



# BelleFair

# Buzz...

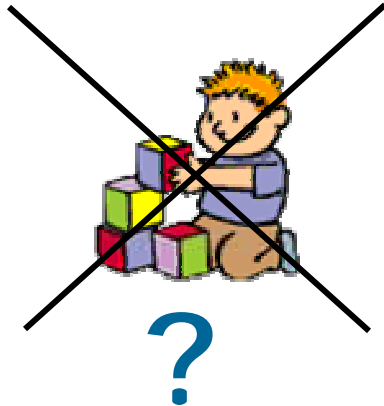


## The Talk Around Town!

**Vote in November. Politicians Count Our Votes.**

**October, 2002**

### Daycare Center Closes Suddenly; Negotiations with Alternate Provider Unlikely to Succeed



The Early Learning Center, which held a ten-year lease on BelleFair's child care center building, closed abruptly on September 13th after only six months in operation. As a result of the unexpected closing, parents of the 28 enrolled children (including about a dozen BelleFair kids) were forced into an unfortunate last-minute scramble to find replacement care. Not-for-profit ELC has since declared bankruptcy.

The ELC center at BelleFair had a staff of seven, including a director, four teachers (one a BelleFair resident), and two assistants. ELC operated as a tenant, wholly independent of the BelleFair Homeowners Association.

On-site child care was one of the amenities planned for the community by BelleFair developer Spectrum Skanska. However, the lease Spectrum granted to ELC had been widely criticized for lacking any provisions for rent, tax reimbursement, or accountability to the community. The HOA Board had been seeking leverage to revise the lease by investigating ELC breaches of lease provisions. It learned of the closing with less than a week's notice.

Our Board, led by Pat Romano and Ellen Elmaleh, sought to maintain uninterrupted services, but last-minute negotiations fell through when Bright Horizons, which operates 475 child care centers nationwide and which had been referred to BelleFair by ELC, backed out citing financial issues.

The Board continued extensive negotiations with Bright Horizons to take over the center later this year. Ultimately on October 15th it rejected a "take it or leave it" proposal. The plan called for a 10.8-year lease without sufficient tax reimbursement or assurances of open slots for BelleFair kids. Potential traffic congestion was another concern. The Board is creating a community Task Force to address the future of the building. Please volunteer!—*Peter Schlactus*

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

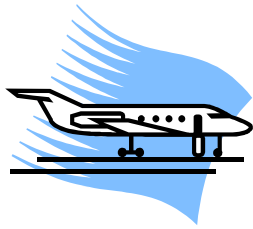
Check Out BelleFair's New Website! [www.BelleFair.org](http://www.BelleFair.org)

Site Manager: **Richard Kaufman**  
American Leisure  
Assistant: **Romaine Brown**  
Office: **Meeting House**  
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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**



Airport Deicing Plan Update



The good news is that this appears less like a “done deal” and more like a fight we can win. The efforts of BelleFair’s **Anti-Deicing Facility Task Force** have already been credited with delaying the county’s planned release of a key Environmental Impact report (DEIS). Our Village is now poised to actively take up the fight, and several neighboring communities and institutions have pledged political and financial support. Nearly 50% of BelleFair residents have contributed and helped us raise over \$32,000 so far to cover initial retainer costs for legal, environmental, and political experts. More volunteers are needed. Email [schlactus@att.net](mailto:schlactus@att.net) if interested. The Task Force is distributing separate flyers and email bulletins to keep the community informed. — *Peter Schlactus, Co-Chair*

Remember to Vote!

**Vote in November.** Our votes are counted by the politicians and we gain influence by voting. Voter registration forms are available at the meeting house. Don’t forget!

Committee News



The **Village Liaison Committee** reports that a letter was sent to Victor Carosi, the Village Engineer, in late August about the dead trees on Village property around BelleFair. A few months ago, Village employees tagged dead trees for removal, but recently, following a storm, the tree situation has become even more precarious as limbs and trees have fallen. Several calls to Mr. Carosi’s office have not yet been returned. On October 10, at a Village Meeting, Mr. Carosi pledged to address the situation within “one or two weeks.”

Members of the Village Liaison Committee attended a September 18th meeting at Doral Greens, at which top district officials defended the recent 10% increase in school taxes. Read the complete report elsewhere in this issue of the Buzz.

Members of our committee were present to support Doral Greens residents at a meeting of the Rye Brook Planning Board on October 10th, when Hilton’s proposal to construct a hotel on the corner of King Street and Anderson Hill Road was discussed. Interested residents are always welcome to join us at Village meetings.

The **Budget Committee** will meet on Monday, October 14th at 7:30PM; anyone interested in attending this or future meetings is asked to email Committee Chair David Gelfarb at [dgelfarb@hotmail.com](mailto:dgelfarb@hotmail.com) and to bring a sharp pencil!

The **Communications Committee** asks that all corrections to the Directory be reported to the Meeting House staff as soon as possible. We plan to release the next edition in January. Don’t forget that the BelleFair website is up and running at [www.BelleFair.org](http://www.BelleFair.org).

The **Meeting House Committee** has arranged a Fall Festival and Halloween Party for Sunday, October 27th, which will include singing, dancing, family movies, art, a magic show, cottage industry tables, and spooky events! Don’t forget to register!

Check out the new Iyengar Yoga class at the Meeting House taught by Nancy Kardon, a certified instructor. You don’t have to be limber to practice yoga—so check the schedule and join this motivated group in a discipline that promotes health and self-knowledge. Also, two new machines have been added to the gym.

**ARB and Landscaping Committees** — stay tuned for updates in our next issue!

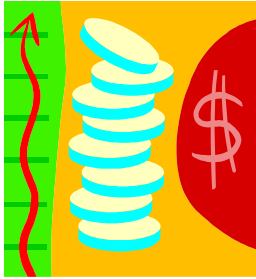
Cornerstone Closes Sunday, Opens Monday

Cornerstone Café has changed its hours effective September 9th. The Café will no longer operate on Sundays, but is open Mondays subject to its normal week day hours. The change allows Cornerstone to capture more Stonegate construction-related lunch business. Let Cornerstone know if you approve of the new hours.





## Why the Big Rise in School Taxes?



## BelleFair Banter:



It was a shock to see the big increase in our school taxes when the semi-annual bill arrived in September. It was almost 10% higher than last year's bill!

BelleFair residents were invited to a meeting at Doral Greens' clubhouse on Wednesday, September 18th to hear Superintendent of Schools Dr. William Miles and Business Manager John Ross discuss the new budget and explain why costs have gone up so much. Several members of the BelleFair Village Liaison Committee attended and were welcomed by our Doral Greens neighbors.

In his opening remarks, Dr. Miles stressed the nurturing environment of our schools, the excellent showing of our students in state-wide tests—our fourth grade ranked 3rd out of 1,000 fourth grades tested—and the high percentage (98%) of our high school graduates going on to college.

Five years ago there were 800 students enrolled in the Blind Brook-Rye Union school district; today there are 1,330. BelleFair is one of the reasons for this.

Mr. Ross explained how this large increase has necessitated an extensive building program. A new middle school has been completed, additions were made to Blind Brook High School, and necessary repairs were made to the Bruno M. Ponterio Ridge Street School. Twenty-two new teachers were hired and seven new positions created. However, the big "bubble" in enrollment now appears to be leveling off.

The current first grade class is the largest in Rye Brook history, but the kindergarten class is slightly smaller. With construction complete and the school population leveling off, Mr. Ross said that we should not expect another big tax increase next year.

Our school district receives 90% of its funding from local real estate taxes and very little from New York State. While some upstate communities receive most of their funding from Albany, we receive minimal state assistance because of the comparative wealth of Westchester residents.

There is a copy of the 2002-2003 School Budget at the Meeting House for those who wish to examine it. —*Mimi Raphael*

**I**N MEMORIAM — STEVE SCHIFF. The BelleFair community sends its heartfelt condolences to Carol and their family.

**I**N CELEBRATION — BelleFair families have welcomed many new arrivals in recent weeks. We congratulate all the proud parents and beautiful babies!

- Michael and Lisa Koenig and new daughter, Joie, who arrived in late July
- Susan & Danny Siegal and their baby girl born 8/8/02 at 4:25am at 9 pounds 2 ounces and 21 inches.
- Stephanie and Greg Budin and baby Jessica Gabrielle, born on July 26
- Eric and Jill Berkowitz and their baby boy born on Friday 8/16/2002
- Rye Brook Police Officer John Hawkins and wife Lisa Hawkins, and new son Tyler John Hawkins, born on August 22nd, at 10:58 pm — 9 lbs 7.6 oz.
- Peter and Jen Schlactus and their baby girl, Abby Rae, who arrived September 19th at 9:52am, weighing 6 pounds, 13 ounces.

**T**hank you to Robert and Kellie Coyne of Highpoint Circle for their generous donation of the boxing bag that is now located in the Basketball Gym.

And **thank you** to Luigi Borello, BelleFair's landscaper, for donating several trees around the Green in honor of the first anniversary of September 11th, 2001.



**Library Volunteers Needed!**



The Port Chester Public Library is looking for volunteers for the Book Buddies program, sponsored by the Port Chester Youth Bureau and directed by Mimi Raphael of BelleFair.

The program is held at the library on Monday and Tuesday afternoons from 3:30 to 5:00. Book Buddies provides a pleasurable reading experience for children whose reading skills need improvement.

If you enjoy working with elementary school children and would like to help on one or both afternoons, contact Tee Cotter, Children's Librarian at 939-6710, ext. 108, or Mimi Raphael at BelleFair at 939-8564. — *Mimi Raphael*

**Board Bio:  
New Member  
David Gelfarb  
(Treasurer)**

David Gelfarb lives at 19 High Point Circle with his wife, Jacquie and their 3 children, Daniel, Lauren and Allison. Jacquie is an allergist who practices in Stamford, Connecticut. Daniel is a third grader and Lauren is a second grader at the Ridge Street School. Allison attends the KTI nursery school in Port Chester.

David is an attorney practicing civil and commercial litigation with the firm of Moss & Kalish in New York City. He is looking forward to a busy year on the Board and to working with fellow board members, BelleFair residents and American Leisure (our Property Management company).

In his (too scarce) free moments, David likes to spend time with his family and to play basketball and work out at the gym in the meeting house.

**SELECTED SERVICES DIRECTORY**

Ambulance:	939-4700	<u>Newspapers:</u>	
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
Day Care Center	n/a	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	7:55 pm

**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	Thu	Fri	Sat
AM	9-12	7-1	6:30-12:30	7-1	6:30-12:30	7-1	8-12
PM	12-7	3-10	3-9	3-10	3-9	3-9	12-7