

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 28, Issue 1

January 1, 2024



We have multiple new neighbors to celebrate! Welcome to Stephanie Wilson at 119 Turnberry, Anna Llano at 120 Turnberry and Karen Etta Robblee at 73 Muirfield. We wish you many happy years at Stonebridge!

Newsletter Articles

ALL possible items to include in the Newsletter (party information, book club meetings, etc) please identify it as such and email it to our Stonebridge email: Stonebridgehomeowner98@gmail.com. Do not email it to any particular person. Hopefully this will streamline our handoffs and communications.



Snow Reminders

- LCS does not plow until there is accumulation of 2 inches. You may wonder why they have not arrived, but they schedule their runs to facilitate the efficient work of snow removal.
- LCS uses a magnesium chloride product, not sodium chloride. This is intended to melt ice but not be harmful to animals, plants or harsh on the concrete.
- LCS has strategically placed snow poles to facilitate clearing and minimize yard damage. Please leave them where they were originally placed. If you wish to have more protection, you can add more poles at your expense. Just do not remove those that they have placed.
- On nights where cumulative snowfall is predicted, please leave your exterior light on for the workers to shovel walkways more easily.



Handyman Help

Joe Lapolla has been used by Stonebridge Board for work on common area issues (siding, etc.). If handyman work is needed at your home, he is willing to be contacted. He has done routine jobs such as gutter cleaning, dryer vent cleaning, or smoke detector battery changes, none of which are covered by the Homeowners' Association. His contact information is (845) 430-6569.

Mailbox Key

Having trouble with your mailbox lock or lost your key? Leave a note clearly addressed to John, our mail carrier, in the outgoing mail slot and he will arrange to install a new lock asap. Also, send a note or call Steve Bartlett at 845-452-4111 to let him know.

OUR WEBSITE

Similarly, several residents of our community have recommended contractors or workmen to facilitate projects or services needed. Our website [Stonebridge Homeowners Website](https://stonebridgehomeowners.org) has a variety of resources. This link <https://stonebridgehomeowners.org/referral-table> is a display of those recommended referrals. If you need the password, please ask any board member. or email us at Stonebridgehomeowner98@gmail.com

Behind the Scenes- It Takes A Village

**Thank
You!**

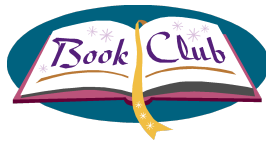
Our recent Holiday Party at Longobardi's Restaurant in Wappingers Falls was well attended !Good food & lively conversation as well as enjoying one another's company was had by all. Gus Nolan & Beth Mostransky welcomed everyone for an enjoyable luncheon. Thanks to Beth for organizing!

THANKS to the many Elves who decorated the pillars and the Turnberry 'islands' with holiday lights to help brighten out dark winter evenings!

**Thank
You!**

**Thank
You!**

Elsie Charkalis is sincerely grateful to the two "guardian angels " who helped her up when she was laying on the ground by the mailboxes. Thank you neighbors for looking out for her!



Stonebridge Book Club

Book: Demon Copperhead by Babarfa Kingslover

When: January 18th at 3 PM

Where: 70 Muirfield Court

RSVP: Edie Stout, 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.



Minutes of Stonebridge Homeowners Board Meeting

The Stonebridge HOA Board meeting was called to order 12/8/2023 at 3:05pm at 88 Turnberry Court. The following members were present: Donna Augustine, President; Martin Charwat, Vice President; Janet Ellsworth, Corresponding Secretary; Edie Stout, Recording Secretary; Steve Bartlett, Treasurer, John Weisman and Brenda Berry (via Zoom), Members at Large.

John Weisman moved to accept the November meeting minutes, Edie Stout seconded.

Steve Bartlett presented the November's Treasurer's report. Income for the month was \$49,366.64. Regular recurring expenditures for November included: \$15,898.94 to LCS for landscaping and snow removal; \$421.00 to Central Hudson for electricity and gas; \$8.20 to Verizon for telephone; \$2,300.95 to Royal Carting for refuse; \$6,782.01 to Traveler's for installment payments of site insurance. Additional expenses included: \$396.56 to H.A. Schreck, Inc. for semi-annual motor generator services and test; \$475.75 to O & M Solutions for quarterly pump station control inspection and test; \$162.19 to Holland Pools to pump out excess water from pool;

\$530.00 to Rafael Flores, Mason, for walkway repairs at Units #55 and #79; \$23.00 to McCabe & Mack for legal services; and \$66.00 to Steve Bartlett for office expenses. Our current balances are \$40,899.38 in Cash and \$146,072.28 in Savings and Certificates of Deposit for a total of \$186,891.66. Currently Steve projected a deficit for 2023 will be approximately \$6,100. Brenda Berry made a motion to approve the Treasurer's report. Seconded by Martin Charwat. Approved.

Steve presented a proposed budget for 2024. Key expenses include completion of our paving and curbing on Gleneagles Ct; power washing 40 units and critical areas of fungal growth; Sealing of all driveways and walkway repair, (\$25,000); a Reserve study to examine our needs for long term savings; and planned increases in Insurance and Landscaping per contract. No roofs are planned for replacement and there will be no increase in the Monthly Common Fee. The projected Net Income is \$9,600. The plan was approved by unanimous consent.

November Action Items were reviewed:

Joe Garay will be liaison for trees (Shawn Painter)

Shawn Painter will take down tree behind #64 on 1/1/24

Brenda Goldstein will be liaison to Pestech .

Mason will repair walkway to Unit #4 in the Spring.

We are on BTM's calendar for Gleneagles Ct. roadway and curb replacement in March or April, depending on the weather. Access to all our roads may be limited at times but will never be entirely closed.

Brenda Barry will start the reserve study in 1Q24

Fire road has been cleared of debris by LSC at no cost to us.

Next meeting: January 15 – 3pm at 92 Turnberry Ct

Donna Augustine made a motion to adjourn the meeting at 3:51pm . Edie Stout seconded.

A second meeting was called to order at 3:53 with members of the 2024 board present, including Donna Augustine, John Weisman, Martin Charwat, Janet Ellsworth, Steve Bartlett, Brenda Berry, and Abigail Baird. Discussion centered around Board assignments and resulted in:

Donna Augustine, President

Martin Charwat, Vice President

Janet Ellsworth, Corresponding Secretary

Steve Bartlett, Treasurer; Brenda Barry, Associate Treasurer

Abigail Baird, Recording Secretary

John Weisman, Member at Large

The second meeting adjourned at 4:10pm.

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