

Message from the Board

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The Preserve at Somers is quickly gaining a reputation in the community as being a wonderful place to live. Real estate agents, municipal officials and other residents of the Town speak well of the Preserve. The HOA has worked with residents and municipal officials on a variety of issues that impact the residents.

All of our efforts, including the distribution of this newsletter, regulation of the speed and ATV issues and establishment of the HOA website are all done with the purpose of making the Preserve a great place to live and to enhance our property values.

This, of course, requires residents of the Preserve community to volunteer their time to assist on issues. While we have been fortunate in this regard, numerous opportunities still exist. If you are interested in volunteering or if you have an idea for a specific project and can lead the initiative, please contact the Board. Individuals have suggested that the HOA can sponsor an Easter egg hunt, a Halloween parade, a community tag sale and other community events.

If you are interested, please contact the Board at **board@preserveatsomers.org**.

Board Adopts Rules & Regulations

As required by its by-laws and encouraged by its managing agent, the HOA Board has adopted rules and regulations governing the conduct of the common areas and establishing regulations of various matters affecting the community at large.

These rules will be mailed to residents in April and will take effect upon distribution. Many of the rules mirror or amplify the rules contained in the Offering Plan and do not seek to impose further restrictions on the residents. It is the Board's intentions that these rules should only enhance the quality of life and value of our neighborhood.

Should you have any concerns upon your review of the rules, please contact the Board at **board@preserveatsomers.org**.

Picnic 2005

<p>Final Voting Results:</p> <p><i>June 11th – 36% of voters</i> <i>June 4th – 64% of voters</i></p>	<p>The results of the website poll are in and the Board is pleased to announce the 2nd Annual Picnic will be held on Saturday, June 4th at the Pump House lot on Travis (the same location as last year). Realizing that last year's picnic was the first of its kind, we've taken into consideration the feedback from the community, and are planning an awesome day.</p> <p>We will be bringing back Glow the Clown and Sparkle as well as their new partner, Clarabelle the Clown, to do face painting, temporary tattoos and balloon twisting PLUS they are bringing a special surprise for us. Christopher Reising will join us again with his stylish combination of children's story telling and jazzy keyboard. DJ Sean Franklin will also be playing a wide range of music throughout the day. This entertainment was added in hopes of our teens joining us as well as adding continuous music to the event. Food and drink will be provided by Of Food & Friendship Caterers. More details will be posted in the coming weeks on our website.</p> <p>Right now, Paula Murphy, the Picnic Coordinator, is in desperate need of volunteers willing to sell tickets, help with set up and clean up on the day of the picnic. If you can help, please send her an email at pjdm4@optonline.net or call 914-628-0365.</p>
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Cellular Phone Antennas

	<p>Cingular approached the Town to install cellular phone antennas on the water tower. Opposition by residents has caused the Town to (at this time) refuse the invitation and seek alternate location. Revenues from placement of antennas on the water tower would have benefited the water district.</p>
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Road Signs & ATV Intrusion

	<p>Once again, the Board writes about road signs and ATVs. The good news is that the Town has approved stop signs at Putney and Loomis and Putney and Travis. That is a positive step forward in helping to keep our youngsters out of harms way. Based on homeowner's interest, the Town is considering adding signs at Bassett and Travis, Vista and Travis, and Turk and Loomis. Please indicate your support/disapproval to the board (board@preserveatsomers.org) and Town officials.</p> <p>Spring's arrival has brought ATV's and motorbikes as well. There have been many reports of riders within the Preserve, particularly along the trail and woodlands behind Travis Road. The HOA intends to complete the proposed plantings to impede riders between Cornelius and Hynard as the <i>[continued...]</i></p>
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spring arrives. There is a newly formed committee to discourage riding in the community. Watch for more information in your mailbox and on the website to see how you can help.

Landscaper Contract Complete

Bids have been received and reviewed. Lincolndale Landscaping has been awarded the contract for 2005 to maintain the common areas and entrances. This should represent a significant savings over the 2004 expense.

HOA Board to Meet With Shenorock UOA Board

As many of you may know, the Preserve Subdivision borders the Shenorock Community, which is represented by the Shenorock United Owners Association ("UOA"). In recent years, the UOA has been very active in taking a stand on community issues and advancing the interests of its resident members on a variety of fronts, as well as restoring its playground and reestablishing use of the lake.

The UOA Clubhouse is where Preserve residents vote in general municipal elections and is also the location of a daycare center. The Preserve HOA Board will be meeting with the UOA Board in April, 2005 to further define common areas of interest in which the two (2) communities can assist each other.

Past issues we have collaborated on are the affordable housing and the cell tower proposals. Preserve HOA Board members and many of our residents voiced concerns with respect to the Town's proposal to locate affordable housing in the 9 acres parcel of land (located to the west of Vista Court) which was also a significant concern to our neighbors in Shenorock. Likewise, the Shenorock Community supported the concerns of the Preserve residents regarding the location of cellular antennas on the water tower located on Harris Drive.

Working to Ensure Bio-Basins Meet Standards

One of the things that attracted many of us to the Preserve is the beauty of the setting. Maintaining all that nature doesn't necessarily come naturally, however. There is a lot of upkeep involved in preserving and protecting the common areas. This includes the many bio-basins that are scattered throughout the development.

They may appear to be just overgrown ponds, but they serve a very important environmental purpose. *[continued...]*

In an area that gets most of its drinking water from the ground or reservoirs, it's vital to filter out as many impurities (road debris, motor oil, pesticides) from storm water runoff as possible. The basins are designed and constructed to catch storm water runoff from the roads and other areas. This is diverted to the basins through a series of pipes. The water then stays in the basin for a period of time, (hours to days depending on the basin's purpose and the amount of runoff) to allow the sediments and impurities to settle. Water from some of the basins is further filtered through wetland mitigation areas. (This is the tree- and shrub-clearing activity that took place last fall and will be completed this spring.)

Currently, the homeowners association board of directors and several volunteers are working with the town and developer to make sure the bio-basins in phases I, II and III have been constructed and planted as required according to plans filed with the town and the New York City Department of Environmental Protection. This is important because it is part of the road dedication process. The developer has bonded money with the town and NYCDEP to guarantee that these basins are functioning as designed. If the town accepts the roads, and the basins by extension, they will be giving a substantial amount of money back to the developer.

As residents may recall, many of these basins, which are mostly along the front of Travis, Chambers, Bassett and Harris, were not completely planted until the fall. It is anticipated that the builder will not finalize the plantings of the basins in the remaining phases (at the rear of Travis and along Loomis) this year. Until plants begin to grow again in the spring, we will not be able to fully assess whether all the required vegetation has been planted and how it has survived the winter. We also feel that it is in the best interest of the town and the homeowners (since ultimately we will be responsible for the basins) to not accept these basins as complete until we can verify which ones are supposed to be wet vs. dry and we have observed the functioning of the basins after the spring rains.

As part of the road dedication process, the town also will be accepting the sewer pump station on Travis. The station had experienced some glitches but has been working *[continued...]* as expected for the past couple of months since the air release valves were replaced. The board will continue to monitor the station.

As of now, the town has not accepted the roads and does not have it on an agenda for the near future. We will keep residents informed of the road dedication progress. In the meantime, if anyone would like to volunteer to help monitor bio-basins to make sure they are planted and functioning correctly, please contact Tracey Princiotta at **editorblaze@yahoo.com**.

Changes to the Forum System

Forum Statistics as of April 4th:

114 members
326 posts in 65 topics

Post count by Month:

January... 98
February... 63
March... 135
April... 12

Top 5 replied-to topics:

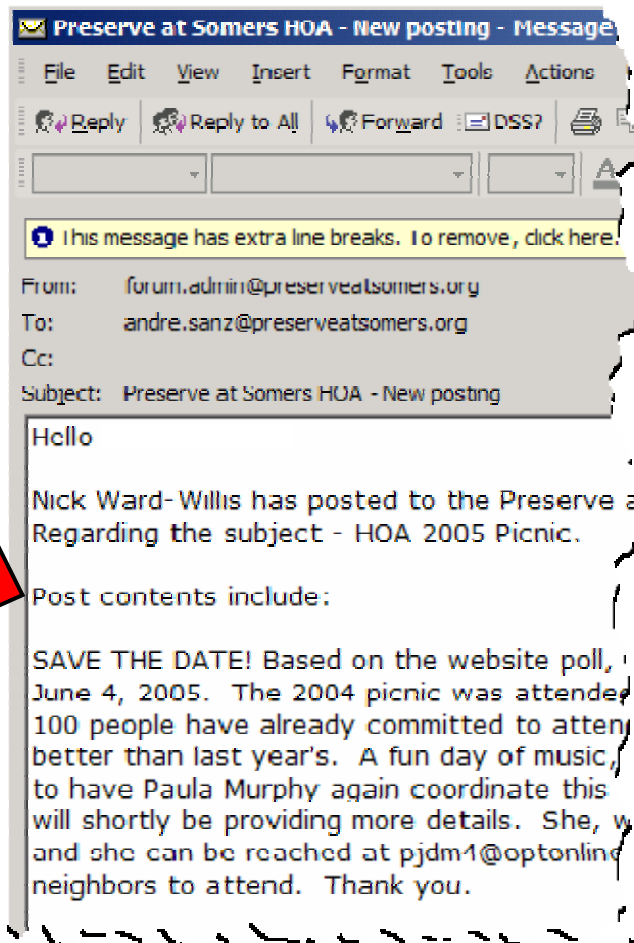
1. Cellular Telephone Antennas (38)
2. Sale of BOCES property to Somers School District (31)
3. ATV's on our property!! (28)
4. Speeding & how the town can help (17)
5. Cold Rooms (12)

Top 5 read topics:

1. Cellular Telephone Antennas (724)
2. ATV's on our property!! (684)
3. Sale of BOCES property to Somers School District (573)
4. Cold Rooms (469)
5. Speeding & how the town can help (423)

The Preserve at Somers HOA Forum system, located at <http://www.preserveatsomers.org/forum> has been modified in response to feedback received from homeowners and includes:

1. Alert Notices now contain the full text of the post. Similar in function to the old Yahoo! Group, you will now receive the full text of a post and not just an alert:



In order to respond, you must log into the *[continued...]* forum system, by clicking on the link provided at the bottom of each alert. *[continued...]*

2. Forum subscriptions can now be set at a global level. This will allow you to receive notification on all topics regardless of location. Select 'Subscribe to this board' from the top right-hand side of the main forum screen:



Once complete, a pop-up window will alert you that the change is complete. This will ensure you are notified on all changes... Even to forums that may be created later!

If you are interested in seeing other changes, or have suggestions for improvement, please send an email to forum.admin@preserveatsomers.org.

Volunteers Needed

The Preserve at Somers Home Owners Association is looking for volunteers to participate in committees and informal groups that address issues related to the Preserve at Somers. These include:

- Grounds & Landscaping
- Water & Sewer
- ATV
- Tax
- Traffic & Speeding
- Services
- Recreation
- Bulk Purchases

If you are interested in providing your time and/or expertise in any of these subject areas, please send an email to the HOA Board at volunteer@preserveatsomers.org

About Us...

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

Your thoughts and ideas regarding the content, form and style of future newsletters and our new web site would be greatly appreciated!

If you have questions related to billing, or would like to correspond with the HOA board via USPS mail, please contact our property manager, Leon Cukierman of ARCO Management at:

ARCO Management
ATTN: Leon Cukierman
2 Executive Blvd.
Suffern, NY 10901

(845) 368-2400
leon.cukierman@preserveatsomers.org

All other questions should be directed to the Home Owners Association board at **board@preserveatsomers.org**

Thank you...