

2008/2009
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Brook Hills News

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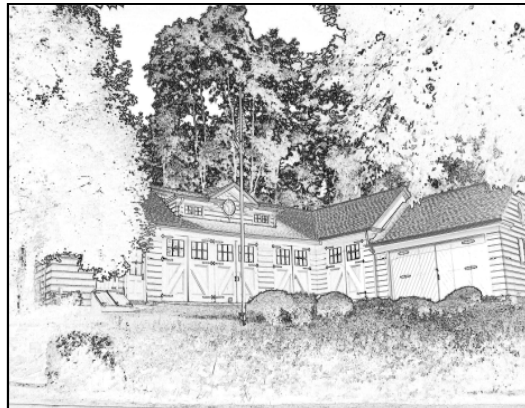
President's Letter

A warm winter greeting to Brook Hills! The Board continues to be busy working to maintain and improve our beautiful community, as the various articles in this newsletter will attest to. Thanks to Nancy Steed and Marge Barham for their work on this communication.

First, after two years of analysis, investigation and interviewing, we have chosen to change our management group to *RMR Associates*. We appreciate the efforts of our past managers, but felt that they fell short in their performance on several assigned projects and we believe that we needed a new direction. We have high hopes that RMR will exceed our expectations.

Second, our *Landscape Committee* has been working hard to improve an already gorgeous property. In recognition of its efforts, Brook Hills has been cited by the

White Plains Beautification Foundation as outstanding Condominium landscaping



property of the year.

The *Maintenance Committee* has replaced damaged lighting fixtures, prepared driveways for resurfacing, overseen repair of water-infiltration in some units, redone several masonry projects and is analyzing repair of a few large, critical stone walls throughout the area.

The *Painting and Carpentry Committee*, working with A.G. Williams Company, has devised a cycle for improving the home exteriors.

The *Insurance Committee*, having already saved us money, continues to evaluate the needs of our coverage.

The *Pool and Tennis Committee* has bought new chairs and tables, and will upgrade our pool filtration system in compliance with changing law.

The three Condominium entities of Brook Hills has pre-filed for a new

Tax Abatement for the next three years and we hope to get rewarded in this endeavor.

Finally, while we remain concerned about our finances and state of our reserve funding, we reduced our intended monthly assessments to lessen the impact on each unit owner in these challenging times. Clearly, this is a work in progress.

My wife, Ann, joins me in wishing you all a joyous and healthy New Year.

**Michael M. Silver,
President
of the Board**



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New Management In Brook Hills

After two years of searching and interviewing different companies, the Search Committee brought to the Brook Hills Board of Directors an outstanding company to interview. It became clear to the Board that RMR Residential Realty could serve us best. RMR has now taken over as our new management company with a very enthusiastic approach.

Robin Steiner and Wesley Woodlief are the founders of the company and they are an affiliate of the well known Robert Martin Company who has been involved in development in Westchester and Fairfield Counties for over 40 years. They bring us the skills and experiences that they have developed as owners of a wide range of real estate and are trained to view each property as if it were their own, with an eye towards the maximization and preservation of value.

RMR is committed to make certain that Brook Hills runs smoothly, efficiently

and effectively on a daily basis. They are committed to work hard to improve the dialogue between Board Members, Home Owners, Property Staff and their office, to keep residents informed of current and planned projects around the property that may cause a disruption of services. They will provide a 24 hour Emergency Hotline, staffed by trained real estate professionals. The emergency after hour's phone number is 914-592-4800. RMR will work with the Board, the condominium's attorney, accountant and contractors to develop a long-term (5 to 10 year) capital plan to better predict the future needs of our community.

RMR's approach is team oriented. Robin Steiner and Carolynn Dick, our account executive, will together oversee Brook Hills. Carolynn Dick is a CMCA- Certified Manager of Community Associations with more than 10 years of experience in the condominium association management business. Her graduate work is in Architecture with a specialty in Building Science. This combination helps her move

more quickly to resolving unit owner's problems by contacting the correct vendor initially. She utilizes e-mail extensively and considers the rapport with unit owners a very important part of the job. As a condominium owner herself, she understands the importance of communication with unit owners. Carolynn can be reached at 914-948-6100, ext. 8312. Her email address is cdick@rmrrealty.com.

Marge Barham,
Search Committee

Luis Landscaping A Job Well Done

Already this winter we have faced a number of snowfalls and some icy conditions. Yet, through it all, Luis Landscaping has done a remarkable job clearing the roads, driveways and walks. When you consider how many there are, it really is quite incredible how quickly they get to the task at hand, working all hours of the day and night. So hat's off to this team of hard-working folks.

Landscaping



Before the blankets of snow and ice fell this winter, the Landscape Committee was

busy preparing for the coming growing season. First, winterization of the lawns and flower beds were performed. Second, substantial bulb and perennial plantings were placed. We trust this will make the

distant springtime even more colorful and eye-appealing.

Additionally, the retaining wall fronting the Barn at the entryway to Brook Hills was noted to succumb to erosion/aging and required an unexpected capital improvement infusion. The project was delayed due to slow paperwork by the various city agencies responsible for approval, but the foundation was made before the frost deadline. We anticipate completion of this wall before spring. We need five more days of

reasonable weather to finish the job and trust that it will be an up-grade in appearance for our community.

Finally, we should all take pride in being chosen by the White Plains Beautification Foundation as recipient for its annual award. We were cited as adding to the color and beauty of the city of White Plains, recognizing the gardens and plantings placed throughout our property. Congratulations!

Marge Barham and Michael Silver, Landscaping Committee

Bookworms Unite

Do you enjoy reading and also being able to discuss a book with others, sharing different reactions and insights with wonderful people? If so, we are sure you would enjoy joining the **Brook Hills Book Club**. The group meets approximately once a month on a Thursday

afternoon at the home of one of its members. Books include fiction and non-fiction. March may be our Mystery Month.

For further information or to join the group, please contact **Lea Schact** either by phone at 328-0996 or by e-mail at



leamerv@aol.com (please indicate Brook Hills Book Club in the subject line).

Maintenance

Currently we are meeting with paving & sealing contractors to review the driveways, and will present to the Board a suggested proposal. Pending approval, work will commence in April. In addition, the retaining wall at the tennis courts is in significant need of repair. We have met with two engineers to discuss possible options to repair and not replace the wall at this time since the cost of doing that would be prohibitive cost. If a repair is doable it will save the community a lot of money!

The Maintenance Committee continues to do its homework on this issue. A new wooden fence has been installed behind the club house. The old fence was rotted, and coming down. Please take a few minutes to review your walkways, patios, & steps for all masonry projects to be starting in early April. Please send your requests to Carolynn Dick at RMR and she will forward them to the Maintenance Committee.

Stan Circle and Bruce Selby, Maintenance Committee

Congrats Brook Hills

At their January Board meeting, the White Plains Beautification Foundation presented a plaque to Brook Hills, thanking us for joining them “in their mission to make the City of White Plains a ‘city within a garden’ by planting lovely gardens this year”. They thanked us for “contributing to the enhancement of the City of White Plains”. Special Kudos to the Landscaping Committee, to Luis Landscaping, and to all the resident gardeners who work hard to make the exterior of their units particularly attractive.

Brook Hills Community Association

c/o RMR Residential Realty, LLC
76 Lexington Avenue
White Plains, NY 10606

Brook Hills, it's a great place to live!

Community Life

Hopefully you are enjoying the new format of the Brook Hills Newsletter. I am immensely grateful to Marge Barham for her assistance in pulling it all together. We welcome your thoughts, ideas and submissions for consideration for the newsletter which is mailed three to four times a year.

Also, we look forward to another glorious Brook Hills Annual party (probably in June) at the home of Maria and Gabe Arango who have once again offered their beautiful home for our gathering. Plans are in the making for possible ways to make it even more special than ever so watch for notices about the date

and time and be sure not to miss it.

We are delighted to welcome our new residents to Brook Hills. The Nishino family has moved into 26 Brook Hills Circle and across the street Neda Tzviatkova and Michael Schwanenfeld are scheduled to close on 27 Brook Hills Circle this winter. Please be sure to give them all a warm Brook Hills Welcome.

Please note: There have been a number of burglaries in the Rosedale area (none in Brook Hills that we know of to date) so we want to encourage you to be alert and take the proper precautions.

Also, there has been some interest expressed in a Brook Hills Art Show – either at the clubhouse or in one of our cul de sacs. We have “worker bees” who would be willing to help with this, but we have no one (or maybe two) leaders to coordinate the idea. We would love for someone to step forward. If you are interested, please notify me, Nancy Steed at 328-9658.

***Nancy Steed,
Community Life Committee***

**Thank you,
Sandra Castellano**

As we go forward with a new management company, we want to extend our thanks to Sandra Castellano, for the time, energy and caring she gave to the Brook Hills Community. We wish her only the best.

