



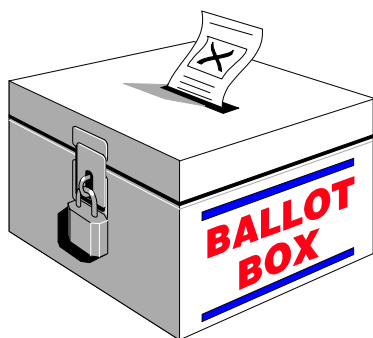
# BelleFair

# Buzz...

The Talk Around Town!

JUNE, 2005

## BELLEFAIR ANNUAL MEETING



David Gelfarb, Ron Kuntzman and Harvey Silverstein were chosen to be members of the Board of the BelleFair Homeowners Association at the election on May 3rd. Gelfarb was re-elected, and the other two newly elected, although Kuntzman has served on the Board before.

New procedures put in place for the election allowed the voting to run smoothly. All proxies were submitted ahead of time--by 6 p.m. on the day of the meeting--and those homeowners who attended the meeting were asked to sign in on an address list before receiving a ballot.

There was no electioneering or speech making at the election meeting. Geoffrey Mazel, attorney for the Board, announced the procedures. Each homeowner with a ballot came forward to place his ballot in a sealed box under the eyes of the Ethics Board. When everyone had been given a chance to vote, Mr. Mazel, accompanied by members of the Ethics Board and Chris Genovese, secretary of the Board, retired to the library to count the votes. Before the votes were counted, a cross-check with the sign-in list was made to ensure that those who had previously submitted proxies, but then had voted in person, had their proxies removed.

Before the vote could be considered official, 51% of BelleFair homeowners had to have voted. (Sterling Glen, although represented on the Board, was not eligible to vote in this election.) A count of ballots plus proxies showed that there were 181 voting families, 69% of the 261 residences, so the election was declared valid.

The final tally showed that, in the maintenance-included homes, with one vote per family, Ron Kuntzman received 44 votes, while Claudia Levy had 23. In

### BelleFair HOA Board '05-'06

President	David Gelfarb dbgelfarb@hotmail.com
Vice President	Hal Zenenberg zvi11@optonline.net
Treasurer	Peter Schlactus jpschlac@optonline.net
Secretary	Chris Genovese chrisand- maria@optonline.net
Director	Ron Kuntzman ronkfun@aol.com
Director	Harvey Silverstein mbsatrye@att.net
Past President	Joe Livornese cafelivorno@aol.com

### Check Out BelleFair's Website!

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

**Acting Site Manager:** Romaine Brown  
American Leisure

**Office:** Meeting House  
**Hours:** 7a.m. till close  
**Phone:** 690-1371  
**Fax:** 690-1143  
**E-Mail:** [manager@BelleFair.org](mailto:manager@BelleFair.org)

### Communications Committee:

Janet Edelman, Chair, Editor  
Mark Balfan Carol Charitan  
Barbara Carver David Gelfarb  
Mimi Raphael Connie Sanders  
Cathy Zenenberg



## ANNUAL MEETING (CTD)

the village homes, whose residents were electing two members out of three candidates, David Gelfarb received 93 votes, Harvey Silverstein 83, and Dorothy Eremita (Dee Schmid) 51.

## A VIEW FROM THE BUZZ



The following appeared in the Journal News on Wednesday, June 1, 2005, in regard to an incident at BelleFair over Memorial Day weekend:

"BelleFair: Police say it will cost \$1,500 to drain and clean the BelleFair association pool after a bottle of rum was broken in the pool, other empty bottles were thrown in it and someone got sick in it during an unauthorized party between 7p.m. Saturday and 10a.m. Sunday".

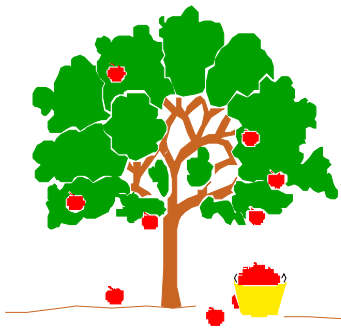
It is unbelievable that something like this can happen in our community! How can we protect ourselves from such senseless vandalism in the future? Must we hire a security guard or strategically place video cameras around the area? Did no one hear or see anything unusual?

It is bad enough that the pool closing inconvenienced and ruined a holiday weekend for BelleFair residents. It is bad enough that we must spend money cleaning and restoring the pool, money that could have been better used for community projects. What is worse is that there are individuals out there who have no respect for private property and no respect for themselves. How sad.

## LANDSCAPE COMMITTEE MEETING

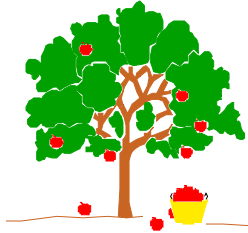
The Landscape Committee met on May 10. The following is a summary of that meeting:

- 1) The meeting with Victor Carosi, especially the issue of the retention pond behind Fellowship Lane, was discussed. The committee decided to wait for the formal response from Victor Carosi and for the Board to deal with the letter submitted to the Board of Directors. We believe this issue is beyond the scope of the committee and should be handled by the Board, since there may be a need for outside consultants.
- 2) A bid submitted by Luigi Borello, our landscape contractor, to replace dead or dying shrubs in the MI areas was discussed. The cost per planting seemed high, and it was decided that Joe Marino would speak with Borello to establish the plant size, and if the size of plantings was large enough to justify the cost, we would move forward and complete the project.
- 3) A discussion was held relative to the issue before the Board, dealing with the use of common property. The committee focused on two areas in BelleFair: one on Milestone Road, with the back yard facing BelleFair Blvd., and the other next to the access road at the end of BelleFair Road. These are just two areas which the committee believes the Board's decision will have an impact on. However, the committee's position at this time is that these matters must be handled in the normal course of business under current HOA rules, until the Board makes a decision relating to the use of common property. The committee also feels that the Landscape Committee must play a vital role in any landscaping in BelleFair, in order to maintain the overall "look" of all common land.
- 4) Additional work must be done by the Village, to ensure that the access road gate at Lincoln Avenue is enclosed on either side.





## LANDSCAPE (CTD)



### NEW BOARD MEMBERS:



5) The cleaning of all retention ponds of all debris will be discussed with Borello, and will be done over the next month.

6) A discussion concerning trees was held, and it was decided that we did not have a need to replace more than 2 or 3 trees. Almstead would not guarantee any trees planted last year, since this was the third planting. Only one tree has died, and will be taken down. A maple tree has been planted on BelleFair Blvd.

### Positions and Committee Liaisons:

David Gelfarb-----President, Communications Committee Liaison

Hal Zenenberg-----Vice-President and ARB Liaison

Peter Schlactus----Treasurer and Liaison to the Budget and Finance and Airport Committees

Chris Genovese-----Secretary and Liaison to the Safety Committee

Dr. Ron Kuntzman--Director and Liaison to the Budget and Finance Committee

Harvey Silverstein--Director and Liaison to Sterling Glen, Deli-Market, and Bright Horizons

Joe Livornese-----Past President and Liaison to the Landscape and Special Events Committees

## BELLEFAIR BANTER



### BELLEFAIR SPURS AWARENESS OF SEX OFFENDERS



### We welcome our new neighbors:

- Joseph and Rosslyn Carvin at 36 BelleFair Road (rental)
- Jerome and Nikkolette Williams at 83 BelleFair Road
- Adam Vickers and Jodi Horowitz at 23 Heirloom Lane
- The BUZZ congratulates all BelleFair graduates!

Congratulations to: David and Nicole Cohn on the birth of Aidan Bradley.

John and Lisa Hawkins on the birth of Aidan David.

After BelleFair held its recent Town Meeting on Safety, both the Blind Brook and Port Chester School districts sent letters to parents alerting them to the presence of seven sex offenders living at the homeless shelter located at the airport. As reported in the "Westmore News," Blind Brook Superintendent Dr. Ronald Valenti first became aware of the shelter during the March 31st BelleFair forum. The event covered a range of safety issues and featured guests from the school district, police and fire departments, County District Attorney's office, and volunteer ambulance corps. Valenti then reportedly alerted the Port Chester school superintendent, as well as those in Harrison and Greenwich.

The May 13-19 edition of the "Westmore News" reported extensively on the shelter's plans for its relocation later this year to Valhalla, and notification laws in general. To contact the paper for a copy or subscription, call 939-6864.



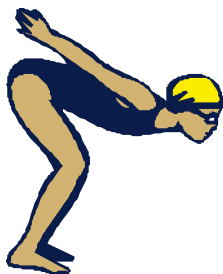
## CEREBRAL PALSY OF WESTCHESTER EVENT



## AMERICAN LEISURE REPORT



## AN INTERVIEW WITH JODI MAYERMAN BelleFair's New Pool Manager



Although the weather wasn't on our side, the First Annual CPW event was still held Sunday May 22nd, 2005. About 15 to 20 families showed up to support this meaningful event. Residents and volunteers from CPW were on hand to help plan and participate in the day's activities, which included children's races inside the gym and the 1 to 3 k race around the BelleFair community. The Westchester Dance Academy put on a wonderful performance for all to enjoy. A rock band played as the event wind down. The day was thoroughly enjoyed by all. The American Leisure Activities committee would like to thank its staff and CPW for their hard work in organizing and setting up this special event.

**C**PW: If you were unable to attend the recent event and would like to make a donation to CPW please do so and get a free t-shirt! Make all checks payable to:

Cerebral Palsy of Westchester  
Care of : Stephanie Russo  
1186 King Street  
Rye Brook, NY 1057

Some of you may have already heard of the recent vandalism that occurred at the BelleFair outdoor pool. An unauthorized gathering between Saturday evening and Sunday morning at the outdoor pool resulted in broken glass being left in the pool and on the pool deck. Unfortunately, due to these actions the pool had to be drained, vacuumed, and then refilled to ensure the safety of patrons. This also resulted in the pool not being open for use part of Memorial Day weekend and the following weekend.

The Rye Brook Police department is investigating this incident and urges residents to report unauthorized or unsupervised parties to the police. This will help curb such incidents in the future.

Introducing new Pool Manager: Jodi Mayerman. American Leisure would like to welcome new pool manager Jodi Mayerman to the BelleFair Staff. Jodi comes with years of experience as a pool manager/director/lifeguard and is a great asset to the community. If you have any questions, comments, or requests having to do with the pool, please feel free to see Jodi!

**Q** - What made you come to BelleFair?

**A**- I saw an ad for the job and I have babysat for many people in the community.

**Q**- What do you hope to accomplish here this summer?

**A**- Maintain high standards of safety, cleanliness and fun.

**Q**- What prior experience do you have?

**A**- I was the pool director at Metropolis Country Club for 3 summers, an assistant pool director at Sunningdale Country Club for 1 year, and a lifeguard at Ridgeway Country Club for 3 summers. I am also WSI certified.

**Q**- Were you a competitive swimmer?



## MAYERMAN (CTD)

A- I swam and dived as a teenager at Hilltop Swim club, and I was a swim team captain at John Jay College.

Q- What do you do in the off-season?

A- I am a nanny, and I eventually want to be an early education teacher.

## IN MEMORIAM

We extend our condolences to Trudy Willstatter on the loss of her husband, Richard, and to Diane Levine on the loss of her husband, Burton. Our sympathies to both families.

## BEE MISCONCEPTION CORRECTION!



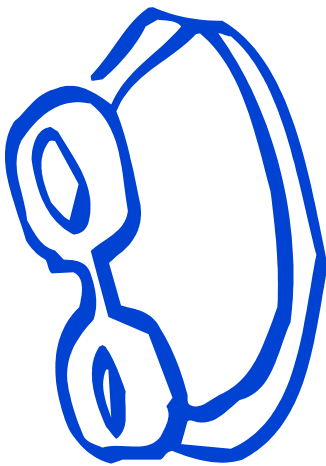
You may have noticed that our masthead mascot, Buzzy Bee of BelleFair, is looking a little down this issue. He told this correspondent that he's tired of being blamed for something that is not his--or any of his family's--doing. Everywhere you go in BelleFair, you hear people bad-mouthing those "blankety-blank bees!"

Please, people! Please, neighbors! Please, friends! Those are not bees that are ruining your outdoor activities! They are a particularly aggressive form of WASPS, called yellowjackets. Bees do not indulge in this type of anti-social behavior--they're too busy with their nectar-gathering and honey-making.

So next time you're driven to distraction by those party-pooing, picnic-preventing, deck disturbing, ferociously-stinging buzzing bugs, please remember to vent your spleen at the right culprit. They're YELLOWJACKETS! Not bees; they're YELLOWJACKETS! (*Vespula maculifrons*, if you care about such things.)

Buzzy Bee of BelleFair thanks you.

## USE IT OR LOSE IT



BelleFair has many amenities that make this such a pleasant place to live, as well as keeping our real estate values high--the bus to the station, the nursery school, the gym, the Deli-Mart, the playground and more. But there is one asset we have that is very much underused. And it's a shame, because those of us who do use it stand to lose out on one of our favorite activities--the water aerobics class.

What a wonderful form of exercise it is! It strengthens and stimulates all parts of the body without putting any strain on it. Your doctor will tell you that it is one of the healthiest forms of exercise. And what a wonderful leader-instructor-trainer we have in Gina, who holds these classes three times a week, for only 3 to 5 women a session! There should be 25-30 women there, taking advantage of this wonderful opportunity for stress-free physical fitness. (And, besides, it's fun!)

It hardly pays for Gina to come here to hold these classes when there are so few women in them, but we'd be heartbroken to lose her. You don't have to know how to swim--you can touch the bottom of the pool at all times. You don't even get your hair wet (well, maybe a bit). You don't have to look good in a bathing suit (who's looking?). It's a wonderful way to get back into shape after the baby is born, and it's a wonderful way to stay in shape so you can keep up with the grandchildren.

Classes are held Tuesday and/or Thursday mornings at 9:00 and/or Monday evenings at 7:30. Come try it; the first lesson is free.



## BELLEFAIR BEEFS



A "well done beef": The "e" on the BelleFair sign has been painted! Thanks to those responsible!

There have been many "beefs" since the past BelleFair election, especially concerning the visibility, or lack thereof, of the candidates who were running for office. Perhaps the rule that there would be no campaigning on election night was enforced to save time. However, many people at the meeting felt that the candidates should, at the very least, be introduced to the residents present. There are new BelleFair residents who have never met, or even seen, the candidates. It has been suggested that each candidate and each committee should give a short speech and committee chair people should introduce their committee members.

The work "repairing" BelleFair Blvd. appears to be completed. It looks like a patch up job. Suggestions have been made that the road be paved and speed bumps added. To constantly replace the cobblestones makes no sense, and cars will continue to sustain damage. Let's level the road, once and for all.

Reports have been made citing a hazard at the intersection of BelleFair Blvd. and Legendary Circle, as a car enters BelleFair. Making a turn out of Legendary Circle is difficult, as cars are speeding in and there are blind spots. The best solution would be a stop sign at that junction.

We're in the dark entering BelleFair. More street lights are needed on BelleFair Blvd. and around the Village Green.

## SUPPORT THE TROOPS



Last year the residents of BelleFair sent about five large boxes of various goods to the troops serving in Iraq and Afghanistan. They were greatly appreciated.

If anyone is still interested in helping one of our many thousands of men and women, there is now a very personal way to do it. You can get the name, address and bio of someone and send them an individual care package directly. Our servicemen/women appreciate any contact with those of us stateside. It doesn't have to be a lot and it is not expensive.

If you are interested, please contact Chuck Murov at work, 949-1164, and he'll be happy to discuss it in detail.

