

Cathy Zenenberg



BelleFair Buzz

The Talk Around Town!

NOVEMBER/DECEMBER, 2005

BELLEFAIR BOARD ACTIVITY HIGHLIGHTS



BELLEFAIR BOARD ACTIVITY HIGHLIGHTS

The following are some of the topics addressed by the HOA Board in October:

--The Board voted to seek expressions of interest from other management companies. A group is being formed to make recommendations to the Board. In addition to Board members, all residents who have served as HOA committee chairs during the past 12 months are being invited to participate. The Board would make its decision by April of 2006, which is the only point at which our contract with American Leisure allows us to give simple notice. Otherwise, American Leisure's contract will extend until June of 2007. American Leisure was brought in back when BelleFair's developer, Spectrum Skanska, controlled the Board. Their contract was not bid out when it last expired at the end of 2003.

-- The Meeting House is getting much needed work. Painting of the interior has been completed and looks great! New fireplace/library chairs and new carpeting will be installed in the Meeting House beginning in November.

-- Birthday parties must be for BelleFair residents or close relatives (e. g. grandchildren) only. The Board fined a homeowner for setting up a party for an outsider and is instituting a \$500 fine for future infractions of this kind, which expose the HOA to liability and the Meeting House to wear and tear. The Board increased the fee and security deposit for kids' parties as well, to reflect the fact that we are making more of the building available and exposing it to damage and wear. Parties can only occupy the gym for a maximum of 90 minutes, and other residents may also use the gym during that time. New rules and restrictions will be considered to protect the investment we are making in carpeting, painting, and furniture.
-- Staff complained that some residents ignore them when they attempt to

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

Site Manager:	Jeffrey Lee American Leisure
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
Carol Charitan	David Gelfarb
Mimi Raphael	Cathy Zenenberg
Stuart Naveran	



BELLEFAIR BOARD ACTIVITY HIGH- LIGHTS



enforce Meeting House rules. Residents should be aware that staff can levy fines when their warnings are ignored, and staff deserve courtesy and respect, in any event.

-- Maintenance-Included homes are responsible for repairing/replacing their own driveways, according to an opinion the Board requested and accepted from our attorney. The Board will continue to fund snow removal and periodic sealing.

-- The Board has instructed our attorney to move ahead with compelling our developer to comply with the terms of our offering plan that promise us a Bell Tower of about 90 feet in height. The actual tower is short by over 30 feet.

-- Residents addressed the Board about fears over Reckson Office Park's plans to install additional emergency generators and equipment along the border with BelleFair, near to their homes.

-- The Budget Committee's draft budget was presented and discussed. A vote on the budget will come in November. No major increase in dues is expected, even after last year's zero increase. We have obtained value reductions on our retail building, reducing taxes.

-- Maintenance-Included (M-I) Reserve Fund: No reserves exist for M-I homes, and the 3 M-I representatives voted 2-1 against establishing a reserve in 2006, so unbudgeted expenses will have to be covered by assessments of M-I homeowners.

-- Landscape & Grounds: AL was preparing an assessment of storm drains and curb cuts on HOA roads. We have since learned that they estimate we need about \$7500 in repairs. This will likely be deferred until next year. The Board also acted on the Landscaping Committee's recommendation to institute fines for residents who allow yard debris/ leaves/ etc. to be dumped on common land by their gardeners or otherwise. This has been a persistent problem.

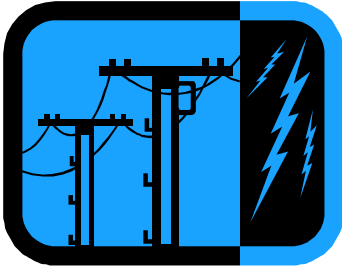
-- In response to frequent community blackouts, President David Gelfarb has written to Con Ed, and our Site Manager will make best efforts to get through to Con Ed management and have our intolerable situation taken seriously and fixed. He will report to the Board next month.

-- The Board confirmed that the website Bulletin Board cannot be used for advertising of commercial ventures. You can post a note that you're selling something "from" your home, just not that you're selling "out of" your home! Recommendations and warnings about outside contractors are OK too. Residents can advertise to their neighbors easily and cheaply through the Buzz Newsletter ads, the Resident Directory Business Listings and ads, and the Meeting House Bulletin Board -- but do NOT leave advertisement flyers around the Meeting House. They will be removed.

-- A new ARB has been appointed in November for a 1-year term to begin 12/1. Best wishes to the new appointees and than you for volunteering. The Communications Committee also reported that it needs volunteers. Contact the staff at the Meeting House if you would consider pitching in.



A VIEW FROM THE BUZZ



A VIEW FROM THE BUZZ: Watt's Up With Con Ed?

Although the last few weeks have been quiet, BelleFair has experienced at least a dozen tiny power outages in recent months. Have you overslept? Woken up to your alarm making alarming noises? Reset your clocks, answering machines, electric appliances, etc. over and over and over again? It's one thing to Spring forward and Fall back, but this has gotten ridiculous!

Calls to Con Ed have been futile. Either they are in denial, or they want the disgruntled customer to feel isolated. Being told that no other complaints have been received makes one accept the situation. However, this is an issue for ALL of BelleFair!

This is one advantage in living in a community: You're not alone; if we work together, we can make sure Con Edison thinks twice before screwing up our power! So, if you experience another blip of a power outage, let AL know, and then call Con Ed and tell them that you are not only speaking for yourself, but for 260 other homeowners.

(Has anyone with Cablevision found that often the power button goes to the bypass button, thereby cutting off reception?)

MEET THE CANDIDATES (NOT!)

MEET THE CANDIDATES (NOT!):



The flyers went out, inviting the community to meet the candidates for town councilmen. The election was getting closer and closer, and one of the candidates was our own neighbor, residing here in BelleFair. The local papers were full of stories about the race, and our mailboxes were full of campaign literature. Now we had a chance to sit down face-to-face with all the candidates for these two seats--a chance to ask questions and make them aware of our concerns about the town--concerns about the airport, the homeless shelter, and whatever else was on our minds.

And how many BelleFair residents showed up on Wednesday, Nov 2nd, just one week before the election? Two.

Two. TWO! The candidates, John Walter, Michele Mendicino, William Villanova and BelleFair resident, Joe Carvin, were ready to explain their positions and answer questions for as long as it would take, but where were the residents with the questions? Dick Hubert was there, but where were we?

Granted, most of us have moved here from other communities and may not be fully aware of how the local governments here relate to each other. We know we live in the Village of Rye Brook, and we know we are in the County of Westchester, but this extra layer of Town of Rye gets very confusing. Here was a chance to have it all explained.

But TWO residents?



BELLEFAIR BANTER



BELLEFAIR BANTER

We welcome our new neighbors:

--Douglas & Bettina Bosma: 14 Milestone Road

--Robert & Luciana DiGiacomo: moved from 14 Milestone Road to 1 BelleFair Road

-- Emanuel & Elizabeth Tavorilla: 1 Fellowship Lane

--Richard & Mindy Agosta: 15 Fellowship Lane

-- Michael & Kimberly Savage: moved from 15 Fellowship Lane to 1 High Point Circle

-- Lloyd & Marnie Mallah: 47 BelleFair Road

-- James & Lisa Striar: moved from 6 Millenium Place to 78 BelleFair Road

--Brett & Jill Axelrod: moved from 47 BelleFair Road to 6 Millenium Place

The Buzz is initiating a new column: "Beyond Banter". We will publish any information about you, your children, and grandchildren you would like to share with your neighbors. Milestones such as graduation, awards, births, marriages, etc. should be emailed to Cathy Zenenberg at: invitations@optonline.net

AMERICAN LEISURE REPORT



AMERICAN LEISURE REPORT

--The Meeting House's painting, new carpeting and chairs have been completed.

--The new playground equipment and new mulch has been installed.

--The Halloween party was a great success and fun for all! If you missed it, Scoobie and Sponge Bob were there and so was Strawberry Shortcake.

-- We want everyone to remember to shut off the water to the lawn.

sprinklers for the winter.

JAMAL HORSLEY; BELLEFAIR'S ASSISTANT SITE MANAGER

Have you noticed that smiling face that has appeared recently around BelleFair? It belongs to our new assistant manager, Jamal Horsley, who joined the



NEW BELLEFAIR ASSISTANT SITE MANAGER



management staff just two months ago.

Jamal is a native of the Bronx, and is a bachelor who enjoys seafood dinners, jazz, and reading--mostly suspense novels and biographies. He is now a Westchester resident, but he enjoys shopping in New York City on his days off.

He got his professional start in accounting, but when his previous employer had an internal opening in site management, he realized that he was getting bored with accounting and welcomed the chance to try something new, which he found he enjoys.

He has only been at BelleFair since the middle of September, but he says, "So far, so good!" He finds the homes here to be beautiful and the landscaping spectacular. He is looking forward to advancing activities, particularly for adults, with resident input.

Jamal is in his office afternoons and evening, and welcomes people. When you bring your kids to class at the Meeting House, stop by the office to say, "Hello", "How are things?" or "How are you going to handle this issue?" You will find an outgoing personality with a warm smile.

BELLEFAIR'S HALLOWEEN PARTY

At least 100 scary, funny and heroic characters, who are known on other days as BelleFair children, turned out on a cold, but sunny Sunday afternoon for the fourth annual BelleScare Halloween party.

Because of the cold, most of the games and activities were moved into the Meeting House. The big inflated slide remained outside, of course, but the magician, the games, the pumpkin-painting-and-glittering and the refreshments were all inside. While all the activities were going on, Strawberry Shortcake, Scooby Doo, Sponge Bob Square Pants and others wandered around, mingling with the beautiful, the clever, and the bizarre costumes of the children, and, in many cases, of their parents.

A quick informal poll pronounced this year's BelleScare party even better than last year's. Wait until you see next year's party, kids!

BELLEFAIR HALLOWEEN PARTY

PRE-WINTERIZATION TIPS

If you are planning to be away for any period of time during the cold months, you might want to consider the following:

1. Leave a number where you can be reached, as well as your house key, with a friend or neighbor.
2. Turn off the water (not the sprinkler system) in your home.
3. Drain and shut the outside faucets after turning off the water.
4. If you are living in a free standing home, it will be your responsibility to keep your mailbox free of snow. If the mail truck does not have access to your mailbox because of accumulated snow, there will not be a delivery to your house.





5. Turn your thermostat down to conserve energy. Whether or not you will be away, make sure to service your heating system and winterize or drain your outside sprinklers.

LANDSCAPE COMMITTEE UPDATE



LANDSCAPE COMMITTEE UPDATE

The following issues were discussed and resolved in September and October:

- Monthly maintenance was completed, including reseeding and replanting new shrubs in MI areas and additional repair work where necessary.
- Enhancement work was completed on BelleFair Boulevard and Fellowship Lane, increasing the size of the beds with flats of ground cover and black-eyed Susans.
- The committee approved enhancement work to be done on the deck of the Meeting House and the fence around the irrigation system.
- The committee decided to hire a landscape designer to draw up a plan for the small hill on Belle Fair Road.
- Jeffrey was asked to report to the committee concerns of large dead trees on personal or community property.
- Jeffrey was asked to obtain a copy of the original landscape plan from the village for the committee to review.
- The committee requested an e-mail be sent to David Gelfarb concerning the retention ponds and placing it on the agenda for the next Board meeting.
- The 2006 Landscape budget was discussed and concern expressed that items were placed on the landscape budget that should not be assigned to landscaping.
- A discussion was held concerning a homeowner who planted a number of trees on common land. This needs to be discussed with the HOA Board with necessary steps to be taken.
- A recommendation was made for Luigi to place markers on MI home driveways to minimize snow damage.
- The Village has agreed to pay our contractor for painting all of the street sign holders that are rusting.
- It was brought to the committee's attention that landscapers of single family homes are not picking up and removing grass clippings and leaves. A complaint was made that clippings are being dumped into storm drains. The committee decided to recommend to the Board that the homeowners be notified and also fined for lack of compliance on behalf of their landscapers.

Future Committee Meeting:

Budget and Finance--December 13th
Communications-----December 14th



CALENDAR OF MEETINGS AND EVENTS

BelleFair	Village & Town	Schools
<p><i>(Open to the public except the Executive Sessions of Board & ARB. Unless noted,</i></p> <p><u>Board Meeting:</u> November 15th, 7:30 PM</p>	<p><i>(Village Board meets at 7:30 pm at Village Hall. Town Council meets at 8:00 pm at Town Hall, Pearl St. , PC)</i></p> <p><u>Village of Rye Brook Board of Trustee meetings:</u> 12/13, 12/27 at Village Hall</p> <p><u>Village of Rye Brook Planning Board:</u> December 8, December 13</p> <p><u>Town Of Rye:</u> November 17 at Town Hall, 10 Pearl Street</p>	<p><i>(Blind Brook Board of Ed. meets Mondays at BBHS Library, 8:00 pm. PTA meetings, 8:00, location below.)</i></p> <p><u>Blind Brook Schools PTA:</u></p> <p>November 18 December 16 January 20</p> <p><u>Blind Brook Board of Ed:</u> November 21 at Blind Brook Middle School—High School Library at 8 PM</p>

SELECTED SERVICES DIRECTORY

Ambulance:	939-4700	<u>Newspapers:</u>	
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 (Bellefair Deli):	939-2370	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: Greenwich	203-622-7900	Spectrum Warranty	937-5555
West Cty	493-7000	Tax Assessor (Rye):	939-3566
White Plains	681-0600	Taxes: N. Y. State	800-225-5829
Library: Port Chest	939-6710	Tax Receiver (Rye):	939-3558
White Plain	422-1400		
Greenwich (203)	622-7900		
Metro North Rail	386-7646	Water (Aquarion):	939-3500

SHUTTLE SCHEDULE

Port Chester Station Pickup = Northbound Side

<u>To Station</u>	<u>To BelleFair</u>
5:45 am	6:10 am
6:30 am	6:50 am
7:10 am	7:30 am
7:50 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	6:55 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 when-