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# Brook Hills News

Volume 1, Issue 1

Fall 2008

## From the President

Dear Neighbor:  
As our (fiscal) year draws to a close, we note with pride our beautiful community and are grateful for the continuing hard work by all involved in keeping it so. Our budget was tight and expenses sometimes unexpectedly challenging, but in the end we pretty much matched our targeted figures from a year ago.

We are all painfully aware that the next year will be even more of a difficult journey. We promise to take very seriously the burden to only spend what we can afford and be frugal.

Over the next few weeks

we will be working on our next year's budget and hope to be as prescient as we proved to be this past year.



We were very pleased with the good turn out at the annual meeting and hope that everyone feels comfortable keeping in touch with their elected representatives on the board and with our management team. We all learned a lot from the comments made at that meeting, and trust that you learned a little more about some of the difficult

issues that the board has been grappling with.

We encourage you to remain aware of the decision making processes and become active in those areas of the community management that interest you most. Board meetings are posted

on our web site [www.brookhillscommunity.com](http://www.brookhillscommunity.com) and generally take place at 7:30 pm the second Monday of every month in the Club House.

My personal thanks to the hard working volunteers and vendors that make us all proud to live in Brook Hills.

**Michael M. Silver**

## Reserve Enhancement

At the recent annual meeting, the Board advised the community association homeowners of the continued need to increase our reserve funds.

As our community ages, there appear to be more issues that will have to be

addressed. The resurfacing of our roads, the curbs, foundation leaks, decks and patios are a few of the known items. The unforeseen ones will be dealt with as needed. The Board's fiscal responsibility is to make sure our

magnificent property retains its value to the best of our ability. So build our funds we must, and your Board will review this thoughtfully, sensitively and carefully to meet our goals.

**Bob Sandler,**  
*Chairperson*



One of our lovely Brook Hills Condos

*Wishing one and all a very Happy Thanksgiving.*

*May your blessings be many.*

## Maintenance Reminders

Here are a few winter tips that can provide safety to your units.

### Heating Systems:

Please be reminded that you should have your heating and hot water systems serviced annually. Both systems may have passed their useful life expectancy and could cause leaks and dangerous fume backups, therefore be sure to have them serviced.

### Carbon Monoxide Detectors:

It is strongly recommended that you install carbon monoxide detectors in every sleeping area in your unit. They have proven to save lives.

### Chimneys:

The Board of Directors would like to remind you that every few years it is your responsibility to have the fireplace of your unit inspected and cleaned by a professional chimney cleaner.

### Sprinklers and Spigots:

Please be reminded that anyone who has

the control for an outside water spigot must turn the water supply off and drain the system before the winter to avoid any damage.

### Cable Upgrade and Satellite Dishes:

If you plan on upgrading your cable (and new wiring is needed) or you plan on installing a satellite dish, you must submit your request in writing to Stillman Management for prior approval in both instances. With regard to satellite dishes they may only be installed on the chimneys. The Board of Directors has approved to wire the community for Verizon FiO'S. Further correspondence will be sent out to all home owners when Verizon is scheduling this installation. It would be the unit owners decision or not to sign up with Verizon FiO'S.

### Roof:

As a reminder please note that **nothing** is to be installed on the roof or it will void the roof warranty. Please submit any requests by writing a letter to the Board of Directors via Stillman Management and we will be happy to assist you.

### Emergency Number:

In the case of an emergency after hours, on weekends or holidays, please call the main number 914-813-1900 and listen to the prompts. The direct number for the emergency line is **914-921-4614.**

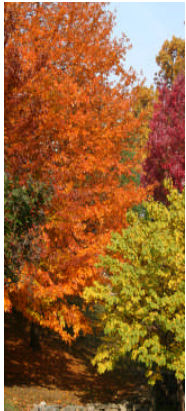
### Management Report:

It is a pleasure to work for such a beautiful community as Brook Hills. In light of the holidays that are approaching, Management would like to remind everyone that the City of White Plains trash and recycling days may vary. Please reference this information on the website, [www.brookhillscommunity.com](http://www.brookhillscommunity.com), Notices for Unit Owners.

As always, should you have any questions, please do not hesitate to contact me at 914-813-1941 or via email [scastellano@stillmanmanagement.com](mailto:scastellano@stillmanmanagement.com).

**Sandra Castellano**  
**Managing Agent**

# Landscaping



We hope that you are enjoying the beautiful colors of the fall season as we get ready to welcome the winter.

But there are a few more things that must be done around Brook Hills before old man winter arrives.

Our landscapers are working on trimming bushes

and trees around the entire development. They are concentrating on the arborvitae around the decks and patios and trimming them to a height to withstand the coming snow. Just a few more bushes need replacing and some bare spots in the lawn need attention.

The landscapers will continue to clean up the leaves until they have all fallen and will add some fertilizers to the lawn and shrubs to help them through the winter.

Our tree company has

already trimmed the tops of many of the birch trees to save them from bending in heavy snow. There are just a few more dying trees that need to be removed which will be worked on during the winter months.

Thank you again for letting us work for you on this committee. We will continue to work together to keep our community, Brook Hills, beautiful and unique.

**Marge Barham  
& Mike Silver**

# Welcome New Neighbor

Please extend a warm welcome to our newest residents at 8 Brook Hills Circle, **Ann and John Bave** and their three sons, **Sean, Patrick and Liam**— 1 out of college, 1 in college and 1 in high school. They moved to Brook Hills from Larchmont. Ann is from Larchmont and John was raised in Yonkers. Both Ann and John are still working — Ann owns *Custom*

*Monograms* in Larchmont and John is a Municipal Bond salesman on Wall Street.



According to Ann, they had not intended to buy a condo until

they saw Brook Hills and fell in love with it. Ann reports that they love how it feels like a house and that there are neighbors nearby but you never hear them. She adds “The thing that has been wonderful here is how nice everyone has been and how welcoming. Every day we wake up and are happy to be here . We plan to stay here forever!”

# Pool and Tennis

While the weather starts to get more chilly, we fondly remember the “hazy, lazy days of summer”. We are pleased to report that the pool was in operation approximately 105 days and over 1200 residents, friends and family members enjoyed time there. In addition, our tennis courts have been open for 6 months, from April through October. Depending on finances and the budget process, improvements to the recreational facilities are being explored to enhance the experience residents have with our facilities and to remain competitive with other communities.



**Cathy Calarco, Chairperson**

**Words to Live By**

*Think Deeply*

*Speak Gently*

*Love Much*

*Laugh A Lot*

*Work Hard*

*Give Freely*

*Trust God*

*And*

*Be Kind*

## Brook Hills Community Association

c/o Stillman Management  
141 Halstead Avenue  
Mamaroneck, NY 10605

***Brook Hills, a great place to live!***

### Community Life

**T**his is a new adventure for me—trying to upgrade our Brook Hills Newsletter. I admit to being “no computer techie” but I have gotten enormous assistance (and patience) from Marge Barham as I endeavor to put together a new design and hopefully a more aesthetically pleasing newsletter for you. It is my sincere hope that, over time, it will only get better and better but for the time being, *it is a work in progress*. I welcome any suggestions or contributions for possible future editions.

Also, I want to thank Leslie Tunick, our co-chair of the *Welcome Neighbor* project for assembling and delivering the

basket of goodies to Ann and John Bave. Doris Bloom is our other co-chair for this committee.



PLEASE let me know when there are Joys or Concerns of residents so that I might respond appropriately and also when someone moves into the community in case I missed it. You are my eyes and ears and I thank you for all you do to make this such a lovely place to live.

**Nancy Steed**  
**Chairperson**

### Did you know...

The first novel ever written on a typewriter was Tom Sawyer.

The only food that doesn't spoil is Honey.

The percentage of Africa that is wilderness is 28%.  
The percentage of North America that is wilderness is 38%.

The state with the highest percentage of people who walk to work is Alaska.

Intelligent people have more zinc and copper in their hair.

The San Francisco Cable Cars are the only mobile National Monuments.

Half of Americans live within 50 miles of their birthplace.

Coca-Cola was originally green.