HOA Board cannot fight effectively alone. The Village Liaison Committee is seeking volunteers to spearhead fact-gathering and lobbying efforts. Even if you have never before volunteered, consider doing so now as the issues and stakes are so important. Contact Richard at the Meeting House to pass on your name.

— *Peter Schlactus, HOA Board Member*

## 4th of July Brings BelleFair Together!



You read our invitation and you came! Or perhaps you simply came. Either way, over 150 neighbors mingled together on and about the Village Green to enjoy the July 4th spirit and fireworks displays visible from our hilltop vantage point. This was one of BelleFair’s finest moments of authentic, “home-town” community.

Certainly it didn’t hurt that over a half-dozen fireworks displays were clearly visible from the area outside the Meeting House and Playground. Between 8:30 and 9:00 PM the evening kicked off with a show in the direction of Rye Playland. From over the hill past SUNY came the Kensico Dam display. Slightly later, a long performance from Scarsdale kept the fun going for well over an hour. Several smaller or more distant fireworks rounded out the show.

Despite the heat, there was picnicking on the Green, cavorting in the Playground, and loads of good-natured chatter as neighbors exchanged greetings and children played together. A couple of lovely girls even strolled around offering free red, white, & blue cupcakes! Thank you to that family for their patriotic community spirit. We should *all* be proud and pleased that so many of us thought it worthwhile to share the event here together with friends and neighbors.

## BelleFair Has a Library?!



Books are flying off the shelves at BelleFair's Lending Library, which is located in the Library / Computer Room of the Meeting House. Unfortunately, not all are returning for a landing. In fact, spare copies of some books have disappeared from storage. Please be considerate of the volunteers who dedicate themselves to our Library. Return the books you borrow to the Return Box (not the shelves), and please donate more volumes (leave them in the box provided). Check out our library for your summer reading — you’ll be impressed! Thank you.



## Join the ARB!



BelleFair's Architectural Review Board (ARB) is looking to fill several slots, and all BelleFair residents are invited to email committee chairperson, Pat Romano ([promano646@aol.com](mailto:promano646@aol.com)), or call the Meeting House, to express their interest in joining. The ARB reviews homeowner plans for new construction, alterations, & plantings, and enforces existing rules and standards to enhance the character of our community. Join and have a real impact on the place where you live.

## Agreement with Spectrum to Clear Tax Debt to Village



An agreement with Spectrum has been reached that will result in the prompt and complete payment of back taxes owed to Rye Brook on our common buildings. Payment of these taxes will aid in our ongoing discussions with the Village over how to fairly tax these buildings. Spectrum will pay half of the amount owed and all current and future taxes levied on the space they occupy below the Cornerstone Café. In exchange for a 2-year option on that space, Spectrum will renovate the Meeting House, expanding the children's playroom and reconfiguring the front desk area to better utilize the available space.

Also, Spectrum has agreed to address defective or unsightly Fypon trim (e.g. bay windows) for residents who complain to their warranty dept. Call 914-937-5555.

## [www.BelleFair.org](http://www.BelleFair.org) Website Tutorials Available



Tutorials are being offered at the Meeting House for those seeking to learn about all the benefits of BelleFair's new website. Call 690-1371 to arrange a convenient appointment. Please try to arrange for your session within the next two weeks, as staff time has been reserved for this purpose.

[www.BelleFair.org](http://www.BelleFair.org) contains a searchable resident directory, a community bulletin board for the informal exchange of views and information, timely postings and notices on issues of concern to you, a library of community documents, a direct email link to our property manager, a reservations service for Meeting House amenities and classes, links and telephone numbers for important village and county websites, opinion surveys from the Board, and more. Get online and check it out!

## Board Adopts Tough Dues Collection Procedures



While the vast majority of homeowners pay their association dues on time, we have a small but persistent problem with late payers. It is not fair for responsible homeowners to, in effect, subsidize their neighbors, nor for community improvements to be delayed by insufficient cash flow exacerbating a tight budget.

Effective immediately, our property managers will be enforcing the following procedures with respect to late payment of dues. Dues are payable on the first of the month. If late, American Leisure will impose a late fee of \$20 per month as specified in our Declaration. If dues remain unpaid after 30 days, residents will lose their privileges to use the pools and Meeting House, and our attorneys will get involved. The Declaration makes homeowners responsible for all legal expenses incurred in dues collection. Also, interest will be charged on late dues.

After 60 days, our attorneys are authorized to provide homeowners with notice of intent to promptly commence legal proceedings, including the placement of a lien on the property. Homeowners whose payments are 60 days overdue more than once in 12 months may also receive notice that their entire annual dues will be declared fully due and payable in accordance with Art. VI, Sec. 8 of the Declaration.

Together, these measures should serve as a powerful deterrent to late payment. The Board hopes that they will be never be used, but trusts that BelleFair's interests are best served by a firm and fair stance toward delinquency.

