

Brook Hills News

2009/2010
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DIRECTORS

Winter 2010

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COMMUNITY LIFE

NANCY STEED

RMR
RESIDENTIAL
REALTY
914-948-6100
Fax 914-948-6249

MANAGING AGENT
CAROLYNN DICK

The President's Message

We certainly have a lot to be thankful for:

Thanks for the many unit owners who came to the Annual Meeting to share in the legally-required condominium procedures and for all their valuable in-put. There is always room for those who wish to be involved in any way.

Thanks for the hard and dedicated work by our chair people; the grounds look great, are beautifully

maintained and we are financially stable.

Thanks for the good work by RMR Management and our ever-present



agent Carolynn Dick.

Thanks to LNL Landscapers for their almost daily efforts. Brook Hills

has, for the second consecutive year, been cited by the White Plains Beautification Council as "Outstanding Condominium Property."

Thanks to Nancy Steed for her many years of care and service to our community - we will miss her and Bob when they sell their home and move south.

Finally, and as always, Ann and I wish you all a very happy, healthy new year.

Michael M. Silver, M.D.

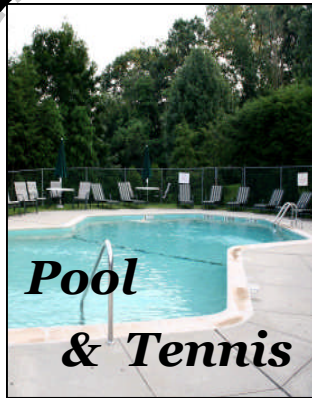
RMR Report from Carolynn

RMR has been busy working on additions and changes to the Brook Hills Community's website. You may now contact me and inform me of any problems by completing the work request form under "contact" on the website. The address is www.brookhillscommunity.com. Then under "Unit #" put your street address.

Also available on the website is the updated telephone book and the yellow pages but to access that part of the website you need to use the "user name" and "password". Please contact me if you need that private information.

We will utilize the website to store forms that homeowners use regularly and if anyone has need for additional information to be posted on the website, please contact me at cdick@rmrrealty.com to let me know what items would be useful. I wish you all a happy new year!

Carolynn Dick, Managing Agent



The Board of Directors has approved "part one" of the pool update project for 2010. This part includes rebuilding the wall between the pool and the clubhouse high enough to level the entire grass area around the pool. This project has already been started by Luis Landscaping by applying for the proper permits for the job. As the winter weather breaks Luis will work quickly and try his best to see that we will be ready to open in time for Memorial Day Weekend.

We will continue the project in 2011 by resurfacing the entire pool deck area eliminating the grass for a new beautiful area around the pool for the tables, chairs and lounges. This project has been put on hold for a few years and we are happy that it will be completed soon.

Happy new year to all!

Cathy Calarco,
Pool & Tennis
Chair

Landscaping

There were some residents that were not able to attend our Annual Meeting and with little to say about this early winter I thought I would take this opportunity to repeat the Landscaping Report from that meeting.

Maybe you would like to forget about last winter but let me bring it up for just a second. With weeks and weeks of freezing temperatures Luis needed to use triple the amount of salt than in all his previous years here in Brook Hills. That's a lot of salt to keep us from slipping and sliding while driving up and down Brook Hills Drive.

The frozen winter somehow spared our many shrubs but the replacement program took longer than anticipated and was not completed until mid June. We will work on getting this done earlier next spring. And, in case you didn't realize how much rain we had this summer. June of 2009 is now in the record books as the third wettest June since NOAA began keeping records. In our area, more than 10 inches of rain fell. And of course, with so much rain comes more weeds, more crab grass, problems with fungus, overgrown bushes and trees. So our landscapers had the near impossible task of trying to take care of our many acres in between all that rain and did the best job possible.

We lost a few trees during the winter, a few Maple trees died along Brook Hills Drive, and a few trees are diseased and will be removed from behind some of the homes very soon. We do plan on replacing as many trees as we can to do our part to help the environment.

It seemed like Luis was working forever on the new wall in front of the barn. The City of White Plains created a few delays and then Mother Nature added a few more delays but finally it was completed. The beautiful results was well worth the wait. Nora finished the area beautifully, following Mike Silvers' ideas with the new sequential flowering garden. What a beautiful statement it all makes at our entrance.

We continue to fill in the bear spots in the perennial shade garden at the top of the hill and will add more plants as years go by. The garden on Moss Run is looking better than ever. A few more hosta's and astilbe's have been added to the Ingleside Lane garden. And, once again, we will add more tulips and daylilies to continue the beautiful show in the spring. And thanks to so many homeowners who continue to add their own gardens beautifying many areas all around Brook Hills.

There seems to be a never ending need for trimming this year and it's that time once again to begin to prepare for winter. Most of the bushes will get trimmed again along with the arborvitae around the decks and patios that need to be trimmed to the correct height to withstand the coming snow.

Of course we will be cleaning up the leaves during the fall and adding fertilizers to the lawns and shrubs just before the freeze.

Just a few reminders . . . I hope you have noticed that we have lowered all the STOP signs in an effort to remind everyone to do just that. There have been too many near misses in our community, please slow down and please STOP at the stop signs.

We continue to ask that you PLEASE do not stop our gardeners while they are working and contact our management company if you have any special needs or concerns.

And one more thing . . . The internet is the most effective way to communicate with everyone most of the time, so please email me your email address to keep you up to the minute with what's going on in Brook Hills.

BEST WISHES FOR A HAPPY AND HEALTHY NEW YEAR !
Marge Barham and Michael Silver
Landscaping Co-chairs

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Maintenance

With the early winter and the snow we are having several maintenance issues that we had been working on have been put on hold until the weather clears.

The retaining wall behind the tennis courts is one of the projects. It has already been

approved for replacement by the Board and all the plans and permits have been received. It will be a two-tiered wall allowing for proper drainage and the project will begin in the early Spring.

Also, there are a number of cracks in the road way along

Brook Hills Circle & Brook Hills Drive which will be sealed as soon as the weather permits.

Stan Circle and Bruce Shelby
Maintenance Co-chairs

Community Life

The Board of Directors asked me to stay on as the Community Life Chair person until we sell our home and move south. I have already stepped down from the Board but I agreed to stay on working with liaisons to keep in touch with the Board and our Community. I will continue to look for a replacement for this fun position in Brook Hills.

Recently a group of residents gathered at my home for *Coffee, Cookies and a Community Life Discussion* to review what is going on in our community and explore some other possibilities. As always, new or additional ventures generally require two things: interest on the part of people living in the community and available leadership. A number of ideas surfaced and are being explored or considered.

In addition, several people offered to help with the management of the pool. And others offered to hand deliver our 2009/2010 phone directories (thanks once again to the yeoman efforts of Marge Barham

who updated and compiled them). If we missed getting to you with your copy please let me know and I will see to it that you receive one right away.

I continually request to be kept informed of any *Special Joys or Concerns* happening in our community so that I might be in touch, by note or phone, with those people. Since then, a number of folks have given me updates and I really appreciate that. I hope it will continue.

At our meeting we also talked about whether there were ways we might have some folks be part of something like a Friendly Visitor team for when someone is ill and/or would welcome such a visit. I am happy to compile a list of folks who might be willing to do that should such a request come about. We would want to establish and review appropriate guidelines for such a venture.

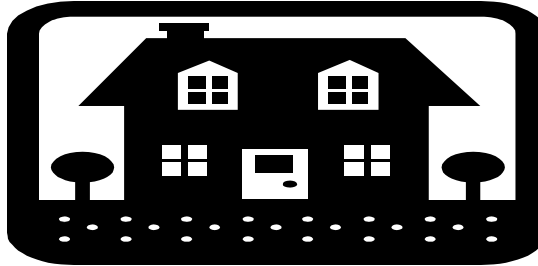
Another consideration and suggestion was some mechanism to contact

community members in the event of an emergency such as a major snowstorm or power failure. There was no decision to formalize that at this juncture but until or unless we do that, I would like strongly to urge all Brook Hills residents to think about your neighbors, particularly ones that might be living alone or be more vulnerable, and take the initiative to check in with that person if there is something that would warrant being concerned. There are many stories of Brook Hills residents as caring people. This is another way we can deserve that description.

While some of our snowbirds fly south, those of us remaining will hunker down and try to stay warm.

Wishing you all a year of good health and many blessings in 2010.

Nancy Steed
Community Life Chair

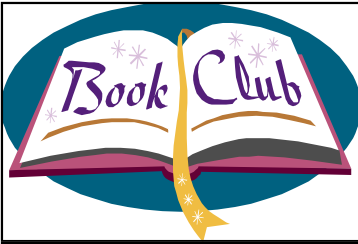


**The
one
who
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is a
true
friend.**

Brook Hills Community Association

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

Brook Hills, a great place to live!



We would love to welcome new members into our **Brook Hills Book Club**. Presently we are reading "Losing Mum and Pup" by Christopher Buckley and our next meeting will be on February 11th at 3:30 pm. If you want more information and are interested in joining our group please call Ann Fernandez at **328-3552**.

Could your Clothes Dryer Catch on Fire?

Clothes dryer fires are one of the most common causes of household fires. Each year there are over 15,000 dryer fires in the United States. Lint buildup is the most common cause of dryer fires. The average home or condo has over 20 feet of venting ducts that runs from the dryer to the roof. The average homeowner is only able to clean the lint trap, not thinking about the 20 feet of duct work running to the roof. Over time lint and debris builds up in the duct work restricting airflow. This may cause the dryer to take several cycles to dry or even worse the motor can overheat and the excessive heat can ignite the trapped lint causing a fire.

One of the first signs of lint accumulation is clothes taking more time than one cycle to dry. This is the No. 1 sign there is a problem with the dryer venting system. According to the National Fire Safety Institute, homeowners should have their dryer vents cleaned annually by a licensed professional. A professional has the proper equipment to clean the entire length of duct work and can remove obstructions. They will inspect your duct work and inspect and clean your roof vent. By having your dryer vents cleaned periodically you will be helping to prevent your risk of fires and may even reduce your energy bill at the same time. Call a professional, today.

TURN OFF YOUR CLOTHES DRYER BEFORE YOU LEAVE HOME.