



BelleFair

Buzz...



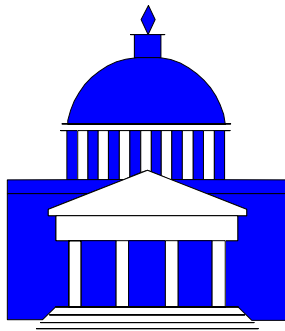
The Talk Around Town!

November, 2003

Congresswoman Nita Lowey to Address BelleFair

First Speaker Forum Lands Big-Name Guest

December 18, Thur., 7:30 at Meeting House Gym.



Marking the first of what we hope to make a tradition of speaker forums at BelleFair, our Congresswoman, Nita Lowey, will visit BelleFair on Thursday, December 18th, to update residents on developments in Congress and to engage in an open dialogue about any issues or concerns you wish to bring up. The event will run from 7:30 - 9:00 pm at the Meeting House gym, with over an hour dedicated to questions and answers from residents. Regardless of party affiliation, this is a rare opportunity to interact directly with your federal representative, and the HOA urges as many residents as possible to come out and show Ms. Lowey that BelleFair cares and deserves her attention.

As with any BelleFair Forum event, the sole purpose is to provide a service to our community. There are no plans to invite the press and Ms. Lowey has been asked not to use the occasion to campaign for herself or others. Please RSVP to the Meeting House (690-1371) with your plans to attend so that we can assure sufficient turnout.

Congresswoman Nita M. Lowey is currently serving her eighth term in Congress, representing parts of Westchester and Rockland counties. She was first elected to the U.S. House of Representatives in 1988 and has served in the Democratic Leadership. Lowey was the first woman and the first New Yorker to chair the Democratic Congressional Campaign Committee, leading the organization from 2001 to 2002.



As a member of the powerful House Appropriations Committee, and the Ranking Democrat on the Foreign Operations, and Export Financing, Subcommittee, Lowey has developed a reputation as an extremely effective, committed legislator with a solid record of accomplishment. In 2003, she was chosen by her colleagues to serve on the Select Committee on Homeland Security.

Congresswoman Nita Lowey
In 2003, she was chosen by her colleagues to serve on the Select Committee on Homeland Security.

BelleFair HOA Board '03-'04

President	Joseph Livornese cafelivorno@aol.com
Vice President	Chris Dunigan CFDun@aol.com
Treasurer	David Gelfarb dbgelfarb@hotmail.com
Secretary	Susan Glass sglass@optonline.net
Director	Peter Schlactus jpschlac@optonline.net
Director	Ronald Kuntzman ronkfun@aol.com
Past President	Pat Sanders Romano promano646@aol.com

Check Out BelleFair's Website!

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, Chair, Editor

Mark Balfan **Carol Charitan**

Janet Edelman **Lorraine Feitelson**

Barbara Fisher **Mimi Raphael**

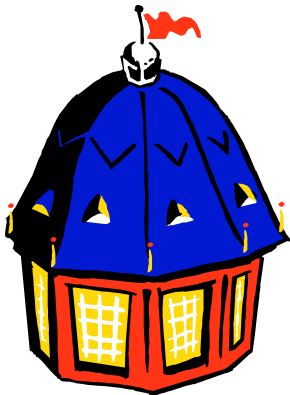
Connie Sanders **Cathy Zenenberg**



Nita Lowey (Continued)

Lowey was born in the Bronx; graduated from the Bronx High School of Science, where she was the senior class president; and received a Bachelor's Degree from Mount Holyoke College. She served as Assistant Secretary of State for the State of New York before being elected to Congress. Nita and Stephen Lowey have been married for more than 40 years and have three grown children and six grandchildren.

HOA Board Responds to Buzz 'Beefs'



Following the first 'BelleFair Beefs' column in last issue's Buzz, the BelleFair Board at its September meeting addressed each of the issues raised and took action in all cases. Stay tuned for more updates in the future, check out this issue's crop of 'Beefs,' and email any Beefs of your own to "Beef Inspector" Janet at JanetEdel@aol.com. Names will be withheld upon request.

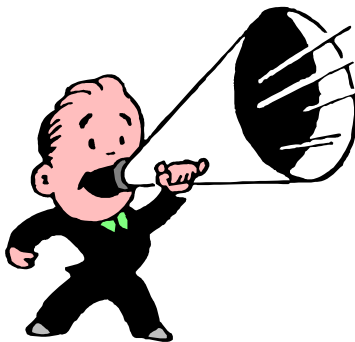
LIGHTING: Two halogen lamps have been installed to light the stairs from the Meeting House down to the parking lot. They are on after dark as late as the Meeting House stays open.

BELL TOWER: The Board voted to refer the matter of the stunted towers to our attorneys for an opinion on what recourse we might have. A release agreement was signed with Spectrum, in February of 2002, but this agreement requires Spectrum to "pay for and have performed... (iii) the final stages of the Bell Tower." Does the tower look "final" to you?!

ENTRANCE SIGN: The Board instructed management to adjust the lighting below this sign to better illuminate the black letters. If this does not produce satisfactory results, the Board will consider repainting the letters a different color to increase visibility.

CHILD BASKETBALL HOOP: Richard informed the Board that the Village Rec. Dept. had a child's backboard that hangs down from a standard backboard. We have borrowed this and installed it. Do NOT dunk baskets as this could cause the hanging backboard to fall and injure you or someone else. It will be removed if people dunk, and that would be a real shame for the kids.

BelleFair Speaker Series Approved



Residents are urged to join a group that will bring interesting and influential speakers to BelleFair, in keeping with a resolution passed by the Board authorizing speaker forums. The full text of the resolution is available in the Library section of BelleFair's website.

The door is now open for BelleFair to host leaders from the government, business, civic, education, and other sectors – as well as BelleFair residents, themselves, either individually or in panels. We have much to teach each other, and we are big enough to attract the attention of community leaders.

The Board's resolution bars candidates for public office who are running for election. All speakers must agree to accept questions from the audience. The Board reserves the right to approve all proposed speakers, and plans must be made well in advance.

Hopefully, we can organize Speaker Forums at least every other month. Please contact Communications Committee Chair Peter Schlactus (934-9015 or jpschlac@optonline.net) if you can dedicate 90 minutes a month to speak with interesting people and plan exciting events. This won't happen without some volunteers, so please help out.



Town Meeting (Quality of Life)



Richard's Report Responses to Issues Raised at Town Meeting



About forty interested residents came out to participate in a lively and varied discussion of quality of life issues at BelleFair. This fourth Town Meeting of 2003 was held at 7:30 pm on Wednesday, October 22nd at the Meeting House – with the baseball game projected in the background!

Communications Committee Chair and Board Member Peter Schlactus facilitated the meeting. He was joined by Board VP Chris Dunigan and Board Member Ron Kuntzman. Due to a scheduling matter, Site Manager Richard Kaufman could not attend, but other American Leisure staff were present for the meeting.

The discussion ranged across many different issues, from the Meeting House facility to various aspects of the outdoor environment, to special events planning. One thing was consistent: often so-called “minor” issues create major frustration and annoyance when they affect people’s daily enjoyment of their homes and are not promptly and smoothly resolved.

Another general theme involved questions about how best to get problems resolved. Residents were told to communicate first with the management company. Whether or not you also discuss a matter verbally, complaints should be made in writing. This makes it much easier to hold management accountable and to address any problems later on. Board members can address unresolved problems, and are charged with setting overall policies.

Finally, the meeting provided an opportunity to update residents on a host of community news, from developments with Stone Gate, to upcoming contract negotiations, to ongoing efforts by the Board to increase parking around the Village Green and eliminate duplicate insurance on MI homes.

Street Lighting: Some residents have voiced concern over what they consider to be a lack of adequate lighting. Due to HOA budgetary constraints, installation of additional lighting around the Green and other common areas is not feasible at this time. However, people who attended the town meeting made a very workable suggestion. If homeowners in dimly lit areas would leave their porch lights on for a few hours each evening, this could alleviate the problem in many areas.

The street lights that are located on village streets are serviced and maintained by the Village of Rye Brook. Homeowners with complaints about bulbs being out may call the Rye Brook Police Department at their non-emergency number to report the outage. Lighting on BelleFair-owned streets is serviced and maintained by the HOA. If an outage occurs, you should call management at 914-690-1371

Meeting House Furniture: Some residents voiced concerns about the condition of the furniture in the Meeting House, and also that residents and their children are abusing the furniture. Children should not be allowed to stand on chairs and tables, nor should residents recline and put their feet up on chairs and tables.

Illegal Parking: If you notice cars that are illegally parked around the Village Green, this is a police issue. Concerned residents should call the Rye Brook Police Department to report any infractions.

Snow Plowing – Plowed In: Homeowners voiced concerns that their driveways are plowed in by the Village after they have already been cleared by the homeowner. The Village uses trucks with fixed angled plows that can only move snow to the right side. This makes it difficult in many instances to plow away from driveways. Please call the Village Highway Department to voice concerns.

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Richard's Report: Responses to Issues Raised at Town Meeting (Continued)

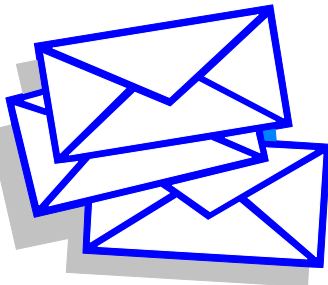


Bright Horizons Pajama Program



Doral Greens Homeowners Association Letter: October 3, 2003

Proposed Hotel



Snow Plowing – Driveway Damage: Some homeowners complained that the HOA's contractor has damaged driveways, sidewalks, and landscaping. The past winter was extremely harsh and had abnormal snowfall. Management requested the contractor to plow the snow as quickly and efficiently as was possible. In the spring, an evaluation of the property was made and repairs were done to affected driveways and landscaping.

Following Instructions: Committee members who work with American Leisure should understand that management takes instructions only from the Board and, to the extent that the Board authorizes this, from committees. In order to avoid confusion and chaos, management is not authorized to take direction from individual committee members or residents.

Conclusion: If there is something you believe that management is not doing, I certainly would like to know. Call me to discuss any of the above issues at 690-1371. Otherwise, resident requests should be made in writing either through e-mail (manager@BelleFair.org), the BelleFair website, or a handwritten letter. In this way, management will be able to track your request to its conclusion.

The children at Bright Horizons are learning about sharing, caring, and giving. We launched a Pajama Program with a Pajama Party. Our goal is to provide warm sleepwear and books to needy children. The preschool classroom will be packing up and sending out pajamas to those children who might otherwise have none. If you'd like to help us, please bring a new pair of pajamas and an age-coordinated book (any size/age) to Bright Horizons. We hope to get pajamas from every BelleFair family! - *Celeste Zellin*

Dear Concerned Citizen of Rye Brook,
The best thing about living in Rye Brook is having involved and committed neighbors like you. Thank you for adding your voice to the many opposing the proposed Hilton Garden Inn on the corner of Anderson Hill Road and King Street. Although you may have not heard much recently, the developer and PepsiCo are still trying to force this airport, roadside, office park hotel on our residential community for their profit and convenience.

The process continues at the Planning Board Level, and we are currently awaiting clarification of a number of environmental, wetlands, water pressure, hotel size, storm water management, pollution regulation, and service issues. This will eventually be referred back to the Village Board for their decision and we hope you will attend the pivotal public meeting so your voice can be heard. We will keep you apprised of the status.

National hotel occupancy rates have fallen dramatically since 9/11, and in the four and a half years since this application was filed, many new hotel rooms have been added and still more are proposed in the area, increasing the danger of failure.

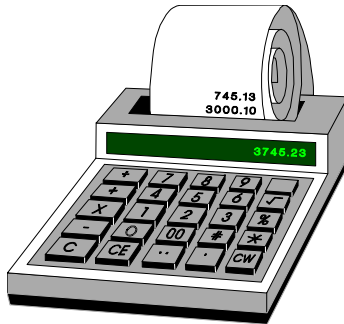
The strain on traffic and other services would cost all of us more than any short-term benefit might bring. More significantly, it will begin to change the nature of our community to a "service" town for the airport and large corporations.

Thank you for your continuing support in helping to defeat this ill conceived predatory land development.

Sincerely, - *The Doral Greens Homeowners Association*

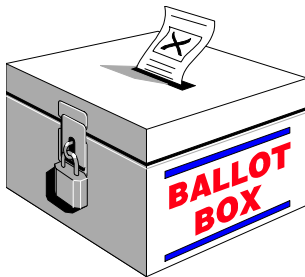


Capital Budget



At the request of the Board of Directors and the Budget Committee of the HOA, our Managing Agent, American Leisure, has prepared an initial Capital Expenditure Budget. The purpose of the Capital Expenditure Budget is to provide a framework for planning and financing the replacement of such items as building systems (heating, air conditioning), roofs, windows, roadways, and sidewalks, as these assets depreciate and wear out. The Capital Expenditure Budget also considers the need for periodic and costly maintenance work such as painting and power washing the exteriors of maintenance-free homes. Although the community is new, it is to our advantage to consider how much money should be set aside each year to meet future replacement and maintenance requirements as well as what those requirements are likely to be. A copy of the Capital Expenditure Budget is available at the Meeting House for review. The Board and the Budget Committee welcome any comments from residents on the document and look forward to using it as an important planning tool in the future. – *David Gelfarb*

November Elections: Voter Turnout Higher at BelleFair



Approximately 208 voters, which include BelleFair and Doral Greens, turned out for the November election. Others may have been unable to vote due to a machine breakdown that closed the polls for a period of time in the morning. This was the first general election where residents were able to vote at our Meeting House instead of the Ridge Street elementary school.

About 145 of the voters came from BelleFair, based on a review of the addresses recorded on election day voter lists. This represents about 40% of our voter pool. Town-wide, only 29% of voters went out to the polls, according to figures provided to the Buzz from the Board of Elections and Town of Rye Clerk's Office. BelleFair's turnout was therefore over 35% higher than overall Town turnout. This is a good thing for our elected officials to know about.

For anyone not yet registered, please take a few minutes to stop by Village Hall on King St. just past the Hutch, or see Richard at the Meeting House where mail-in registration forms are also kept. Thank you to all who voted. You make sure BelleFair's voice is heard, and this counts for a lot at local levels of government.

BelleFair Residents Run Marathon ...And Live!



Carol Goodman and Ira Kerner, neighbors on Legendary Circle, successfully ran the NYC Marathon this year. Their inspiring feat capped months of diligent training. "It was an incredible experience," stated Ira. "One I will never forget." Ira completed the 26-mile race in 4 hours, 48 minutes.

He and Carol ran the first five miles together, until Carol insisted that he go and "run his race" as she was pained by a prior knee injury. Luckily, Carol's pain "literally disappeared" at mile 13 and she finished in 5 hours and 1 minute. "A near-death experience" is how Carol describes some of the later miles, but "when we ran back into the park at mile 23, I just flew."

Adds Ira, "I don't think I will ever forget the awesome feeling of first seeing that finish line in the distance. It was the culmination of a year's worth of training and a disciplined diet." For Ira, running the marathon was a "euphemism for life." "If you focus and strive hard enough, despite obstacles, you can succeed at anything."

BelleFair community spirit made a difference. Says Carol, "The support from my friends and family was truly amazing. Thank you." Actually, we should be thanking Ira and Carol for setting an example of fitness and discipline for the rest of us.



BelleFair Banter



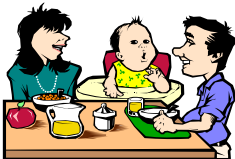
Congratulations to the following BelleFair families on their recent additions:

- Lisa and Jimmy Striar on the birth of their daughter, Charlotte Isabelle, on October 3, 2003. Big brother Benjamin and big sister Samantha are very excited about their new baby sister.
- Deborah and John Daum welcomed Ryan Matthew on October 21, 2003.
- Michelle and Lee Sosin and family welcomed Daniel Edward on October 16.

BelleFair would like to welcome our new neighbors:

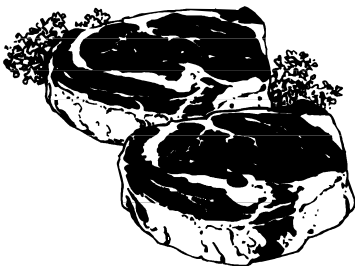
- Judy and Richard Weil at 19 Heirloom Lane.
- Beverly Verneti at 18 Milestone Road.

BelleFair News



Do you know who is going to replace the Corner Stone Market? Let's make sure it suits BelleFair's wants and needs. A good start would be someone with deli foods, as well as an oven and maybe a grill for hamburgers and hot dogs. Foods, such as ready made chickens for dinner take-out, are also important. If the new owners serve the community well, they can be sure of our support.

BelleFair Beefs:



Cabinet: The cabinet, requested many months ago for the Bell Tower equipment, still has not been purchased. Why should this take so long? If it falls off the window ledge, it will be expensive to replace.

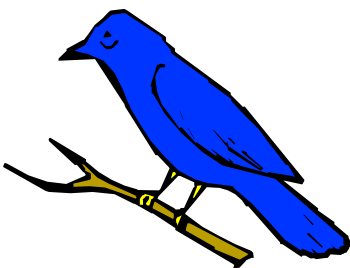
Attendance: A Town Meeting was held at the clubhouse on Wednesday, October 15th at 7:30pm. Three Board members attended: Ron Kuntzman, Chris Dunigan, and Peter Schlactus. It was disappointing that the other five members of the Board were unable to attend. Where were they?

Sign: The black BelleFair sign at the entrance is still not visible, especially at night, even with the light being redirected up to the sign. It is hard to read even in daylight.

Thank You: This designated beef has turned into a big THANK YOU. Kudos to Richard Kaufman for providing BelleFair exercisers with the requested body building weights. This new equipment gives all body sculpting class members a chance to use different weights.

Email your Beefs to our copy editor at janetedel@aol.com. Names are withheld.

Airport Booms For the Birds, Not the Planes



Robert Dashow of BelleFair, representing the Town of Rye, asked airport officials about the loud noises his neighbors had reported at the airport. Peter Scherrer, the Assistant Airport Manager, explained that the loud noises were bird cannons that are used to chase birds from the runway areas. During the past three months, there were eleven bird strikes with aircraft, and this creates a potential hazard to aircraft and passengers that are landing or taking off.

A wildlife biologist from the US Department of Agriculture recommended and loaned the airport propane-powered noisemakers known as bird cannons, in an effort to disrupt the bird feeding locations adjacent to the runways. The cannons are operated only during daylight hours, when the birds are feeding. However, one night one of the cannons was accidentally left on through the night.



BelleFair Halloween Party



According to Nicole Axelrod, age 5 ½, "It was fun. I got a tattoo. A ghost was holding a pumpkin. I was dressed as a Barbie Cheerleader. Mom (bought) it and it came with pom poms. There were lots of incredible costumes like a Care Bear, the Incredible Hulk, a kid witch, and two grownup witches. There were two haunted houses. The one I went into was VERY SCARY. You could decorate cookies and get your face painted. There was a fire truck you could actually climb on, and a big policeman showed us how to use a kid's car seat. Graham Clark sang and played his guitar. I got a little bit lost with my friend, but Mom found me."

This well-attended affair was ably co-chaired by Ellen Elmaleh and Robin Maizes. Thanks to them and also the American Leisure staff, who gave much time and energy to make this event a success.

For those who missed the event or would just like to reminisce on a joyous day, you may view a wonderful slide show created by Bellefair's own Bert Slonim. The show can be accessed at the bottom of the Bellefair's Home Page or by typing in the following URL: <http://www.bellefair.org/Halloween%202003.htm>. We have included "BelleScare", one of the many beautiful pictures from that slide show. Bert has also done a Bellefair Community slide show which can also be accessed from the Home Page. Again, thanks to Bert for the pictures and all of those who helped make it a great day.



County Legislature Votes to Restrict Airport Growth



By unanimous vote in October, our County representatives committed themselves in writing to a policy of not expanding Westchester County Airport's current operational capacity. The resolution, which was sponsored by Rye Brook's Legislator Martin Rogowsky, emphasizes the importance of preserving the water quality of the Kensico Reservoir, as well as controlling noise and air pollution. It supports "no increase in the total capacity of the airport's runways, taxiways, ramps, gates, hangars, terminal, motor vehicle parking areas or access roads." The County owns the airport, although FAA rules govern many aspects of its operation.

Transportation Commissioner Lawrence Salley believes the resolution should help the County as it negotiates with airlines to renew an expiring 10-year Terminal Capacity Agreement (TCA) which limits commercial flights and passengers. The TCA expires at the end of 2004.

Due mainly to concerns about negatively impacting these negotiations, language calling for a cap on total flights was removed from the final version.

BelleFair residents Peter Schlactus and Brad Hamburger attended meetings leading up to passage of the resolution. Their input was solicited by Mr. Rogowsky as the wording was being developed. Representatives from the Rye Brook Airport Committee and Board of Trustees also attended and made our community's interest in the matter clear to all.



BelleFair's Website is Worth Another Look

www.BelleFair.org

Part 2



EVEN MORE THINGS YOU CAN DO WITH BELLEFAIR'S NEW WEBSITE:

8. You can bring your calendar up to date by seeing what special BelleFair events, such as the Halloween party are coming up.
9. You can find out where to get a dog license for that new puppy.
10. You can call the Port Chester Library to see if they have that new book you've been wanting to read
11. You can read the local weather forecast to see if you'll need an umbrella when you walk the new puppy.
12. You can sign up to tour the beautiful Pepsi Sculpture Gardens.
13. You can impress your friends by sending them a picture of our outdoor pool.
14. You can find out when the earliest shuttle bus leaves for the station, since the new puppy gets you up early anyway.
15. You can adopt a kitten to keep that new puppy company, (or at least you could in September).

Remember, you can get a hands-on tutorial by contacting Richard or Romaine who will show you all of our website's bells and whistles. And all with the push of a computer button. You won't know what you've been missing until you go to www.BelleFair.org and sign up.

SELECTED SERVICES DIRECTORY

Ambulance:	939-4700	Newspapers:	
Beach (Rye Town):	939-3075	Journal News	694-9300
Alarm Permits:	937-7436	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	939-3553
Child Care Center	935-0618	Rye Brook: Village	939-1121
Electricity (ConEd):	800-75ConEd	Sanitation (CRP):	592-4129
Elections: Board of	285-5700	Schools: Blind Brook	937-3600
Fire Dept.:	939-5144	Senior Citizens:	939-7904
Hospitals: NY United	939-7000	Spectrum Warranty	937-5555
Greenwich	203-622-7900	Tax Assessor (Rye):	939-3566
West Cty	493-7000	Taxes: N.Y. State	800-225-5829
White Plains	681-0600	Tax Receiver (Rye):	939-3558
Library: Port Chest	939-6710	Water (Aquarion):	939-3500
White Plain	422-1400		
Greenwich (203)	622-7900		
Metro North Rail	386-7646		

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

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 HRS.

	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