

BROOK HILLS BULLETIN

The President's Corner

Hello Neighbors,

Summer is here and it is reflected in the beauty at Brook Hills.

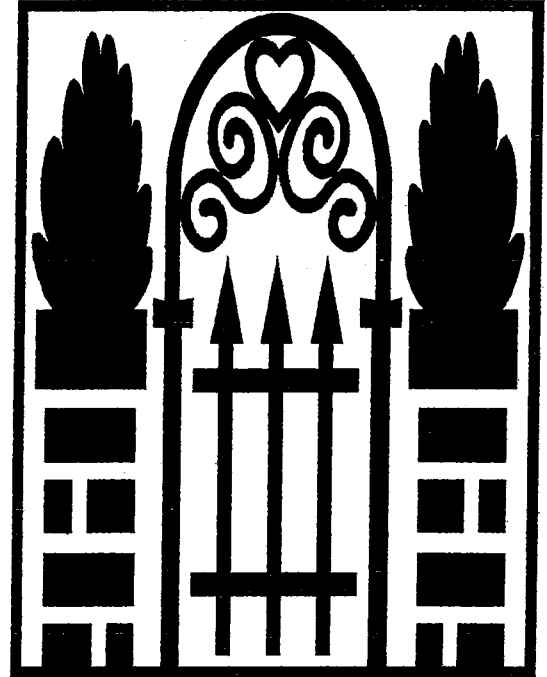
We want to maintain this beauty and so I would like to request your cooperation. Please place your trash and papers at the curb *on the morning of the collection*. We do not want Brook Hills to look unsightly nor do we want animals spreading garbage throughout the area. In addition, place your trash in a closed receptacle that cannot be opened by animals.

The pool and tennis courts are open for your summer pleasure. Enjoy the facilities at Brook Hills. They are here for your pleasure. Also, the Clubhouse has been renovated. Take a look when you are in the pool area.

We anticipate a fun Community Party on Sunday, September 9th, so please save the date. The Arangos have offered to have the party at The Mansion. You can be sure it will be something to behold.

Keep your eyes open for coyotes and other animals and notify the police if you should see them. Have a good summer and enjoy Brook Hills.

Melvin A. Stein, President
Brook Hills Condominium Association



Things to Ponder:

Why is the 3rd hand on a watch called the second hand?

Why is it called "after dark" when it really is "after light"?

Why doesn't glue stick to the inside of the bottle?

Why doesn't "expecting the unexpected" really make the unexpected expected?

Why is "phonics" not spelled the way it sounds?

If a word is misspelled in the dictionary, how would we ever know?

Why do we sing "Take Me Out to the Ballgame" when we are already there?

How come abbreviated is such a long word?

COMMITTEE REPORTS

The Landscaping Committee

We have been working diligently on the improvement of our property. Requests for replacement plantings have been obtained and filled. Weeding, mulching and pruning are being done. At the same time, we have tried to slowly add little touches around the grounds along Brook Hills Drive, beneath some rock ledges, and near the pool complex. We hope you enjoy these.

The care of trees has proved somewhat of a challenge financially but we plan to gradually remove dead branches and replace dead trees going up the entry drive.

The grass is looking fairly nice this spring and early summer and we continue our program of fertilization/nutrition and weed control outlined in many past correspondences. We will be on the lookout for any recurrence of the county-wide fungus problem that has burdened us in years past.

We also note with thanks and pride the upgrading of surrounding unit spaces by individual owners and encourage people to be active with this. Annual plantings do not have to be pre-approved by the board. Be aware that certain plants are especially tastey to deer which have found our area desirable lately.

We hope you will enjoy the summer

Michael Silver and Marge Barham

Co-chairs — Landscaping Committee

* This summer when more folks are outside, let's use
* this opportunity to create an even friendlier
* atmosphere here at Brook Hills. Why not smile
* and wave hello more often as we pass one another,
* or perhaps stop to visit briefly and get to know oth-
* ers in the Brook Hills community a little better?

*Discover how many really wonderful people
live in the Brook Hills community.*

The Community Life Committee

The Resource Directory of Service Providers is currently being finalized, thanks to the hard work of *Nora Stonehill* and *Sue Lobel*. In the not-too-distant future it should be available in both a printed format and on our new Brook Hills web-site (which also is under construction but will be up and running fairly soon as well). Thanks to all who contributed names of recommended service providers for this directory and ideally we will be able to update it periodically online.

SAVE THE DATE, SUNDAY, SEPT. 9th, 5:30 PM

for what promises to be a really fabulous Brook Hills party! We will have great food and fantastic entertainment, all in the beautiful setting of The Mansion at Brook Hills thanks to the gracious hospitality of *Gabe and Maria Arango*. Put the date on your calendar, get your neighbors and Brook Hills friends together and be sure to join us. You don't want to miss this special party!

Other projects are being considered and worked on, including a possible night of vignettes and fun late fall or early winter. Stay tuned.

Nancy Steed — 328-9658

Chairperson, Community Life Committee

Reserve Enhancement Committee

The Board is asking all unit owners to consider a Transfer Fee upon the sale of our units. The proposed transfer fee would be 1% of the sale price. The Board is in favor of bringing this proposed amendment to the entire community.

As our homes age and costs increase, we have to deal with many expected and unexpected expenses. Based on Brook Hills sales over the last 5 years, the Association would have collected over approximately \$170,000 that would have been added to our reserves. Our annual budget of approximately \$600,000 may be insufficient to cover all future requirements. A letter outlining the details of this Amendment will be sent shortly and we expect to discuss this further with the community at our Board meeting on Monday, August 13th at 7:30 PM. You are invited to attend.

The Amendment will be voted on at our annual meeting in September.

Maintenance Committee

Spring and summer bring us to some clean-up after a stormy winter.

After fall leaves were no longer with us, we have done our spring cleaning of gutters. From time to time, if there is a need for individual gutter cleaning, we will clean the gutters where the need arises.

Our masonry program is underway — primarily replacing damaged bricks on walkways and needed grouting on front steps.

We replaced removable speed bumps in designated locations but they proved to be too high. Therefore, we have removed those bumps and have ordered new ones which will prove safer and more effective. I would like to take this opportunity however, to once again ask all of us, as neighbors, to PLEASE slow down when you drive around our community. Most of us are driving much too fast which endangers us and others. PLEASE LET US NOT HAVE A TRAGIC OCCURRENCE!

Thanks to our agent, Sandra Castellano, for her help. A great summer wish to you all.

Jack Thaw — Chairperson—Maintenance

The Pool and Tennis Committee

Clubhouse — The Clubhouse has been newly carpeted, painted and has had new electrical fixtures installed. The small room has been set up to accommodate reading groups, card groups or other small gatherings. The large room remains as is, suitable for meetings with a large conference table. We continue to look for options to refurbish it.

Pool — The pool is open under the supervision of our lifeguards 7 days a week from 10 Am to 7 PM, weather permitting. If you are in doubt as to whether the pool is open, please call the pool at 949-2927. Our long-time pool service provider sold his business and a new vendor was chosen. Service is being monitored, but if you are aware of any problems, please alert the lifeguard on duty as well as Sandra Castellano at Stillman Management. We want to provide a high level of service for the enjoyment and safety of residents. A coyote has been seen near the pool. Please exercise caution in cleaning up food and garbage, monitoring small children and small animals.

Tennis Courts—Please be sure to remove can lids, water bottles and old balls, disposing of them in the receptacle outside the gate nearest the pool. If you happen to notice the windscreen detached or other problems, please notify Stillman Management. The windscreens are intended to detach from the fence in high winds so as not to compromise the fencing so let Stillman know if you notice the screens need reattachment. Please wear only smooth-soled, non-marking tennis shoes on the courts. No running shoes, strollers, bikes or other equipment are permitted on the courts as they permanently mar the surface. Also, remember to lock the gate when leaving the courts. Thank you for your cooperation.

Cathy Calarco—Chairperson — Pool & Tennis Committee

Do you have sufficient insurance coverage?

The severe storm in April caused extensive water damage to one of our homeowners when he got over two inches of water in his finished basement. This bad news got worse when he realized that the Condo insurance did not cover the entire loss.

In this case, the homeowner had converted an unfinished basement to a finished condition. The Condo insurance only covers what was originally delivered by the builder. Therefore, the loss of carpet, furniture, wall and additional wiring, etc. had to be borne by the owner.

This could have been avoided if the homeowner had increased the "dwelling coverage" in his condo homeowner's policy. The same principle applies to any upgrades you do in your home. If you put in a new kitchen or upgraded any bathroom or added hardwood floors, you should notify your insurance carrier so that you are adequately covered in the event of loss.

Contact Information

**Stillman Management
141 Halstead Ave.
Mamaroneck, NY 10543
(914) 813-1900
Ext.114
Emergency # 921-4614**

**Sandra Castellano,
Property Manager
813-1941
Scastellano
@stillmanagement.com**

*Stillman Management
Sandra Castellano*

We have been hard at work creating the new Brook Hills website. Among numerous other benefits, unit owners soon will be able to access notices and forms for their convenience as well as go to the Directory of Service Providers to discover the names and how to contact different service providers who have been recommended by Brook Hills residents.

Also, a friendly reminder to all residents: any concerns about landscaping and/or maintenance issues (other than time-sensitive emergencies) should be presented *in writing* to Sandra Castellano at Stillman Management. They will then be directed to the appropriate person who will endeavor to resolve the problem.

Closest Thespians — Identify Yourself

I am looking for a number of folks to participate in a presentation of several short skits followed by an interactive dialogue with the "audience" (i.e. Brook Hills residents and guests) for a projected program in the fall or winter.

I am looking for people who can take some direction, who can think on their feet, who are not shy but neither are they "over the top".

The vignettes are more "slice of life" than pure comedy.

There probably would be only one brief rehearsal and a very short "script" to learn. Previous acting experience is not necessary. (For those of you who were at a previous party at The Mansion, the skits would be similar in style and format, with somewhat different subjects.)

Please seriously consider being part of this new venture and, if interested, contact Nancy Steed at (914) 328-9658 to discuss it in more detail.

For your information: As we continue to explore ways to enhance revenue for Brook Hills while also maintaining its beauty and integrity, we are looking into a variety of possible ideas. One is the Transfer Fee mentioned elsewhere in this newsletter. Another consideration might be potential plans for the Barn and the Tea House if they could be revenue producing. Very preliminary steps are being taken to discover what, if any, restrictions apply or might prevent usage of any sort. However, any action on that front is definitely premature. At this point there are no specific plans for restoration or renovation of these two buildings. We will keep you posted on any developments.

FIVE SIMPLE RULES TO BE HAPPY

**Free your heart from hatred. — Forgive.
Free your mind from worries. — Most never happen.
Live simply and appreciate what you have.
Give more.
Expect less.**