

HOA ADVISOR

The Official Publication of the Preserve at Somers HOA



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becky.williams@preserveatsomers.org

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rick.zaccaria@preserveatsomers.org

Susan McCormack

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Contact us!

board@preserveatsomers.org

The Preserve at Somers Homeowners' Association is made up of board members and residents concerned about maintaining the quality of life we've come to expect and the reason we all chose to live here.

If you have questions related to billing, or would like to correspond with the HOA board via USPS mail, please contact Chris Ryba, our property manager.

Heritage Management Group
ATTN: Chris Ryba
PO Box 873
Southbury, CT 06488
(800) 724-0322
chris.ryba@preserveatsomers.org

Questions/Comments about the HOA Advisor quarterly newsletter?

Interested in Advertising?

Contact:

sue.mccormack@preserveatsomers.org

President's Message

by Becky Williams

Happy Spring!!!

I hope you have all had an opportunity to enjoy some of the beautiful weather we have been experiencing recently. It is so nice to see our streets full of walkers, joggers, and bikers...to hear the birds chirping and the children laughing...to smell fresh cut grass. I see all of our local soccer and baseball players headed off to the field in their uniforms...I have happily put away the winter coats and sleds and taken out the warmer clothes and toys. Yes, spring has arrived and it feels long overdue!

There are some exciting things happening here at The Preserve. As you will notice, we recently had the landscaping at the front entrances enhanced. Our goal was to make the entrances more attractive and more welcoming. In an effort to accomplish that goal, Holden Horticulture has designed a landscaping plan that includes plants that will bloom at varying times throughout the season so that the entrances should have some color at all times.

Website Forum

by Jay Taylor



Based on the comments of several residents at the 2006 Annual meeting, your board has revised the rules pertaining to registration for, and posting in, the

Preserve's forum system. Specifically, expectations about the tone of postings have been made more explicit, the policy that subscribers to the forum must be Preserve residents over 13 years of age has been reinforced, and a new requirement that all forum registrants must indicate their "real" names in their forum profile and post signature has been implemented.

Beginning in early May, e-mail notices have been sent out to registered members who were not compliant with the identification requirements, providing instructions for modifying their profile to be compliant and

Also, as you will see in the article about the Picnic, our Fourth Annual Preserve Picnic will take place on Saturday September 8th. I hope to see you all there!

With regard to road dedication for the remaining builder-owned roads in the development, the builder still has to complete some punch list items but the expectation is that the roads will be dedicated to the Town this summer/fall.

Finally, I wanted to take an opportunity to thank Nick Ward-Willis for his continued involvement in the bio-basin/road dedication process. Although he no longer serves on the board, he has continued to support the HOA by representing us at Town meetings related to the bio basins and to provide assistance whenever we have questions or concerns. His in-depth knowledge of the bio-basins and the issues surrounding them is an invaluable asset to our community. We are very grateful to him for his dedication to our community.

In closing, I hope you all enjoy this wonderful weather and I hope to see you around the neighborhood during the coming months!

Neighbor Notes

This is a section where we would love to announce new neighbors, weddings, special events, births, career changes, promotions and more. If you have an announcement for your household email me at sue.mccormack@preserveatsomers.org.

Help keep our neighborhood of 188 homes connected on all the good news in your life!

asking for their cooperation. The forum privileges of several registrants who could not be identified as residents of the Preserve have already been suspended. After a final notice to those who still have not complied with the identification requirement, registrations not compliant will be deleted. The Board encourages broad participation of all residents in our forums, though, so if there are questions about how to register, or how to update your profile to be in compliance with the rules, please email forum.monitor@preserveatsomers.org.

Sign up for various email alerts!

1010wins.com
7online.com
westchestergov.com

1010's Real Time Traffic alert updates only the roads you travel at the times you do!

Discount Broadway Tickets

broadwaybox.com

Metro North Info

mta.info

Pennysaver Online

nypennsaver.com

Yorktown Stage Theater

yorktownstage.com

Local News on the Web

northcountynews.com
lohud.com

Splash Down Water Park

Fishkill, NY

splashdownbeach.com

A Must for All Parents

familywatchdog.us

Free Kids Worksheets!

abcteach.com

All about Daylight Savings Time!

webexhibits.org

New U.S. Passport Requirements!

travel.state.gov

Know of an Interesting Site?

Share it!

sue.mccormack@preserveatsomers.org

Save the Date!

Somers Independence Day Celebration!
Saturday - June 30th! Reis Park

Keep Basins Clean of Debris & Garbage

by Shefalee Patel, P.E. (Senior Project Engineer - AKRF, Inc.)

The Preserve at Somers Subdivision contains approximately 35 biofilter basins located throughout the site. These biofilter basins receive and handle the stormwater runoff from the streets, house gutters and overland surface water flow. Most of the stormwater in to the basins is received from the streets. The stormwater is captured by the catch basins, where it collects and then discharges via pipe connections into the basin. The basins are an integral part of the stormwater management system because they are designed to not only detain water during large storms but they treat the stormwater runoff to protect the natural surrounding wetlands and groundwater. The basins are considered "biofilters" because essentially they are designed to filter out pollutants by detaining water for a period of time. This allows for the sediments to settle to the bottom of the pond and the wetland plants located on the bottom of the basins help to remove pollutants within the detained water before it is discharged into the wetlands/streams via a pipe or natural aquifers via permeation through the ground. In order for these basins to continue to function as they were designed and proper maintenance is essential.

Treasurer's Report

by Jay Taylor

The finances of the HOA remain strong, and our current forecast spending is slightly below budget for the year. Since the Annual Meeting last fall, we have moved to once-a-year HOA dues collection, which has very successfully reduced the time and effort both the board and our managing agent have had to devote to following up on late dues payments. As of this writing, 96.8% of all residents have all paid in full and the handful of members who haven't are being followed up on diligently.

To complement our yearly dues schedule, we are investing the HOA reserves in a series of laddered certificates of deposit so that we can continue to build our maintenance reserve fund while guaranteeing safety of the principal. Some of our investments will be used to pay bills later in the year as they mature, while others will be rolled over again.

By category, our current outlook calls for us to exceed budgeted revenue for interest income, but also to exceed period expense for professional fees. Our contract with AKRF Engineering Consultants will not conclude until the builder provides final as-built plans for all the biobasins, which was expected last year, so this is not increasing the cost of our AKRF contract overall, merely moving payments unexpectedly into this year. We expect our Operating Expense to be lower than budget due to a plan for scaled-back picnic expense based on comments at the 2006 Annual Meeting. Utilities and Maintenance expenses should be in line with budget, and our annual grounds contract was negotiated at less than the budgeted amount. Additionally, our HOA insurance renewal came in under the budgeted amount, and the capital expense of replanting the front entrances is expected to come in on budget. Our contract renewal with our managing agent has yet to be negotiated, and could have a material effect on our outlook. Questions about our expenses and disbursements may be directed to Jay.Taylor@preserveatsomers.org, or to the managing agent.

Residents can help keep the basins functioning properly by keeping them free of debris, garbage and yard wastes. These materials can seriously affect the proper functions of these basins by clogging the pipes and distress the biofilter plantings. These materials such as plastic bags, newspapers, bottles, leaves, etc.) can end up in the basins in at least three (3) ways:

- 1) dumping garbage, waste, etc onto the streets and/or directly into catch basins;
- 2) being blown (naturally or by landscapers) into the basins; or
- 3) actually being dumped by a human directly into the basin.

Neglecting the importance of keeping the basins clean will lead to more frequent basin maintenance than typically required and/or further costly improvements to eradicate damage already done. This can all lead to increased maintenance costs which are paid for by the residents.

We can ALL help...Ensure that landscapers are aware of the prohibition of dumping into catch & biofilter basins & remove any garbage on streets!



by Sue McCormack

In a medical emergency, saving time could help save your life. Consider programming the listing "ICE" (short for "In Case of Emergency") into your cell phone's address book, followed by the name and phone numbers of one or more emergency contact partners. You will help emergency personnel get the vital information they need if you require immediate medical attention. More than one entry? ICE1, ICE2, ICE3 etc...

Your ICE partner(s) should:

- Have a list of people to contact on your behalf.
- Be aware of any medical conditions that could affect your treatment.
- Be an immediate family member authorized to make decisions on your behalf if you are under 18.

PAS Annual Picnic

by Sue McCormack

Mark your calendars! The date for the 2007 Preserve Picnic has been set for Saturday, September 9th!

As you know, our past picnics were a tremendous success thanks to the dedication and effort of Paula and Matt Murphy and members of the picnic committee who worked with them. We all offer them thanks for the endless hours of volunteering it took to establish the picnic as a Preserve event we all look forward to, and a wonderful afternoon for all.



In an effort to keep this wonderful

tradition going, and based on feedback received at our last Annual Meeting, we have decided to use the town's facilities in Reis Park to make the picnic more cost effective and even more of a family-oriented event for the community. By holding the picnic at the Reis Park pavillion, we will not only have a great setting on a fine late-summer day, but also have the use of many amenities that we lack, or had to import, here in the Preserve. By holding the picnic at the town park, all families will have the opportunity to use the park facilities, including the open fields, basketball courts, playgrounds, restrooms and parking. This year's menu will feature hamburgers and hot dogs—a simple and easy-to-prepare feast that is sure to please everyone.

As this is a community event, we need your input on what we could add or what you would like to see there to make it more enjoyable for your family.

We also need volunteers to help set up, cook, and clean up. Please forward all suggestions and offers to volunteer to board@preserveatsomers.org.

PAS Odd-Job Squad

Contact

Jackie (914) 589-0445 (M)
(914) 621-3598 (H)
(College student home for the summer)

Patrick (914) 613-7587 (H)
(914) 980-2106 (M)

Service(s)

Babysitting

Lawn Care
Spring Cleaning
Babysitting
Pet Sitting
House Sitting

If your Preserve Resident teen is interested in making extra cash by helping out his/her neighbors, we will gladly add their names to the Odd-Job Squad list. We strongly encourage parents to meet or speak to the requester of services initially.

Fence and Pools

by Ken Bicknese

Spring is here! And summer is right behind it. All of our residents are getting their property ready for the summer season. For some this means home improvements and/or landscaping projects, including fence installations. As a reminder to all, we do require all fences to be approved by the HOA. Some of the basic guidelines are:

- No fences past the front of your house
- Fences facing any street must be landscaped
- No chain link fences
- No fences allowed inside buffer zones especially bio-basins
- Fence applications are available on the web site www.preserveatsomers.org

Summer also brings heat and we all know this crazy human race, when it's cold we want heat and when it's hot we want to be cooled off. Some of us like to cool off under the sprinklers or in a pool. Before anyone makes a purchase of a pool please remember that the preserve does not allow the installation of above ground pools. This includes inflatable temporary pools. Very shallow one-piece pools for the little ones are fine but always put safety ahead of comfort. Emptying these pools at night or when they are not in use will keep the community safe. Storing these pools out of site when not in use will keep the community beautiful. I hope everyone has a fun, safe season.....

For more detailed information about our pool policy, please refer to the Preserve at Somers Homeowners Association Rules and Regulations which can be found on the web site.

Our Assemblyman

by Jay Taylor

Shortly after his election as our New York State Assemblyman, Greg Ball reached out to the HOA board to learn more about some of his constituents and with an offer to meet with the board or interested residents on any topics of special interest. In response, your board sent a brief profile of the community and shared with Assemblyman Ball some of the concerns, including concerns about property assessment and school taxes, residents of The Preserve have discussed on our web site. We are in the process of scheduling a mutually agreeable time for a meeting where we can discuss issues of importance to Preserve residents and provide additional information to the Assemblyman about our community. If there are items of special interest that you would like the board to discuss with Mr. Ball, please contact board@preserveatsomers.org with your input or request.

Somers Town Website

somersny.com

Baldwin Place Post Office

167 Route 6, Mahopac NY
(A&P Shopping Center)

Somers Library

somerslibrary.org

Somers Sanitation

briacarting.com

School & Refuse Delays/ Cancellations

whud.com
(storm center)

Somers Schools District

somers.k12.ny.us

Primrose: 248-8888
SIS: 277-4344
SMS: 277-3399
SHS: 248-8585

Somers PTA

somersptacouncil.org

Somers Highway Dept.

232-4848

ConEd

925-6900

NYSEG

800-572-1111

Amawalk Water District

248-5181

State Police (Somers)

277-3651

YMCA of C/N Westchester

276-2398

Know your elected officials!

For Zip 10505

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George Bush (R)

Senators

Charles Schumer (D)
Hillary Clinton(D)

Representative

John Hall (D-19)

Governor

Eliot Spitzer (D)

Senate

Vincent Leibell (R-40)

Assembly

Greg Ball (R-99)

Hello...my name is **Robert S. Haims, DVM**. I was born and raised in Yorktown, and went to The College of Veterinary Medicine at Mississippi State University. Through my medical career I have worked in emergency critical care, exotic and general practices. In September 2007, I opened the **Baldwin Place Animal Hospital** on Miller Road, just minutes from the Preserve at Somers. We are a small practice that is committed to providing you and your pet excellent care, state-of-the-art treatment and more importantly client education. Since the summer season is almost upon us, I'd like to share with you some safety tips for your pets - **First and foremost** is to keep your pets up to date on vaccinations, and to use a safe and effective flea and tick control product. Heartworm disease is transmitted by mosquitos and can be prevented by monthly medication. **If your pet spends a lot of time outdoors**, make sure there is adequate shelter for protection from the sun/heat, and always have fresh water available. **NEVER leave your pet unattended in a parked car in the warmer weather**. The temperature in your car can exceed 120 degrees in just minutes even with the windows rolled down. Your pet is susceptible to heatstroke with symptoms that include excessive panting, drooling, with rapid pulse and fever. If you think that your pet is suffering from heatstroke immediately immerse the animal in cold water and seek emergency veterinary assistance. **Keep your pet on a leash** whenever you are outside to prevent accidents and injuries. Lyme disease and Ehrlicia are transmitted by ticks, so each night go over your pet carefully after being outside. They can be difficult to see, therefore using a preventative will help protect you and your family. Well that is all for now...All of the staff here at BPAH wishes you and your "fur-kids" a happy, healthy and safe summer. If anyone has any questions, or would like to take a tour of our facility, please give us a call at (845)628-0121

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