



BelleFair

Buzz...

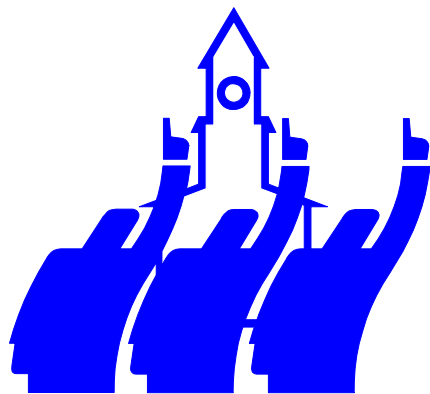


The Talk Around Town!

July, 2004

People Are Stepping Up: Board Makes Appointments

Committee Volunteers Needed



Both Board and Committee members have stepped up to take on important roles for BelleFair. In addition to Hal Zenenberg assuming the role of Board Liaison to Sterling Glen, Pat Romano was reappointed as Liaison to Bright Horizons. After overseeing the lease negotiations with BelleFair Deli Market, Peter Schlactus turned over the reins to Joe Livornese, who will now act as Board Liaison for the store.

In keeping with a new resolution passed by the Board favoring non-Board members as Committee Chairpersons, the leadership of two active BelleFair Committees has changed hands. Janet Edelman has taken on the role of Chair of the Communications Committee. Joe Marino is now chairing the Landscaping Committee. The Board members who formerly chaired those committees will continue to serve as Board Liaisons. The Board plans to turn over the reins of the Budget Committee and ARB to non-Board members as well.

Six residents volunteered to join a Deli Market Liaison Committee before it was even formed! The Board formally created the group June 28th, and a non-Board Chair will be appointed soon. The Board also created a standing Airport Committee. Resident Richard Goldstein volunteered and was appointed Chairperson. Now a few more volunteers are needed to serve.

Finally, Judge Murphy has stepped up to assume the newly created role of BelleFair Ombudsperson to help resolve charges and disputes involving any alleged misconduct or unethical behavior by either community leaders or staff. He will lead a 3-member Ethics Board, for which volunteers are needed.

The Board hopes that by opening up leadership positions to more residents, BelleFair can be assured of energetic leadership into the future. Of course, leaders need volunteers to lead -- so please do your part and get involved in at least one committee.

BelleFair HOA Board '04-'05

| | |
|----------------|--|
| Co-President | Joseph Livornese cafelivorno@aol.com |
| Co-President | Peter Schlactus jpschlac@optonline.net |
| Vice President | Chris Dunigan CFDun@aol.com |
| Treasurer | David Gelfarb dbgelfarb@hotmail.com |
| Secretary | Chris Genovese chrisand- maria@optonline.net |
| Director | Hal Zenenberg zvi11@optonline.net |
| Past President | Pat Sanders Romano promano646@aol.com |

Check Out BelleFair's Website!

www.BelleFair.org

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|---------------|-------------------------------------|
| 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:

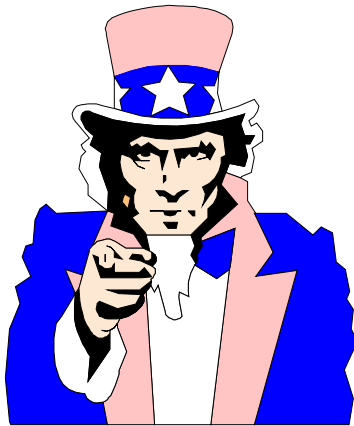
| | |
|------------------------------|-----------------|
| Janet Edelman, Chair, Editor | |
| Mark Balfan | Barbara Carver |
| Carol Charitan | Mimi Raphael |
| Connie Sanders | Peter Schlactus |
| Cathy Zenenberg | |



What Would YOU Do?

Input Sought on Committees, Issues.

An Editorial



A priority of mine, since assuming the role of HOA Co-President, has been to reinvigorate our community's homeowner committees. During my first year on the Board, there were as many as seven active committees. As of the May Annual Meeting, there were four. The same people had been leading most for a long time. Membership and attendance were down. The Board was trying to do too much itself, with too little input from too few residents.

The recent creation of a Deli Market Liaison Committee and an Airport Committee, which needs volunteers (please!) is a step in the right direction. Turning over control of committees to new, non-Board leaders for a fresh start is another. But there are still major issues that NO committee is dealing with seriously.

Take the roads, sidewalks, and lighting. Take road safety and signage and other safety issues, like protecting against burst pipes and bees. Take Meeting House classes. In fact, take the entire Meeting House facility itself, from the ragged furniture to its hours of operation. Take the playground, where there is room for more equipment as well as a need for landscaping and mulch renewal.

Last year, residents didn't work well together on a single Meeting House or Facilities committee. Ultimately, the Board handed over to our Management Company the job of organizing classes and events and running the Meeting House. This is as it should be, but the residents of this community can produce superior results by remaining actively involved. The successes of the Activities & Events steering committee is a testament to this.

I am proposing to create an Adult Classes Steering Committee and a separate Kids Steering Committee, which could provide input and feedback to American Leisure and the Board. This would allow residents back into the planning process, let people focus on what they really care about, and avoid clashes over competing priorities. The Kids group could handle all services and facilities aimed at children 22 years of age and younger, including classes, special events, the playground, etc.

Does this plan make the most sense and are people ready and willing to step up and participate? Keep in mind that this puts a lot on the plate of the Kids Committee and takes child-oriented special events planning away from the Activities and Events steering committee. Perhaps that group should simply expand its mandate to include adult classes as well as events? Residents with alternatives or preferences should step forward and make their ideas known to the Board.

Now take roads and safety. I have proposed that a Roads and Safety Committee be formed. But another sensible option would be to change the Landscaping Committee into a Grounds Committee, with a mandate encompassing "concrete" as well as "earth," as some have suggested. Or would that overtax the group? And would it make sense regardless to form a committee dedicated to Safety issues? Look at all the children and seniors here, the grim statistical fact that most speeding is done by local neighbors, and the plethora of pre-packaged neighborhood safety initiatives and information that could be acted on if there were only a group to focus on it. Must we wait, hands bound so to speak, for a tragedy to jar us loose?

Which way is the right way to go? We Board members have no monopoly on good judgment. It's your community. What do YOU think? Under what plans would YOU get involved. This is what we need to hear. Now is when we need to hear it.

Please send your feedback to me (jpschlac@optonline.net / 934-9015) or the management (manager@BelleFair.org / 690-1371).

-- Peter Schlactus, HOA Board Co-President



Zenenberg Appointed Director



At its May meeting, the Board of Directors appointed Hal Zenenberg to fill the seat vacated by Susan Glass. Hal stepped into Susan's two-year term and began serving immediately. Hal had announced his candidacy and was planning to run this year, but withdrew after a business commitment kept him from attending the Annual Meeting. He currently serves on the ARB as well. Hal has taken on the role of Board Liaison to Sterling Glen, which will involve incorporating the senior living facility into our community by resolving problems and maximizing reciprocal access to BelleFair and Sterling Glen amenities.

Tax Revaluation Report



Almost 100 residents successfully petitioned the Town for decreases in their property tax assessments. Rye Town is becoming just the second county locality since the 1960's to bring its assessed values into line with actual property values, in order to eliminate unfair discrepancies and the costly tax certiorari suits that plague school budgeting. The Board met with Town officials in March and has disseminated information, which it hopes helped so many residents get favorable results.

On behalf of the community, the Board also moved to reduce the new assessments of our common buildings. Informal appeals resulted in the reduction of the child-care building by \$174,400, from \$839,400 to \$665,000. The reduction on the retail building was over \$250,000 from \$1,550,900 to \$1.3 million. Nevertheless, we have grieved the reduced values further and hope for further reductions come September. Even better, the childcare center is funding the process for its building and the Deli Market is contributing toward the legal fees for the retail building. Spectrum, which rents the lower level, declined to contribute.

New Pool News New Pool Rules



Recently, residents received a copy of revised pool rules. The Board this year moved to review all pool rules in order to:

- Promote the safe enjoyment of pool facilities by all
- Increase safety and hygiene
- Expose and change impractical rules
- Address concerns that rules were enforced for some and not others

Lifeguards were directed to step up enforcement, both to eliminate perceptions of favoritism and to flush out rules that needed to be changed. The Board then responded positively to most resident feedback and made a number of changes to the rules, including:

- permitting flotation devices that are personal swimming aids for kids/seniors
- requiring swim diapers and swim diaper covers for kids not yet toilet-trained
- reducing the age for kids to be at the pool without an adult to 13 (from 15)
- allowing kids ages 16 or 17 to bring a guest who is age 15 or older
- clarifying rules for eating/food service in the designated area (rear "terrace" level)
- confirmation that jumping into the pool from a standing position with due regard for nearby swimmers is not necessarily horseplay

Three picnic tables were also purchased for the eating area, and signage was added. American Leisure has posted photos and names of lifeguards and managers on duty, as well as pool rules and notices, at the pool entrance.



New Pool Rules (Continued)

The Board does not intend to make further revisions in the rules this year, but will consider pressing matters and will review the rules again at the end of the season. Hopefully, the Board's attention and community feedback have produced a superior set of pool rules that will ensure fair and safe use of the pool for many seasons to come.

Deicing Recommendations Accepted



The BelleFair Board accepted the Status Report of the BelleFair Airport Deicing Task Force at its June Special Meeting, and it approved two of the Task Force's recommendations. The first recommendation was to "maintain the Deicing account as is, until after the County gives final approval to a deicing project not harmful to BelleFair and surrounding communities and institutions and we have an opportunity to gauge implementation to confirm this." Secondly, the Task Force was charged with continuing its periodic updates to the Board.

The airport's new deicing proposal, which appears to be acceptable, is still in the very early stages and could be altered in dangerous ways at any time. The report, which was distributed to all residents, provides up-to-date information on Task Force spending and the status of funds that remain in a segregated account under control of the Board of Directors. It provides background information on the Task Force's work and the airport's deicing proposals, as well as a current status report and threat assessment.

Board Clarifies Schedule D Rules



Over time, the Board has been called upon to clarify various ARB rules. For example, the Board recently developed a detailed interpretation of rules regarding the installation of outdoor basketball hoops. It also ruled that trampolines would be considered play sets and subject to the same rules as other play sets.

During prior years the Board has developed practical guidelines for permissible picket fences and driveway widening.

In order to help residents who are contemplating improvements to their property as well as the ARB members who need to evaluate applications, the Board has now gathered together its interpretations and clarifications of Schedule D rules into one place in the BelleFair Website Library Rules section.

Anyone who wishes to review these decisions can, and the Board will consider petitions by residents for additional clarifications where necessary. For assistance in accessing the BelleFair website Homeowners Only section, please contact the manager on duty at the Meeting House (690-1371).

Wine Tasting Evening a Delight



About 35 residents gathered at the Meeting House on May to sample delicious wines from Beaulieu Vineyards, aka "BV", in the second successful event sponsored by BelleFair's new Special Events Steering Committee and our staff. The varied cheese and other food -- some brought in, some pot luck -- competed with the wine for guests' raves. In fact, many said the desserts stole the show.

Tastings included both red and white wines of several varieties and a brief presentation by the Vineyard representative, Mary Karnis, on the wines and the art of tasting wine. One lucky resident went home with a free bottle of wine after winning a drawing.

For all, the real pleasure lay in taking advantage of a rare opportunity to chat with many friends and neighbors in a relaxed and intimate setting. The physical



Wine Tasting (Continued)

amenities of our community and volunteer spirit of many residents came together to create the kind of evening we all envisioned when moving here.

The community thanks organizers for their efforts and looks forward in anticipation to their next venture.

BelleFair Banter



BelleFair would like to welcome our new neighbors:

- Brian and Dayna Cohen at 24 Reunion Road
- Chris and Jennifer Langiulli at 8 Reunion Road
- Sejal and Sagar Mehta at 11 High Point Circle
- Thomas Finochio at 35 High Point Circle
- Chankwon and Subin Park at 28 BelleFair Road
- Richard Greenberg at 1 Milestone Road
- Eliz and Tizler, Andrew Baldwin at 6 BelleFair Road
- Stanislav and Ida Jivotovski at 7 Parade Lane

Congratulations to the following BelleFair families on their recent additions:

- Chris and Jennifer Langiulli on the birth of their new baby Sophia
- Amy and Scott Sloves on the birth of their son Blake

Congratulations to:

Mimi Raphael on her first place prize in the National Crossword Championship Senior Class. This event took place in Stamford, Connecticut. Mimi has won this tournament seven times in the past. We are all proud of her accomplishment!

BelleFair Carnival



The BelleFair carnival took place on June 13th, a picture perfect day! 125 children attended and participated in various activities like miniature golf on the green and cookie decorating. The nature lady had children planting flowers in their hand-made flower pots. The big entertainment was the DJ, who had children and parents alike dancing "the chicken dance" and the macarana, etc. Gigi and John provided a great BBQ from the BelleFair Deli/Market. Everyone received a great "BelleFair" backpack. Many thanks and appreciation to the staff at American Leisure, and residents Ellen Elmaleh and Robin Maizes for their hard work.

Sterling Glen News



The Coach House Restaurant at Sterling Glen is open for dinner to BelleFair residents, starting July 1. Reservations are required, as nightly seating is limited. Seating times are at 5:30 pm and 6:30 pm. The Coach House is open every evening except for holidays and the last Sunday of each month. Wine and liquor is available, Mastercard and Visa are accepted, and children age 12 and over are welcome. Appropriate casual attire is required (no shorts and t-shirts). For reservations and availability, call the Reception Desk at (914) 939-2900.

Richard's Report

Please read the latest edition of the pool rules which was sent to each homeowner. The lifeguards have been instructed to strictly enforce the rules!

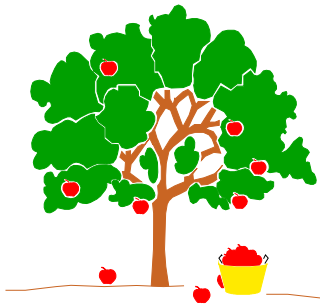
- The indoor pool will be closed for maintenance July 12-17.



Richard's Report (Continued)



Landscape Committee Report: Minutes of 6/17 and 6/24



--When eating in the designated pool eating areas, clean up when you are finished. Remind caregivers and children to leave this area, the Meeting House deck, and the playground, free of debris.

--Pick up after your dog! The HOA has instituted fines for violators!

--On August 18th, a Night at the Opera will be held at Sterling Glen. The event begins at 8 pm. Their bar area will be open for residents who would like to purchase cocktails.

-- It has been reported that people have been walking over homeowners' private property on their way to the pool. Some have committed acts of vandalism while doing so. **Trespassing is not allowed and destructive acts will be dealt with aggressively by staff, who are authorized to call in the police immediately.**

--Report street lights that may be out to the Meeting House or to the Rye Brook Police Department's non-emergency number: 937-1020.

The priority of the Landscape Committee, at this time, is to maintain the health of the trees and shrubs in BelleFair and to replace dead ones. The committee would like to enhance the area with new landscaping, but budget constraints allow only for the maintenance of existing landscaping. Minutes of the meetings reflect these issues, as well as what specifically has been done, should be done, and what budgetary steps are being taken.

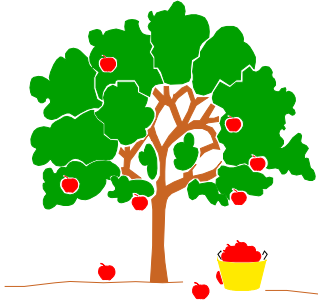
1) Landscape "specs" for bid process: Both landscape maintenance and snow removal were discussed. Changes were made on preliminary "specs" to reflect what the committee felt was best for the community and hopefully to receive bids which are in line with our budget expectations. Upon completion and finalization, the changes will be reviewed for accuracy by the committee and American Leisure and submitted to the Board for comment and final approval. Once final approval is given, the bidding process will begin.

2) Almstead tree status and recommendations: Almstead reported that they had just completed their third visit to the site and that insects and diseases, which had been prevalent on the property, have greatly diminished. They have walked the property and have seen improvement in many of the trees and shrubs, which they attribute to the deep root fertilization being done. Problems, however, continue to persist, in that many trees have been planted too deeply and with too much mulch. This, and other problems, are creating issues we must address in order to save our trees. Almstead's proposal is to halt volcano mulching and to "air spade" all trees on common property, in order to move soil away from the stems and trunks of trees and shrubs. The cost of this process, which should be done in September, is \$5,250.00. However, Almstead suggested we eliminate one plant health care visit at a cost of \$1,995.00 which would lower the cost to \$3,255.00. The committee, after additional consultation with Almstead and Borello decided that the re-mulching program, which was approved by the Board, should include only the re-mulching of planting beds and not any trees until the spring of 2005. We would contract with Almstead to do the "air spading" they recommended, in order to protect the trees.

The committee requests that the Board approve the following: By eliminating the re-mulching of the trees, the cost will be approximately \$3,700.00, a savings of \$3,000.00, which we would like to apply to the \$3,255.00 we will need for the Almstead work. Board approval is needed for this work to be contracted.



Landscape Committee Report: (Continued)



BelleFair Beefs



New Pool Rules: Lifeguards Respond



3) New trees planted this spring: Of the approximately 40 trees planted, only two have survived, due to the poor quality of the trees. The nursery has agreed to supply new trees, however, the cost of planting the trees is almost \$9,000.00, and the nursery will not pay for planting. This issue involves Spectrum, and the committee would like to have the problem corrected asap to eliminate dead trees in BelleFair.

4) Old Business: During the past month, the following has been completed---a) all annuals planted, b) irrigation system running, c) hollies replaced along guard rail on BelleFair Blvd. d) fertilization and insect control of all lawn areas, e) cleanup and reseeded along King Street, and f) lawn height increased from 2 to 3 inches for better appearance.

Also, Borello donated five shrubs and annuals at the entrance to the pool in the parking lot to replace shrubs which had died. The landscape committee would like the Board to look into the following---a) make sure that all rules are followed and that fines are actually imposed for non-compliance, b) small "no parking" signs for private roads for "no parking" areas which are not the responsibility of the Village, and c) automobiles parked in our parking lot for more than 24 hours.

The large flower pots by the steps in front of the Meeting House used to block access to the railings. For anyone using the railing for assistance in climbing up or down, they were an impediment. The pots have now been relocated. We thank management for correcting this hazard.

Nothing has yet been done about the black BelleFair sign at the entrance. Although this "beef" has appeared in the BUZZ a number of times, complaints are still received about the inability to see the sign at night.

During the week, there are three lifeguards on duty at the outdoor pool. On weekends, there are four. Recently, three lifeguards were asked about residents' compliance with the new pool rules, and how successful they are in enforcing these rules. For the most part, the response was positive. Ball throwing, running, jumping into the pool, and hanging on to the lane markers remain a problem, but ones easily corrected when the lifeguards remind people of the rules. However, there are a few rules which are not complied with and are making it difficult for the lifeguards to do their jobs.

One big problem is food. Although there is a designated eating area, some residents do not confine their food consumption to the proper area. Others do not clean up after they are finished. The reason for a separate eating area is not only for cleanliness, but also to limit the insect problem. A life guard swatting bees is less able to watch the pool. Another problem concerns the use of flotation devices. These are to be used for infants only, but recently someone insisted on using the device in the pool, as did the father of this individual. This necessitated the clearing of the pool, until the flotation device was removed.

BelleFair lifeguards do not make the rules; they only enforce them. Anyone who feels the rules should be changed in any way, should address their concerns to Richard or the Board. However, we should all abide by the rules now in place and respect the job the lifeguards must do. We must all act responsibly for the good of the entire community.



Village Board Addresses BelleFair Issues

Preventing Airport Expansion



Plans for Border Woods



This past Tuesday's Village Board Meeting saw our Trustees address two issues of major concern to BelleFair residents. HOA Co-President Peter Schlactus attended the meeting and brings back this report.

Representatives from the county, including our local County Legislator, Martin Rogowsky, unveiled plans to extend current restrictions on commercial airlines at the airport. The County has negotiated with airlines and the FAA to make permanent limitations such as:

- No more than four flights per half-hour
- No more than 240 passengers arriving and departing each half-hour
- County control over ground operations (to monitor compliance)

The County plans to incorporate these current restrictions into a new law this coming September. Until now, they have been part of a "Terminal Capacity Agreement" with airlines, which has had to be renegotiated periodically, and which expires at the end of this year. The new law will perpetuate the rules indefinitely.

Airlines and the FAA have reportedly agreed not to challenge the new law, with the latter prepared to sign a legally binding agreement not to do so for up to 20 years in exchange for minor concessions. The County will agree to use "best efforts" to reconfigure the terminal space to make security processes less cumbersome, to permit electronic ticketing kiosks, and to refurbish the ticket counter area.

One possible drawback is a provision committing the County to strive to create a centralized and secure area for parking commercial jets overnight. It is not clear where this facility would be located and how much additional paving would be involved.

After our deicing battles with the airport, it is refreshing to see the County preserving vital limitations on commercial airline traffic. Notes of encouragement to stay the course and avoid further concessions can be sent to Legislator Rogowsky, whose contact info is available at www.BelleFair.org.

Trustee Dean Santon proposed to have the Village study the development potential of the 29 acres of wooded land that buffers BelleFair from the airport and King Street. Much of the land is steeply sloped and/or wetlands (including a branch of the Blind Brook). Spectrum assured many buyers that the land was given to the Village as passive parkland, yet only 4 acres were actually dedicated for that purpose, including the land being used as a Village composting site.

Trustees made much of the fact that the land represents the largest undeveloped tract of Village land and that its potential needs to be fully explored. Actually, last fall three different Village committees studied possible uses, culminating in a joint session with the Trustees that saw little in the way of recommendations other than a walking trail and nature area, and possibly a dog park or tennis court.

This time round, Trustees also expressed interest in more ambitious options, such as draining the wetlands to create playing fields or clearing land for a Village pool (an idea rejected by Village residents in 2000). At least, the idea of a sports dome seemed unpopular. Meanwhile the Village is already engaged in creating new fields by the Middle/High School campus.

Trustee Santon's motion to authorize the Village's environmental consultants to prepare bids for soil testing and feasibility analyses passed, and Trustees agreed to refer the matter back to the Recreation Committee (but not the Environmental or Facilities Committees) for active consideration and recommendations. Another motion to prepare to dedicate part (but not all) of the remaining land as parkland failed to carry.

Peter Schlactus spoke at the meeting and requested that the BelleFair Homeowners Association be involved and consulted at all stages of the process. Village residents should not be led into thinking that this marginal land has great potential, and the Village should recognize its value as a unique natural resource. Mayor Rand agreed, comparing it to Rye's Marshlands nature preserve.

