

STONEBRIDGE NEWS

Contacting the Board Requests must be made in writing to 54A Muirfield Ct. or Stonebridgehomeowner98@gmail.com.

The Board meets monthly to review issues/requests. The minutes in the newsletter show the date of the next meeting. After the meeting, you will be notified. Please, **only** call the Board if you have an **emergency**

Volume 27, Issue 1

January 1, 2023



The Stonebridge community welcomes two new homeowners this month, Sara Mastreani, the new owner of #80 Muirfield Ct., and Adrienne Conrad, the new owner of #5 Birkdale Ct. We wish them many happy years in their new homes!

Please Slow Down!!

Please obey the posted speed limits, especially in and around the front entrance where there are yield signs and where walkers are negotiating a narrow walkway over the bridge. Also, take care at the Gleneagles Circle where walkers and vehicles compete for space.



Snow Reminders

Please remember to remove your cars from the driveway when it snows or when snow threatens. Park them in your garage or in a visitor's parking spot. Also remove your sidewalk lights and cover any plants you value to avoid damage from errant snow shovels.

Our Website

[Stonebridge Homeowners Website](#)

For the past few years, Stonebridge has had its own website. Its features include a "Referrals" tab of vendors of services and/or products who are being recommended to others by a Stonebridge homeowner. In addition, a "Contact Us" page is particularly helpful for users outside our community. This page is often used by new buyers seeking to have questions answered about their insurance, or specifics about their prospective homes. Finally, there is a "Documents" tab, which includes the latest version of the Stonebridge Bylaws; community Rules and Regulations; and, recently added, a current Directory listed by unit and alphabet. The site also includes past Newsletters, notice of Events, functioning Committees (and liaisons), and Photos.

All but the Home and Contact Us pages require a password to access. If you need the password, please email Stonebridgehomeowner98@gmail.com. The Directory has another layer of security with "view only" provided to those homeowners with emails and in the Stonebridge eblast group. Outsiders can view the tab, but not access its contents.

The Board would like to know if the website has been of value to homeowners, and if you think it is worthwhile to maintain. The cost is minimal, but the upkeep involves time. If you have an opinion, please email us. If you'd like to help support the site, the elements of its maintenance can be easily taught.

Behind the Scenes- It Takes A Village



Our thanks to Ginny VanVlack for her many years of service as liaison to LCS. The community is deeply indebted to her for her patient and tireless work on its behalf.

Sincere thanks are extended to Bob Lewis for his years as recording secretary on the Board. This included making sure the details for the newsletter were sent to Linda in a timely manner each and every month.



Thanks go out to our Financial Review Committee: Steve Bartlett, Eileen Nye and John Kisslinger. Kudos go out to them for making sure all our finances are in order!



Twenty-nine Stonebridge residents attended our recent Holiday Party at Longobardi's Restaurant in Wappingers Falls. They enjoyed lively conversation as well as good food in one another's company! Gus Nolan greeted one and all and thanked Beth Mostransky for her work in organizing & promoting this event. This was the first such gathering since 2019, before the pandemic, but we look forward to its restoration to our annual social calendar.



Stonebridge Book Club

Book: The Lincoln Highway by Amor Towles

When: Jan 19th, 2023

Where: Edie Stout, 70 Muirfield Ct.

RSVP: 845-527-7798

Reading Ahead: February book TBD at the January Meeting.

We are limiting the group to 12 people. For our meetings, we ask that you call to reserve after first receiving your Newsletter. To keep it fair, no reservations will be accepted beforehand.



Board Announcements/Reminders

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Beginning January 2023 the monthly Common Fee is now \$390.00. Please notify your bank or financial institution promptly if you make your payments through a check issued on your behalf.

New LCS Liaison

Please make note that Peter Rae, resident at 28 Prestwick Ct., has agreed to serve as liaison to LCS given Ginny VanVlack's relinquishing that role. Please contact Peter from now on with any concerns about landscaping or snow removal.

New Newsletter Editor

As part of her responsibility as Recording Secretary, Edie Stout will organize material for the monthly Newsletter, which Linda Shekita has so ably and attractively composed for so many years. Please send information you want the Board to consider including in the newsletter to Donna Augustine, Board President (DAugustine0215@gmail.com.) Donna will forward items to be included to Edie (stout@vassar.edu).



Minutes of Stonebridge Homeowners Board Meeting December 12, 2022 19 Prestwick Ct.

The meeting was convened at 5:03 p.m. The following members of the Board were present: Donna Augustine, President; Ginny VanVlack, Vice-President; Steve Bartlett, Treasurer; Janet Ellsworth, Corresponding Secretary; Bob Lewis, Recording Secretary; John Weisman and Edie Stout, members-at-large. Also present by invitation: Martin Charwat and Brenda Berry, newly elected members.

Steve Bartlett proposed and Janet Ellsworth seconded a motion to accept the Minutes of the Board Meeting on November 3, 2022. The motion was unanimously approved.

Corresponding Secretary's Report

Janet Ellsworth reviewed the progress on pending Action Items and summarized new correspondence. New correspondence since the last meeting concerned the following: Removal of Rose of Sharon Bush by Shawn Painter; cracked bluestone and needed grouting; loose stones on walk; grate by pool parking lot to be repaired at LCS expense; outlet on Gleneagles Circle without power. Follow-up has been assigned for these actions.

Treasurer's Report:

Steve Bartlett presented the financial report for the month of November, 2022. Income for the month was \$42,120.00. Regular recurring expenditures for the month included: \$15, 287. 44. (New Rate) to LCS Companies of N.Y. for Landscaping and Snow Removal; \$2243.28 to Royal Carting for Refuse Removal; \$8.20 to Verizon for Telephone; \$810.94 to Pestech for Pest Control; \$1683.47 to Central Hudson for Electricity and Gas.

Other expenses included: \$282.00 to Tom Tolli for Concrete and mortar repairs #100; \$825.00 to LaPolla's Home Repairs for Siding repairs #'s 89, 105, 117, 118, 44, 49 (Owner paid \$100); \$16,876.57 to Travelers for Site Insurance (3rd Quarter Payment); \$2630 to Etts Plumbing & Heating to replace curb valve requiring excavation; \$318.97 to ProSeptic for Semi-annual pump out; \$81.19 to Shawn Painter for trim of rear tree branches #25; \$26.11 to Donna Augustine for Web site domain fee.

As of 11/30/22 the balance in the Checking Account was \$13, 079.64. The total in the Reserve Accounts was \$180,580.87 Total Checking/Savings was \$193,660.51 (Current Balances of Reserve Accounts do not include interest accrued through the current month.)

Janet Ellsworth proposed and Edie Stout seconded a motion to accept the Treasurer's report. The motion was passed unanimously.

Brenda Berry suggested that we investigate conducting a study of our financial reserve policies. The suggestion was unanimously approved.

The next Board meeting was scheduled for Wednesday, January 11 at 3:00 p.m. at 92 Turnberry Ct.

The meeting was formally adjourned at 5:33 p.m. After Ginny VanVlack and Bob Lewis were thanked for their service, they removed themselves from further deliberation, and the Board then reassembled in Executive Session, with its newly elected members, to determine the officers for the new year.

The following were selected and agreed to serve beginning January 1, 2023: Donna Augustine, President; Martin Charwat, Vice-President; Steve Bartlett, Treasurer; Edie Stout, Recording Secretary; Janet Ellsworth, Corresponding Secretary; John Weisman and Brenda Berry, members-at-large.

The Executive session concluded at 5:45 p.m.

Respectfully Submitted,
Bob Lewis
Recording Secretary

If you prefer to receive your newsletter via e-mail contact: lshekita@gmail.com