

# Road Four

NEWSLETTER OF THE GOLDENS BRIDGE COMMUNITY ASSOCIATION



Winter-Spring  
2007-2008

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### *From the Editor*

"Road Four" is now available in electronic (PDF) format. If you, or any friends or family would like to get the electronic version, contact me with the recipient's email address.

If you have any news, be it personal or whatever that you would like to share, send it to us.

Road Four prints 4 issues per year.

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### **Birth Announcements**

Best wishes to the Simoncini Family on the birth of their granddaughter Kayla, on December 7th at nine pounds, one ounce. The happy parents are Jennifer and Joseph, Jr.

Alexander Raz Leighton, was born to Rebecca (nee Adelman) and Max Leighton on April 3rd. The 7lbs. 9 oz. boy is the grandson of Ellen and Marty Adelman and will be the fifth generation to have ties to Goldens Bridge.

### **Silent Auction for Social Justice Scholarship**

On Saturday, September 8th, a week after Labor Day, The Barn was filled with people, goods, and good will. Wine, poured by Arnie Eisen, flowed at the bar while money flowed up front for services being offered by Marty Adelman the auctioneer and master of ceremonies for our 2nd silent auction in the 5 years since the inception of our Social Justice Scholarship.

Our scholarship, given to a John Jay senior demonstrating a strong belief in social justice, was given to Sophie Lembeck this year. She was only one of more than a half dozen deserving applicants involved in organizations such as Student World Awareness, Campus Congress, and Bridges to Community. Additionally, our applicants participated in activities such as helping with AIDS work in Africa, building and childcare in Nicaragua, working as a counselor at Camp Viva (an AIDS related camp), tutoring in the Bronx, volunteering with The Appalachian Service Project, and even creating a web site [www.theliberalconviction.com](http://www.theliberalconviction.com) for essays about causes relating to social justice.

There were far too many interesting items and services presented at our fund raiser to name them all. However, some highlights were: Blintzes from Rina Slavin, 2 tickets for "Savory Sojourns" from Addie Tomei, guitar lessons from Al

Orlovitz, piano tuning from Russell Gordon, stuffed cabbage from Annette Kroun, a brunch casserole from Judy Gressin, fudge made by Pearl Klainberg, a stainless steel wallet and cardholder designed by Theo Stewart-Stand and a personalized card designed by Judith Fast. Additionally, Ed and Jean Yellin, the originators of the scholarship concept, offered receipts from household items they offered.

Even though many bidders came away with goods and services at bargain prices, the total taken in for the evening was still the healthy sum of \$2,412. Our evening was further enhanced by the presence and participation of Democrats running for local offices, alerted to the event by Nedda Schoenfeld and Fred Margolies. Ed Brancati, running for Town Supervisor, purchased restaurant discount coupons donated by Joy Radulovic. Dan Welsh, running for Town Counsel, raised the bid on a day of carpentry donated by David DeAngelis. Town Justice Sue Simon, running to keep her current position, purchased several items including a collage by Ruth Dombrow. She made an additional monetary donation to our scholarship fund.

There are many reasons for the success of this event. First, and most important, we were raising money for a cause that is a core belief amongst community members, linking our past to the present. Second, our com-

munity members were generous in their donations of goods and services.

Many thanks to the following people for helping to make The Silent Auction happen:

Marty Adelman • Annette Kroun  
Joanne Ehnes • Judy Gressin  
Judy Fast • Mera Eisen

Additional thanks to Amy Bohrer who made a generous contribution in memory of her father Harry Tomashevsky.

*Martha Levites*

### Camp Committee of 2008 report

It's April and the camp committee is up and running. We have, as of our 4/19/08 meeting, 65 applications for the oncoming season. I am so pleased to have such capable people to work with. Joanne Ehnes is truly a marvelously well organized registrar. Maureen Martin is our very efficient secretary and Lor Milliot, our very qualified treasurer. Rina Slavin is advertising for, interviewing and assisting staff. Dawn Gianatiempo is the extremely helpful and cooperative director, who has been working with us since November. I take no credit for their work as they are all self-starters and are earnestly committed to the camp and the colony.

We have hired an assistant director and several counselors. Specialists in music, crafts, sports, swimming and folk dancing will help round out this special summer for our children. I hope members of the Colony will enhance our program by contributing their unique skills. We have benefited from having this camp as part of our colony. It is up to all of us to make this a banner year.

*Judy Fast*

### Karla Eisen and George Wilson wed

After 15 years together Goldens Bridge's colony native, Karla Eisen and her partner, George H. Wilson III were married at noon on New

Years Eve. A tasteful civil ceremony was performed by Colonel U. X. White (Ret.) at his home in Manassas, Virginia, near where the couple lives. The last minute elopement surprised many and did not leave much time for the couple to get nervous or stressed. It was a cool and very low key affair. The new year is sure to start out right for the newlyweds! Karla and George would love to hear from their GB friends. You can find them at 6311 Catharpin Road, Gainesville, VA 20155, (703) 753-9023, or by email at [karla6311@hotmail.com](mailto:karla6311@hotmail.com)



### Great Recipe

Road Four has realized that there are many excellent cooks and bakers working away in the kitchens of our community. And there must be any number of recipes covered with gravy or batter stains on folded slips of paper hidden within the pages of cookbooks or in the back of kitchen drawers. Let's bring them into the light.

Search your stash for your special favorites and share them with us. Send them to Road Four at [suki27@earthlink.net](mailto:suki27@earthlink.net). Maybe it will inspire a cook-off or two.

Rina Slavin has volunteered one of her family's favorites for this issue. We're looking forward to lots more in the future.

#### Harniette's Noodle (Kugle) Pudding

**1 lb. medium or wide egg noodles**  
**1 cup sugar**  
**1 lb. cottage or pot cheese**  
**1 tsp. vanilla extract**

**5 eggs**  
**1 apple, peeled and grated**  
**2 Tbs. lemon juice**  
**1 pt. sour cream**  
**Pinch of salt**  
**1 stick melted butter or margarine**

**Topping**  
**Chopped walnuts**  
**Cinnamon (to taste)**  
**1 can fruit pie Filling (cherry, or any other type)**

Boil noodles until just done. Cool. Mix all other ingredients and add to noodles, mixing well. Put mixture in a 13x9 inch Pyrex dish. Sprinkle top with walnuts cinnamon, and pie filling. Bake at 325 degrees for 1 hour and 20 minutes,

To make in advance, bake for 40 minutes and then freeze or refrigerate. When defrosted, bake for 40 minutes.

### Golden Bridge or Goldens Bridge?

The photo below was taken from a car as it was driven through the town of Portadown in Northern Ireland.

*P.S. Road Four was informed by the owner of a local Chinese restaurant that the Chinese characters in the sign above Golden Bridge means "Land of Dirt Roads" in Mandarin.*



Photo courtesy of M. Adelman

## Newlyweds

Congratulations, mazel tov, and auguri to Ruth Dombrow on the marriage of her daughter, Lisa, to Philip Terry on October 26, 2007. The happily married couple will continue living in Brooklyn, where they have been living for the last 12 years.



## Irene Juniper April 18, 2008



Irene Juniper, youngest sister of Lola Metz and Nina Bernstein, (all formerly Gottliebs), died on April 18th 2008 after a long battle with cancer. She was 73 years old. Irene first fell in love with nature in Goldens Bridge, where she spent

all her childhood and teenage summers. At 18, she married, moved with her first husband to Berkeley, California, and had two children, Billy and Kevin. She was to meet her life partner Steve Juniper later, and they joined a group of cooperating families who moved to the wilderness of Hurd's Gulch, California, where they pooled resources and labor to build their own houses, living without electricity or running water in the grandeur of nature.

Using the skills and knowledge they acquired at the Gulch, Irene and Steve started a business buying and renovating houses in Arcata and Eureka, near the Oregon border, where they lived. Irene's specialty was the electrical work, self-taught, like most of her accomplishments. During this time, she also was an interviewer for the Altruistic Personality Project at Humboldt State University, interviewing people who were survivors and rescuers during the Holocaust. Irene and Steve later returned to Berkeley in 1989.

A dedicated social activist all her life, Irene thought of herself as a citizen of the world, and was passionately engaged in causes and issues, beginning with communism in her youth, and moving on to anti-war and peace movements, conflict resolution and mediation, a local organization to help foster children who aged out of the system with no family or resources, child laborers in Nepal, non-violent communication, and ecological work.

Irene's love of nature found expression in camping trips with Steve in the California desert, Alaska, New Mexico and Utah, and in her writing. She was an accomplished pianist and gardener, teaching piano for her livelihood when her children were young, and deriving much joy from playing and listening to classical music all her life. Her garden in Berkeley

affords a sweeping view of the bay, with a profusion of plants that bloom all through the seasons, a symphony of scents and colors and design. Other strong interests included the disciplines of writing and meditation, which she shared with a close group of friends. Irene is survived by Steve, her children Bill and Kevin, daughter-in-law Giovanna, grandson Jesse, sisters Lola and Nina, nephews and nieces Jeremy, Peter, Cara, Amy and Laura, and a very large and loving circle of family and friends.



## Jack Slater March, 2008

Jack Slater, whose family were early members of the colony, died in March at the age of 83. His family decided to live here year round during the depression and Jack attended the local schools. He shared with friends his memories of the three room schoolhouse where he spent the elementary grades.

Jack lived in the Philadelphia area and had been Chief Librarian at a local college. He is missed by his wife and two sons

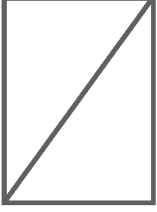


## County Recycling Events Schedule



Do you have items to be recycled that are not acceptable on garbage days? TVs, Computers, paint cans, etc. For a complete 2008 recycling events schedule check the following web site [www.westchestergov.com/environment\\_householdrecyclingschedule.htm](http://www.westchestergov.com/environment_householdrecyclingschedule.htm) or the Recycling Help Line at (914) 813-5420. These recycling events are a free public service intended for residents only.

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 <i>Children's Movies</i> (titles to be announced) 6:30 @ the barn	Please Note.... Friday Nights: \$10.00 for non-residents Saturday Nights: \$12.00 for non-residents	3 <b>Chorus</b> 7:30 @ the barn	4 <b>Folk Dancing</b> 8:30 @ the barn with Jim Gold	5 <i>Opening Day</i> <i>Water Carnival</i> <b>Opening</b> <b>Night BBQ</b> 7:30 @ the beach
6	7	8 <i>Children's Movies</i> (titles to be announced) 6:30 @ the barn	9 <b>Movie Night</b> (titles to be announced) 8:00 @ the barn	10 <b>Chorus</b> 7:30 @ the barn	11 <b>Folk Dancing</b> 8:30 @ the barn with Jim Gold	Please: <i>Check Bulletin</i> <i>Boards for</i> <i>Program</i> <i>Updates</i>
13	14	15 <i>Children's Movies</i> (titles to be announced) 6:30 @ the barn	16	17 <b>Chorus</b> 7:30 @ the barn	18 <b>Folk Dancing</b> 8:30 @ the barn with Jim Gold	19 <b>Camp</b> <b>Night</b> <b>Event</b> to be announced.
20	21	22 <i>Children's Movies</i> (titles to be announced) 6:30 @ the barn	23	24 <b>Chorus</b> 7:30 @ the barn	25 <b>Folk Dancing</b> 8:30 @ the barn with Jim Gold	26 <i>Classical Night</i> with Eric & Friends 8:30 @ the Barn
27	28	29 <i>Children's Movies</i> (titles to be announced) 6:30 @ the barn	30 <b>Movie Night</b> (titles to be announced) 8:00 @ the barn	31 <b>Chorus</b> 7:30 @ the barn		

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Please: Check Bulletin Boards for Schedule Updates		<b>August 2008</b>	<i>Movie Night</i> "to be announced" 8:00 @ the barn	<b>Chorus</b> 7:30 pm @ the barn	<b>Folk Dancing</b> 8:30 @ the barn with Jim Gold	<b>Volleyball            Tournament            BBQ</b> 7:30 pm @ the beach
3	4	5 <i>Children's Movies</i> (titles to be announced) <b>6:30 @ the barn</b>	6 <i>Book Discussion with            Ellen Adelman</i> (selection to be announced) 8:00 pm @ the barn	7 <b>Chorus</b> 7:30 pm @ the barn	8 <b>Folk Dancing</b> 8:30 @ the barn with The Beers	9 <b>Hootenanny            with Albi            &amp; Ricky</b> 8:30 @ the barn
10	11	12 <i>Children's Movies</i> (titles to be announced) <b>6:30 @ the barn</b>	13	14 <b>Chorus</b> 7:30 pm @ the barn	15 <b>Folk Dancing</b> 8:30 @ the barn with The Beers	16 <b>Bearcats            at the            Beach</b> @ 8:30
17	18	19 <i>Children's Movies</i> (titles to be announced) <b>6:30 @ the barn</b>	20 <i>Movie Night</i> "to be announced" 8:00 @ the barn	21 <b>Chorus</b> 7:30 pm @ the barn	22 <b>Folk Dancing</b> 8:30 @ the barn with Jim Gold	23 
24	25	26 <i>Children's Movies</i> (titles to be announced) <b>6:30 @ the barn</b>	27	28 <b>Chorus</b> 7:30 pm @ the barn	29 <b>Folk Dancing</b> 8:30 @ the barn with Jim Gold	30 <b>**The**            Banquet            **</b>

Please Note: Friday Nights: \$10 for non-residents, Saturday Nights: \$12.00 for non-residents

# Board Minutes

## GCBA Board meeting minutes 10/21/2007

Present: Stand, Arnstein, Tomei, Fast, Rosedale, Eisen, Finkelman, Brown, Hicks, Levites, Rietsch, Bergherr

Absent: Ehnes, Orr, Schmid

The meeting came to order at 10:05 am.

Bergherr suggested revisions to the September board minutes, including fixing a typo in his name; suggested wording, "Drew Orr may be employed by the GBCA"; and on the last page- Levites [not Bergherr] says that the director is to be hired. Regarding the capital budget for the water committee- the dollar figure has been discussed by the board and retained in the budget as part of the capital fund but has yet to be approved by the membership. The Board approved the September minutes with these changes, and other minor edits that had been suggested by Rietsch between meetings.

Rosedale requested a copy of any addenda for Colony records.

Correspondence- Stand reports 8 pieces of communication exchanged with Rosvally; he did pay dues under protest. He checked financial records as requested and did not immediately dispute anything. He has been informed that he is not entitled to any refund of past dues paid. The Board moved to waive the reading of the aforementioned pieces of correspondence.

Levites went through the entire budget line by line. Procedurally, the Board should have approved the budget at the September meeting- it was discussed at that time but not approved by the board. Such approval is anticipated at today's meeting. Bergherr will be bringing in copies of the revised, Board-approved budget to the membership meeting.

Notable points in the budgetary review were as follows:

- \* \$1200 in Colony utilities is exclusive of charges for water; those are broken out separately beginning this year.

- \* Currently, the only phone billed to the Association is the camp telephone.

- \* Proposal to return legal fees to former level of \$1,000; approved.

- \* Procedure with Rosvally- total cost (ca. \$650) to be reported to the membership next week.

- \* Copying and postage- reducing by \$200- sent out copies of constitution last year.

- \* Bank charges include mercantile (credit card) account and budget line must be raised this year.

- \* Non-recurring expense in security last year- so it is being reduced this year.

- \* Web- paid for domain name registration for 2 years but will need to pay for site hosting.

- \* Scholarship budget amount being removed because of success with silent auction. That fund is tracked separately from other

Colony funds.

- \* Community donations- Stand reports that the Fire Dept. is having 100th anniversary- we would like to buy a full-page ad in their publication- adding \$500 to the Fire Department donation this year. With the \$500 to the Ambulance Corps, this brings the total budget line to \$1500 for 2008.

- \* Bank interest is up because payments are coming in faster (in part due to the option to pay by credit card) and compliance is on the increase because the constitution has been changed.

- \* Increase to Social Committee budget line- based on the demand for 2 barbecues and follow-up to other successful events

- \* Tree work: \$6,000 minimum for 2008 est. by Hicks (removal of dead trees that could fall on roads and power lines on Danger Rd, Hillside) billed at \$3,000/day. Approved- both as an emergency safety measure, and to minimize financial liability. Will discuss a possible place to put resulting wood and debris since avoiding removal of such will reduce the total cost substantially.

- \* Beach/barn water is being broken out and collectively assessed for the first time.

- \* Payroll has increased... Orr billed us for digging and fixing leaks.

- \* Maintenance/repairs supplies budget line actually represents two merged budget lines- doing this obviates the need for defining a "major" repair.

- \* Water pump house repairs are capital expenses, not included in the operating budget line. Arnstein suggests expense of contractors be compared for maintenance. Unspent funds from that line will revert to water capital fund. Summary page- 59 units pay for winter water.

- \* Summary- 1250-1415 for "all water" users in the current budget before approval of tree work and other changes approved today.

Capital improvements:

- \* Chairs for the barn- change to \$605.

- \* Water reserve- \$40k was an approximate figure for complete renovation of interior of the pump house... including new variable speed pumps.

- \* Water Committee last week decided to keep existing pumps for now- install/replace new piping, controls and all else. The job is being split into 2 phases; second phase is to replace the pumps. Cost of phase 1 alone is \$12k of materials with zero (volunteer) labor- as recommended by the water committee in their last meeting. Fast is not in favor of volunteer labor- since this mostly skilled labor and quite time consuming. Approx. \$12k labor/contracting cost would be involved. Motion to change the capital from 40 to 24k to reflect maximum anticipated phase 1 costs for 2008- approved unanimously.

- \* Hall Avenue connection cost is a carryover from 07 capital improvements to 08- needs to be explicitly included.

Motion to recommend the budget as amended to membership: approved unanimously.

Committee Reports-

Barn- polyurethane application to the floor will be done in the spring; Halloween party next Wednesday

Beach- G. Stewart is coordinating- meeting took place 2 weeks ago to set an agenda. New, different people who are interested are

invited to join- the work of the Committee includes hiring lifeguards, enforcing rules, restoration of path, new play equipment, setup of events. etc.- Formal leadership transition is to take place later in the autumn. Rietsch will remain as Board liaison and as a member of the committee, but not as chair. A Red Cross rep visited our site, and is considering teaching courses here. No one at the "Educator" level of training is currently on staff. In order to conduct classes, the Red Cross would supply an educator- courses would happen prior to the camp opening date. A waterfront life guarding class will happen (1 day); it is also possible to teach full life guarding (5 days). In preparation for this, we would need to set ropes, rafts, and turn on water in the bathrooms. Benefits to us for running these classes include developing a pool of lifeguards, and having some percentage of the revenue returned to the Association. We need a beach supervisor (aka Committee Chair) to assume authority and responsibility.

Camp- Martha needs to communicate about financials for the camp- specifically regarding taxes. Changes in committee membership and roles are anticipated. Stand is working to re-establish stability in those leadership roles. Need more members of the camp committee and others to consider taking a leadership role in this area and create a smooth transition. Prospective committee members could include those with kids in the camp but are not part of the Association.

Environment- Is landscaping part of maintenance of environment? The answer is Maintenance (per Bergherr and Stand). Surveying work needs to be done- to be coordinated between Stand and Hicks. [Nursery acre] Issues with current landscaping contractor are to be communicated to Maintenance liaison (Orr). Suggest surveying other contractors. Contractors' terms of work (dates, tasks, rates) should be set in writing to avoid future misunderstandings.

Hospitality/Social- done for the season. Meetings to resume in a few months.

Legal/sales- Finkelman to get records from former sales committee (Kroun). Cardillo transaction- we waived our right of first refusal to the property bought by 19 Pond St., Inc. Need legal letter at every closing to confirm whether or not outstanding dues are owed. Finkelman to call Donovan to set this up in the future.

Maintenance- Concerns about dam work getting done. Orr and Stand to follow up.

Roads- 11/12 is the date for leaf pickup- Schmid may ask that this date be postponed. Bergherr expressed dissatisfaction with road maintenance routines- the dirt used in re-grading becomes dust. Item 4 was suggested as an alternative resurfacing material. Arnstein agreed to help with researching this issue. Political pressure is lessened because the roads supervisor is running for re-election uncontested. Tomei suggested writing a letter in local newspapers to get politicians' attention. The goals would be to get the Town to use best practices in dirt road maintenance, enhance the quality of life by minimizing excess dust, preserve the lake by reducing needless deposit of fine particulates, and to improve road conditions for driveability and drainage. The letter would go out after the meeting with Rippinger. Mark and other interested people will join in this initial meeting.

Road 4- Tomei is hoping to get some more articles and photos very soon for the next issue.

Water: Fast read out the minutes from the last water committee. Stand requests a deadline be set for system drawings (dates of 1/1/08 for drawings and 2/1/08 for CAD version were suggested). Our water system inspection is coming next week. Bergherr recommended installing a uninterruptable power supply to protect electronic controls. Fast reports that the electrical service to the pump house is now grounded.

New business- need volunteers for board meeting locations starting next month through March. The following board members volunteered to host meetings:

- \* Stand- November 18;
- \* Arnstein: December 16;
- \* Rietsch- Jan. 20;
- \* Eisen- February 17;
- \* Levites- March 15

The meeting was adjourned at 12:03 pm.

### **Executive Board Meeting 11/25/ 2007**

Present: Arnstein, Fast, Levites, Bergherr, Brown, Schmid, Stand and Orr.

Absent: Tomei, Rietsch, Rosedale, Finkelman, Hicks, Ehnes and Eisen

A quorum was not reached so no motions were proposed and no votes were taken. However some committees reported:

Financial – Levites

Not clear who to contact about camp finances, but Martha will contact Lor Milliot regarding this.

One member is behind with 2007 taxes and Eric will try to resolve these arrears. We're having problems with Chase Bank and Martha was advised to transfer Colony accounts to a more responsive bank.

Dues will be payable by March 1, 2008.

Roads and Environmental – Schmid

The town highway department wants the logs removed from the Pond Street by-pass road (in front of Kringas who put them there).

A truck should also not park there. This is to allow snow plow access. This small section of road, however, is not a travelled way since Kringas and Margolis have their own driveways. Stand will send Kringas a letter requesting removal of these logs since they were put on Colony property.

The removal of dead trees will be prioritized with the ones likely to pose a significant risk taken down first. Ron will draft a letter to be sent to homeowners who have problem dead trees on their property to have them removed.

The owners must bear the cost, but this can be done in conjunction with the Colony program to save the owner money.

join in at their own expense with Hawthorne.

Hospitality/Social- Met yesterday; calendars for Jul/Aug are being assembled. Events include camp night, volleyball, the banquet, classical night, and a folk music hootenanny; we are looking for outside folk musicians for a Saturday night. Lisa Wenzell, who is associated with the Golden Apple (St. Mark's Church, Mt. Kisco) will be assisting, and possibly a theater group as well. Movies will run on Tuesday nights for children and Wednesday nights for adults; we may assemble a book group as well. There will be the traditional Beach barbecue. Stand

introduced his idea for a Water Carnival.

Legal/sales- Two owners have fences located on the nursery acre. Stand spoke with Gecai about his fence; he is planning on removing the fence in the spring. Finkelman will write a letter indicating that private structures on colony property must be removed (currently located at the front and rear of the nursery acre). This letter will include a copy of the survey. Sandler will also be notified. We need to find out how soon Sandler's fence can be removed.

Finkelman now has the "List" of potential buyers who are to be notified when properties are put on the market.

Discussion on the Kroun letter ensued. By way of history, using town Certificate of Occupancy designation on the number of family units assigned to any property was based on not wanting Colony members to police categorization of individual residences.

The Board affirmed that the C of O needs to be the authoritative measure for billing. This matter is being referred to the legal committee. It was noted that the membership voted to accept number of units in the budget, so any adjustments would not be valid for this year.

Maintenance (Orr)- We will need new landscaper for next year. Levites will provide budget information to Orr.

Stand requests a list of barn repair projects needed: Gutter drain, siding, etc.

Roads- A meeting has not been yet set with Ripperger. Bergherr enumerated problems with road maintenance, including excessive scraping. Bergherr, Arnstein and Stand will accompany Schmid when the meeting date is set. Orr says recycled item 4 is what they are using, and it is much less effective than the real thing. The goals of our meeting will be to improve the road maintenance service, while saving the Town money by proposing more efficient and coordinated procedures.

Road 4- Tomei's email about the March issue and the proposed blood drive are to be posted to the wiki.

Water: Arnstein has delayed submitting documentation (which will be a major undertaking) due to health issues. Fast will produce finished drawings from Arnstein's sketches. Arnstein and Fast will produce specifications for the work and Arnstein will produce an instruction manual.

Hall avenue line replacement is budgeted- scheduled for spring. Three breaks in the old line have already been repaired. One repair was line failure, the other two were from pipes moving (weather). About \$2,800 has been spent for these repairs. The plan is to hook in the new 3" line, put in curbscocks at both ends of both lines (new 3" and old 2")- this work is budgeted at \$3,000. Eventually, houses will be cut over to the new line without much disruption.

The well cross-contamination work is now complete, must be documented (including copies of surveys- Rietsch has the data). The emergency power/water outage phone tree instructions and list will be written out. Ron needs to be notified if power is out.

Hicks will investigate using a commercial service for emergency notifications. The Board agreed this is a good use of Colony funds and is willing to spend up to \$500 in 2008 for this purpose- although Hicks estimates it will cost much less.

New business- Do we need an annual review of our insurance needs? Levites discovered that we were not being covered for Disability. We are switching to quarterly billing, will have summer employees covered. Bergherr will contact Gary Forbes to see if he can join us at the February meeting to discuss this.

Garbage- Somers Sanitation has levied a 3% increase on our bill (the first increase in 7-8 years): this increase amounts to \$84.78/month without taxes- or about \$1,000 per year. It was suggested that we bring this to the membership as a supplemental budget item. Bergherr: moves that we sign the contract and get membership approval at the next meeting. Seconded. No discussion- approved unanimously.

The meeting was adjourned at 12:53 pm.

### **GCBA Board meeting minutes 1/20/2008**

Present: Stand, Arnstein, Fast, Rosedale, Eisen, Finkelman, Brown, Levites, Bergherr, Ehnes, Orr, Schmid, Hicks

Absent: Tomei, Rietsch

The meeting came to order at 10:09 am.

Minutes were read into the record: The October minutes were accepted. There was not a quorum at the November meeting, so minutes were simply read into the record.

Letter from Kroun read into the minutes- requests being billed as one unit instead of two.

Eisen received a letter from John Jay asking us to continue the scholarship. She will bring the letter to the February Board meeting.

Committee Reports:

Finance- A Financial Summary document was distributed. One member has \$1,052 of outstanding dues owed from 2007; interest on that amount will be added to the 2008 bill. 3 payment plans have been suggested to this member, with a response by the end of January requested. Levites will send out a letter advising the member of a lien if no communication is received by that time.

Chase Bank overcharged us by ca. \$800 for document duplication. Others in the area report problems with this bank or branch. We are actively investigating changing banks. Chase has instituted a new \$5 per page duplication fee.

Barn- Removal of wood debris from the front should be included as part of the colony tree project or as spring cleanup. The end of Road 1 is a possible place to put wood.

Beach/Lake- Stewart-Stand has not met with Rietsch, but Rietsch has sent her a list of things that need oversight. They are generally in agreement. Stewart-Stand is trying to create subcommittees- landscaping, waterfront/hiring, rafts. Some people are willing to do work but not to attend meetings. We have a promising candidate for the waterfront director position: Hilary Post. We still need an instructor to teach the children, then two part-time lifeguards who will work under a contract with no bonuses. Substitute lifeguards will be paid hourly. Two candidates were solicited as lifeguards- no response yet; two more part-timers from the Colony can work one month each. Anyone with expired certification is encouraged to renew. New committee members are welcome.

Lake- There has been no progress on a plan to spend out the grant yet. The Town has decided to discontinue leaf pickup. We have a new Town supervisor (Brancotti)- he is familiar with lakes. We may be getting more attention from the Town. Brancotti wants to have the DEP property exchanged for another property near the Exit 6A ramp off of 684. Stewart-Stand reports that DEP wants to protect the watershed, so any significant development would need to take place further south- over the Katonah town line.

Camp- Copies of committee meeting minutes and budget were distributed. Stand prefers that someone from the board join the walk-through with the health dept instead of only camp personnel since they are employees of the Association. Ehnes agreed to represent the Board when this happens next. Maureen Martin and Laure Milliot joined the committee. 3 members have resigned, but they will help with

the transition. Jean will be new director- she is looking for an assistant. The next meeting is scheduled for Feb. 2 at the Ehes house. The goal is to maintain steady enrollment numbers in the camp.

Martha will validate budget figures relating to Camp reserve (funds left over from last year).

Stand expressed gratitude to JoAnn for her work coordinating this.

Stewart-Stand wants to meet with the new Camp Director to coordinate beach management logistics.

Environment- Hicks asked about status of the tree letters. Stand has the final language for the letter, based on recommendations from Tomei, Arnstein. The Letter was read into the record by Stand. Orr suggested including the estimated price by Hawthorne in the letter.

Four trees pose an imminent risk.

\$7,443 is total estimate for work on Colony property including removal; the total will be \$700 less if logs are not removed. Work on private property comes to about \$3,000. The Board agreed that it's worth the \$700 to have the logs removed. All trees to be taken down are marked with blue spray paint or blue tape. Stand requests a competitive bid for the tree work. Hicks agreed to investigate- but we need to be quick, since winter pricing is in effect. \$6,000 is budgeted for tree work in 08. The Contractor suggests doing this every year or every other year...

Stand says Colony property is defined as 25 feet from the centerline of the travelled way- this needs to be clarified. Anyone who is aware of a hazardous tree issue on colony land should notify the Board in writing.

Motion to accept list of trees identified by Roads and Maintenance committees on colony property- and remove them according to Hawthorne estimate up to the budgeted amount for 2008 (Bergherr)- seconded by Hicks- carried unanimously.

Bergherr will orally notify property owners of the four trees on private property about their risk, offering them the opportunity to notification has been served by the injured party to the Association warning us of the risk. Individual homeowners' policies may cover some tree work costs- check with your insurer. The Association currently has a \$1,000 deductible on its policy.

Regarding a volunteer laborer getting hurt- are we covered? The Association is covered, but the volunteer is not. He/she would have to sue us- using individual insurance. Forbes will investigate further.

Committee Reports:

Finance- We are in the process of transferring accounts from Chase to M&T. Moving the Merchant (credit card) account will take some more time. We are doing OK with collecting dues. The one current case of outstanding dues collection has not yielded progress/response. Finkelman will compose a letter to the member in default regarding a lien on the property (which is automatic, per the Constitution).

Finance committee: A meeting will be convened to develop a process for expenditures to encourage communication with committees. Rietsch, Bergherr, Fast will join; Kroun will be asked to come as well.

Barn- Work on banisters and floors are still on schedule for later this spring.

Beach/Lake- Met yesterday. The Committee is still looking for a permanent chair. Went over schedules- will meet in March, schedule cleanup in April. Will check out condition of rafts, need for a new lifeguard stand, landscaping, tree work, hiring lifeguards. Stewart-Stand has worked up minimum lifeguard needs with BOH; we need at least 4 lifeguards, maybe 5. Hiring would include coverage for vacations, lifeguards leaving to begin school, etc. Still need a 21+ year old with lifeguard certification (maybe Richie) to serve as the Waterfront Director. Saturday, 6/21 will be the opening.

Proposals for signage, walkway will be presented to the membership. Playset replacement is still needed. Chair storage shed idea needs to be taken to Stewart-Stand. Lifeguard chair- Rietsch suggests replacing with a material other than wood for maintenance and longevity.

Town- Per Lewisboro Ledger article: Lake Truesdale has 3 owners' associations and no required dues. The condition of this lake is poor, and they have accrued \$1.5 million in deferred maintenance. The Town may be brought into maintenance work but taxes might need to be raised to cover the cost. Giving the public access to the lake would be used to justify the Town taking on this responsibility. Stand requests that people be vocal in their opposition since Town residents would benefit more from spending tax dollars elsewhere. The owners' associations should take responsibility and shoulder the costs.

Camp- JoAnn is no longer chairing Camp committee; Stand will contact her. \$14,240.80 was the amount transferred to the camp including the "surplus" from last year (to be verified with Levites). The Finance committee will discuss this accounting further. The Camp committee needs more members to participate.

Environment (Orr, reporting for Schmid)- Bergherr distributed the tree letter to four members. We asked for a quote on a daily rate from Hawthorne- they wanted \$2,000 per day. Orr found an alternate source of tree work, with equipment and insurance, for ca. \$1,200 per day including removal. He estimates 2.5 days of work for what we quoted in terms of emergency removal. Schmid has all tree information. The Board requested that Orr's resource be employed with a simple contract- specifying payment of ca. \$3,600 for all identified/marked trees, including removal- in conjunction with another walk-through with Schmid; other interested parties will be notified of the date for the walk-through with the contractor (Rietsch- someone should help identify trees to be taken down at the lake).

Moved (Stand): Authorize Schmid or Hicks to sign the contract for emergency tree work on behalf of the Association if it comes in under the budgeted amount (up to \$6,000) for the current year. Seconded- Arnstein. Carried unanimously.

The Board thanks Schmid for his time and attention to identifying and marking the trees, soliciting an initial bid for the work, and protecting the community and its members.

Hospitality/Social- Met yesterday. The date for the Water Carnival date is set for July 5, followed by the opening barbecue. There will also be an Aug. 2 barbecue following volleyball. Walt Michael & Co will be coming to play folk music; John Hall will lead political discussion. Chess night with an instructor will be held in the teen center on March 7, 7-8pm. Children/Adults, all skill levels welcome. Please note that the water will not be on at that March 7 event.

Chorus- Will meet on Thursday nights. Nancy has been hired; there is no pianist to accompany yet. Time frame is July-August. Jim Gold will do folk dancing on all weekends but two.

Legal/sales- Letters sent to Gecaj and Sandler re. fences on nursery- no response yet; Kroun also got a letter regarding dues owed on his 2-family property with only one family in residence. Kroun has discussed this with Finkelman. Kroun asked that a judge resolve this issue; Finkelman explained why this is not advantageous. Kroun wants the Board to go to the Town Building Dept. and verify that charges are fair across the board. We confirmed that there are other households currently being billed in the same way.

Kroun needs to write a letter to the Board requesting an inquiry. He can obtain a list of billing criteria from the water cross-contamination

project and compare it with Town records.

In discussing this matter, it was noted that certain one-family properties are being used as 2-family. This should be considered as a separate agenda item for the future.

Stand cites a decision of 11/10/70 transferring the road surface (also called the traveled way) to town- Stand requests specific language from land office in White Plains. Some say that we deeded the land that the roads sit upon to the town. Arnstein said this was all originally about insuring public workers that would have been on private property. Finkelman will investigate.

Maintenance (Orr)- Got another bill from the landscaper. Levites asks if we should pay. Finkelman suggests that we send him a registered letter to indicate that he should cease services and send us all outstanding invoices. Orr requests some more details from Levites for on any outstanding charges not paid (dam mowing?); she will pull receipts. Hicks and Orr will draft a letter together.

Roads- Meeting with Ripperger not yet scheduled.

Road 4- Tomei can no longer handle this responsibility due to his busy schedule; he is resigning from the Board. We need someone to replace him for Road 4 production; Kroun was suggested as a possibility.

Water- Rietsch will update cross-contamination paperwork and send to Arnstein. Kringas house may need to be inspected. All replacements in the pump house needs to go through the BOH; maintenance work does not. Next Water committee meeting will be on March 8.

The new 3-inch Hall Ave. line is to be hooked up ASAP. The Committee will come up with schedule for doing so and hooking up the affected houses.

Garbage- nothing to report

New business- Leaders taking water away from front of the barn need to work. Orr to effect temporary repairs. Longer term repairs to be done next year.

Ice on Hillside avenue- Refer to Schmid and Roads committee

Board vacancy: Sircus was suggested.

Next meeting: SAT. March 15 at Levites house

The meeting was adjourned at 12:34 pm.

### **GCBA Board meeting minutes 2/17/2008**

Present: Stand, Arnstein, Fast, Rosedale, Eisen, Finkelman, Brown, Levites, Bergherr, Orr, Schmid, Hicks, Rietsch

Absent: Tomei (Resigned), Ehnes

The meeting came to order at 10:10 am.

January Board Minutes were read into the record- approved with amendments.

Gary Forbes, owner of the Forbes Agency in Katonah introduced himself to the Board. He has decided to preserve our pre-existing arrangement with Philadelphia and "co-broker" our insurance. Certain high-risk aspects of our camp and lake (swimming-related) operations would make it very difficult or prohibitively expensive for us to get an entirely new insurance policy. We now have very good coverage.

A summary of our insurance was distributed and explained, including all locations covered; Gary re-did our facility evaluations and requested a single blanket coverage limit for all facilities. Ordinance and Law coverage allows rebuilding facilities to current code should any one of them be damaged or destroyed. Liability coverage includes bodily injury and property damage. Hired or non-owned automotive coverage regards use of rented automobiles on Association business (personally owned autos are covered by one's own insurance). The Barn is classified as a "civic club". The Camp was not originally itemized on our policy, but is now; it was listed on the application but not the policy. Defense Cost coverage is very important, and we have it. The Forbes Agency can help us communicate with NY State regarding insurance issues. Levites will forward camp insurance-related communications to Forbes for follow-up as needed.

Questions from the Board members were asked: Are we covered for falling trees? Usually it's an Act of God unless prior, written

A group will assess the end of Pond Street as a potential site for dumping these dead trees which will be a lot cheaper than having them removed from the Colony.

A list of these trees, prioritized and tagged is required from Schmid and Hicks.

Schmid raised the question of owners dumping in the rear of their properties which can be seen from the roads and is very unsightly. It was suggested that pictures be taken as a gentle means of persuasion to have at least major appliances and tires removed.

The nursery acre will be surveyed for \$ 850.00., but a price was not yet given to survey the Colony's 17 acres.

Submitted by Ron Arnstein...

November 29th, 2007

RA/ja

### **GCBA Board meeting minutes 3/15/2008**

Present: Stand, Arnstein, Fast, Rosedale, Brown, Levites, Bergherr, Schmid, Sirucs, Rietsch, Eisen

Absent: Ehnes, Hicks, Finkelman, Orr

The meeting came to order at 10:13 am.

February Board Minutes were read into the record- approved with amendments.

Correspondence- Mail attempting collection from the sole member with unpaid dues for 2008 was returned. The Post Office is assuming he no longer lives at the address.

Motion to accept Gerry Sircus as addition to the board, replacing Tomei: Moved, Fast, seconded: accepted unanimously.

Committee Reports-

Finance- Report was distributed. One more week with Chase. We are now online with M&T. Will follow up on the status of the letter to DiAngeles regarding a lien on his property. Finkelman said he would send the letter (registered) and place the lien. Cutting off water could be the next step.

Regarding Pinetti disputing shared water bill- Levites explained water billing procedures to him- no response. Fast suggests putting a

lien on the property (interest accrues). Would need to be done annually if his objection persists. Stand will speak with Finkelman about this. Levites suggests sending written notification before any action is taken.

Suggestion to backfill over the curbscock at Pinetti's place on Hillside Ave. We will ask Orr to backfill it, install standpipe to access it from the surface and notify Pinetti. Cost will be considered maintenance. Won't cost more than \$500.

Motion (Arnstein): The Colony regards the open curbscock at Hillside avenue as a safety hazard and will address this. Seconded. Approved unanimously.

We pay taxes on investment income only. American Scandia tells us we must transfer our annuity account because we are not a "natural person". Income on this account is tax deferred until we need to use the money. Will go to M&T and ask for guidance. There will be a tax cost in transferring this. Suggestion to check with our accountant. We are incorporated as a cooperative community.

Finance committee met in Feb. Need clarification in camp fund accounting. Relationship of camp to Association accounts is detailed in the Committee report.

Regarding committees with budgets, timing is a challenge. Approvals are in August, and in October new members join. Rietsch suggests that preparing itemized budgets in advance is the best way to promote understanding and awareness. Social, Beach, Environment, Water, Camp, Maintenance have budgets. Chairs of these committees are to be alerted by the Board liaison to draft an itemized budget. Arnstein suggests designing a standard budget submission form, to be distributed in the June meeting. Levites will provide a format. Meeting schedules for the next year should also be prepared at that time. These items should be due back to the board liaison by the July meeting. The budget form will be reviewed at our next board meeting.

Barn- Teen center being used Friday nights. Chess night was successful.

Beach- No lifeguards on duty until 6/28. Tree work at the lake has been ongoing. Lifeguards- Lauren is coming back as WSI; Richie will be back as waterfront director, and asst. director of camp. Still need more lifeguards. Brandon, Bucky mentioned.

Lake- Stand related information about a past project with lake dredging nearby; they used grant money to do it. Timeline was 10 years. We will be looking for someone who needs the "spoils".

Town- nothing to report.

Camp- Stand reported- expressed concern that nobody is coordinating activities, or supervising Dawn Giantiempo (who has no experience as Director). Ehnes is our liaison. Stand will contact Ehnes. Dawn lives locally. Judy Fast will take over for next 3 months until a new chair steps forward.

Environment (Schmid)- Tree work is nearly completed. One tree left to go. NYSEG is repairing a power line near the last tree. Total contracted amount was \$4,700. Suggestion to use the remaining budgeted \$1300 to take down remaining threatening trees. Rietsch suggests redirecting this balance to removing trees around the barn, to protect campers since the BOH might require us to do so anyway. Eisen reports having a positive experience with Corbett, our contractor. Levites suggests someone write up a Road 4 article to document what he did and recommend his services- he is a resident.

2008 Budget of \$6,000 is for trees on colony land that threaten people or property.

We need to be able to spend up to \$3000 for tree work on the ball field. Total emergency expenditure over our \$6,000 budget will 1700.

Stand makes a motion- Due to the emergency on the ball field, the Board authorizes an expenditure of \$3,700, part of which will be covered by \$1,700 residual from the original \$7,000 budget for tree work at the beach and along the roads. Seconded, carried unanimously.

Hospitality/Social- nothing new to report.

Legal/sales- no report.

Maintenance (Schmid)- Complained of rubbish/debris on land between Pond Street and Hillside Ave. Schmid has pictures. Unknown whether it's private or colony property. Stand says that most of this is private property. Suggestion to make this part of cleanup day- drag out what we can and put on the roadside. Then private property owners can be notified. Bergherr to notify Hicks of this project. This disposal will require a dumpster from the sanitation company- but that means we will not get one next year.

Roads- Schmid asked Ripperger to have a meeting. Probably during regular business hours. Those interested will meet ahead of time: Bergherr, Arnstein, Stand, Schmid will meet- Orr will be invited.

Road 4- still looking for a coordinator. Sircus will talk to Kroun about Road 4. Schmid suggests talking to polling other members for interest in contributing or taking over. Levites suggests high school age people might be interested in working on a Road 4 piece.

Water- Arnstein to finish report to BOH on cross-connection control. Shed work to be postponed since Hall Avenue hookup takes precedence. Seven cuts into the road need done for that project. Decision needed on 2 inch line. Shed work- plan is to do it incrementally as maintenance work. Plans will be drawn up. All functions are OK. Pressure tank recharging needs to be automated- suggestion is to use a timer to set a compressor to add air on a regular basis. This will keep the motors working. Discussion of the merits of wholesale replacement vs. piecemeal work on the system. Transition to managed water system is envisioned over a 5-year period.

Garbage- nothing to report

New business- none

Next meeting: Sat. April 19 at the teen center

The meeting was adjourned at 12:19 pm.

Road Four  
Goldens Bridge Community Association, Inc.  
BOX 701, Goldens Bridge, NY 10526

**Road Four**  
*Winter-Spring*  
**2007-2008**

