

Road Four

NEWSLETTER OF THE GOLDENS BRIDGE COMMUNITY ASSOCIATION



Fall
2016

Reflections on the 2016 Social Season

About halfway through last spring I woke up in the middle of the night with the realization that I had made a huge mistake. A bake-off, karaoke night, paint night, the bat! What if no one shows up! Worse, what if everyone shows up and it's a flop! Why didn't we just hire a bunch of bands? What was I thinking? I called an emergency meeting of the Social Committee. They assured me I had nothing to worry about. They were going to make it all happen and everything was under control. Based on the assurances of this talented and energetic group I put my concerns aside. And it seems we had a wonderful social season.

Besides myself, the members of the Social Committee are Natalie Solono, Kayla McDonough, Jill Kaplan, Lisette Meyers, Rina Slavin and Martha Levites. Plus two unofficial members without whose help many things wouldn't happen as planned, Mike Brown and Drew Orr.

We did bring in a couple of bands however and they were great.



The Collazo Band (a name I made up since they didn't have one) gave us an evening of Latin music that got many up on their feet and dancing. I believe it was the Colony's first Latin band and I



think we will have them back from time to time. Fortunately the weather cooperated and we had a rare cool evening. The band Gathering Time was back with a couple of sets of '60's folk music that had most of the audience

singing along. It was a special occasion and the singing of the songs was reminiscent of the singing at the end of the Martin Luther King March on Washington event from a couple of years ago.

Jill organized the Bake-off. I had never heard of such a thing but a surprising number of bakers participated and filled four tables with their delicious entries. There were several categories (pies, cookies etc.) and a large crowd showed up for dessert and to vote for their favorites in each category. It was a wonderful way to spend an evening with your neighbors. Thanks Jill for a sensational event.

Paint Night built on its success from last year. This year's event was a more traditional paint night with an instructor leading the painters through a sample of a scene they could recreate. We had spaces for 15 budding artists but had to add 5 more easels to accommodate walk-ins wanting to paint. Like last year we also had a kid's program. Some of the children found the painting much more interesting and abandoned their program to paint at an easel of a parent or grandparent. Half way through the evening many canvases were being painted by two artists. Free wine, food and refreshments were offered at the bar. Due to the continuous instruction it became necessary to bring everything to the artists while they were working. Nicole Delgado did a great job as the evening's food and wine host and even baked delicious hors d'oeuvres for the event.

On August 13th the Colony had its first ever Karaoke Night. Free wine and beer were served to loosen tongues and reduce inhibitions. But it still took a while to get the evening started. Fortunately Natalie had about ten numbers lined up to fill in some time as people warmed to the idea of getting up on the stage and pouring their hearts out to their neighbors. Drew and Mike set up a wide-screen TV on a table in front of the stage, scrolling the words to the songs people selected from an internet karaoke site with 34,000 songs. Eventually people started signing up for songs they wanted to perform. Whether it was the wine or beer or something else, things really heated up as the evening progressed. The last songs were not sung until some time after 11:00PM. And there was a big "NO MORE!" written after the last entry. Now we all have a year to plan for next year's night. I know some who are picking out their songs already. I'm sure most who participated will want to do it again and maybe some of their enthusiasm will spread to others.

Finally, on the last Saturday of the Social Season, before the Banquet, we held our second annual BAT (short true storytelling). Martha spent the summer identifying storytellers for the evening. It seems as if last year's BAT got people thinking well in advance of stories they could share. The BAT is modeled after the NPR program The Moth. But the storytellers on the Moth are not friends and neighbors of the audience. That makes our BAT special. Speaking in front of strangers you may never see again or listening to a story from someone you never met cannot compare to the experience of our BAT night. So start thinking of stories you would like to share with us, anything from cherished memories to hair-raising adventures! I hope we can keep the BAT in our repertoire of Saturday summer social events. Our social season only works if all of you make it work. And this summer you all did a great job! From all of us on the Social Committee thank you and we look forward to doing it again next summer!

John Bergherr

GB Banquet 2016, BY MARTHA LEVITES

Life is full of surprises! And so the 2016 banquet started with a big one. Just as I was personally congratulating myself on fine planning for getting food to the tables in a timely way, the lights went out. It was an unbelievable start to the first banquet I've ever organized, following years of Pearl Klainberg having it all under control.

In the spirit of "the show must go on," Dottie Shulman and I managed to distribute 308 shrimp with the aid of flashlights, while Nicole Delgado and Ken Cousin finished loading hors d'oeuvre plates in semidarkness. After a few false starts, the lights returned thanks to the efforts of Dan Fast, Drew Orr, Mike Brown and 2 generators. Once the electric lights were on, spirits were lightened. The atmosphere was relaxed for the rest of the evening, with people moving around and socializing with their neighbors.

We had a table filled with new Colony members. We welcomed Cassie Arcate and Doug Keehn, who recently bought the DeAngeles

house, Cari Garcia and Brian Hayes, who bought the Freedman house, and Milena Tuta and Patrick DePaula now in the Schattner house. The rest of the table was filled with already participating recent members, Natalie Solano, Kayla and Dave McDonough and Jill Kaplan.

This year's caterer was once again Mt. Kisco Seafood. They provided extremely generous portions, and were anxious to please. Just in case anyone is planning a party, I would recommend them. Our most popular dish on the menu was the paella, a tasty rice concoction filled with all sorts of seafood.

Max Leighton provided the after-meal entertainment with Ken Gross, Lisette Meyers, Denise Cossu, Faye Lieman and Billy Yalowitz on stage with him. For me, the best part of the banquet was the participation of so many people: entertainers, a committee of 9, plus at least 6 waiters, and 10 servers. It felt like a community event in the best way possible.



Paint Night 2016, Pinot & Paint, Katonah Art Center



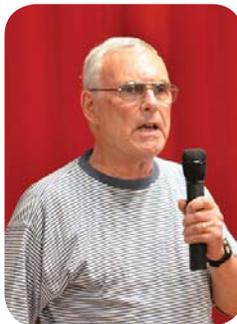
THE BAT.
SHORT
STORYTELLING,
MODERATED BY
MARTHA LEVITES.



Martha Levites



Barbara Tauber



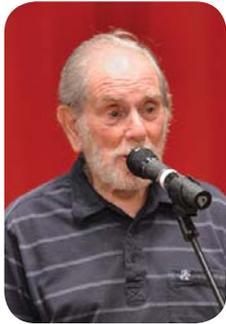
Aaron Kroun



Rene Boyer



Ellen Adelman



Gerry Sircus



Ken Gross



Mera Eisen



John Bergherr



Jerry Tenney



Marty Adelman



Goldens
Bridge
Day Camp
Talent
Show
2016



DANCING TO THE WILSON COLLAZO BAND



END OF SUMMER CAMP SHOW





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On Saturday, July 16, bakers of the community showed off their favorite baked dessert items. There were four categories; cakes, pies, cookies and other for those delectable treats that had no designation. Colony members got to taste whatever caught their eye, and then vote for one favorite in each category. Beverages were served by members of the Social Committee and volunteers. This was a great way to socialize and sample the favorite baked delicacies from your neighbors' kitchens. The winners of the bake-off were: Roman Broberg's pecan pie and Jill Kaplan's cream pie tied in the pie category. Maura Sircus' shortbread won for cookies and bars. Martha Levites and Judy Shulman tied for cakes. Lisette Meyers's cheese-it toffee bark won in the "other" category and was also best in show. Kayla McDonough's cake pops won for best-looking.



2016 CHAMPIONS

Ben Lieman
 Ethan Federico
 Dylan Schneider
 Jeremy Schneider
 Jake Schneider
 Tom Krantz



Gana Mijiddorj
 Lor Milliot
 Josh Milliot
 Paul Milliot
 Craig Senior
 Roman Broberg



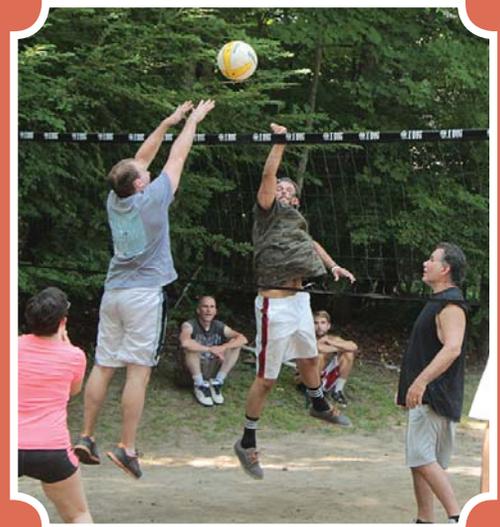
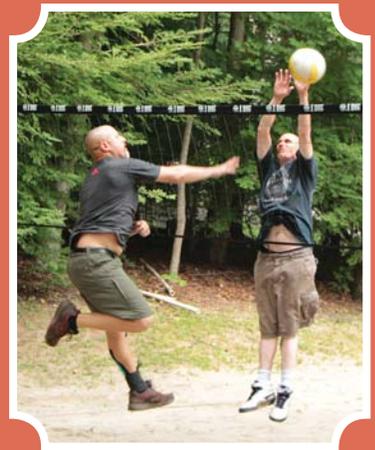
Lesli Klainberg
 Jeffrey Klainberg
 Rick Cousin
 Asha Sanchez-Pena
 Patrick DePaula
 Brandon Schoenfeld



Abby Meyers-Orr
 Ines Sanchez-Pena
 Tamilee Webb
 Dolph Klainberg
 Whitney Jones
 Dan Ring



Avi Shulman
 Scott Moore
 David Goldemberg
 Devon Solano
 Max Leighton
 Brandon Orr



Community members who have ideas that they would like to share with others are encouraged to consider joining committees of the board. A list of the board committees and their liaisons appears below. Please contact them for information or to join a committee.

Barn	Michael Brown Joy Radulovic	mbrownmw@aol.com jdradul@aol.com	Road 4 Roads	Gerry Sircus Fred Margolies	geraldsircus@gmail.com fred.margolies@randrealty.com
Beach Camp	Martha Levites Rina Slavin	levites1@verizon.net rina.slavin@gmail.com	Sales/Legal	Jeremy Metz John Bergherr	jeremymetz@gmail.com johnbergherr1@gmail.com
Communications	Martha Levites	levites1@verizon.net	Social Town	Mera Eisen Fred Margolies	eisen21@verizon.net fred.margolies@randrealty.com
Environment	Roman Broberg	romanbroberg@gmail.com	Waste Mgt.	Martha Levites	marthalevites1@gmail.com
Finance	John Bergherr	johnbergherr1@gmail.com	Water	Roman Broberg	romanbroberg@gmail.com
Lake	Dan Fast	norfast@juno.com	Welcoming	John Bergherr Carol Nordgren	johnbergherr1@gmail.com cnordgren@gmail.com
Maintenance	Drew Orr	dorr65@aol.com			



LEWISBORO
land trust

The Lewisboro Land Trust has helped preserve over 1,000 acres in Lewisboro since its founding in 1994. LLT is very proud to have an ongoing passion and commitment to environmental stewardship, responsibility for nature, and education of adults and children through experience, exposure and education. They are “linking people with the land” and offering the community many

ways to use and enjoy our beautiful open space.

Each month LLT offers nature walks and guided hikes, and throughout the year they have lectures, events, and historical tours, as well as programs for kids on various preserves. Says LLT: “We’d love you to be on our e-mailing list so that we can let you know about these events. Please sign up by writing to events@lewisborolandtrust.org. Thank you, and we hope to see you soon.”



Seated left to right are Ethan Rietsch, Christian Ehnes and Paris Hicks who worked at our camp this past summer.

Selling Property in our Community

The Goldens Bridge Colony was established many years ago as a cooperative community. In order to maintain that spirit, we have always had procedures for buying and selling real estate. These procedures are rooted in our constitution, covenants and by-laws. Their purpose is to entice people to buy who are interested in participating in community life.

This is a summary of the procedure for selling property based on a most recent review that formalizes the use of e-mail:

1. The seller or seller’s real estate agent notifies a community officer of his/her desire to sell.

This must be done in writing and must include a price for the property.

2. The officer receiving the notice hands it over to the real estate committee. A formal notification then goes out by email to the list of interested buyers as well as to all community members who have submitted an email address to the community. In this way the largest number of people who understand the nature of our community are aware of the opportunity.

3. Potential buyers from the email notification must contact the committee [as soon as possible] within two weeks (14 days) if they are interested in being shown the property and possibly beginning negotiations.

4. If no interest is shown within [a reasonable time period] the 14-day time period, the seller is notified and goes through normal channels to sell the house.

5. Once a contract is signed, it must be sent to the Community via certified mail. The Community then has 30 days to decide whether or not to pick up the option on that property, while matching the terms of the contract presented.

6. There is then a second email sent out to the list [and community]. If no one is interested, the Executive Board waives the option, and the sale goes through. If, however, there is a reply from the second notification, the Executive Board may decide to pick up the option to buy that property in order to transfer it to that interested party.

What is the basis for deciding who gets a property?

The order of priority is:

1. A person or family who will live here full-time.
2. A person or family who will live here part-time.
3. A person who already lives here, but is planning to use this new property for income.

However, a new member is always preferable to a purchase for income purposes.

We want to avoid absentee landlords and corporations as buyers.

Again, our purpose is to aid the seller while bringing in someone who understands the nature of the community.

Note: Wording that has been deleted are shown in italics, enclosed by brackets.

July, 2012: Revised March 2014

MEMBERSHIP DIRECTORY

The Goldens Bridge Community Association is updating their membership phone and email records. Please contact Pearl Klainberg at 914-232-5402 or email pearl.klainberg@gmail.com to provide the necessary information. It is important we have your cell phone #, land-line # and email address in order for us to notify you in case of emergency or any other community business. For those who have an unlisted phone number, we will respect your privacy to not publish if requested. The phone list will be maintained by the Association and will not be accessible online.

**GAS-POWERED LEAF BLOWER FOR SALE ECHO Power Blower. Model #PB-500H.
Excellent condition, \$180. Contact George Levites: 914-232-4456, 8am-6pm.**

GBCA Executive Board Meetings Sundays 9.30 A.M. In the Teen Center

2016	Sept. 11	Oct. 9	Nov. 13	Dec. 11					
2017	Jan. 8	Feb. 12	Mar. 12	Apr. 9	May 21	June 11	July 9	Aug. 13	Sept. 10

GBCA Membership Meetings Sundays 11:00 A.M. In the Barn or Teen Center

October 30, 2016—Budget Approval for 2016-2017
January 29, 2017
April 30, 2017—Selection of Nominating Committee and Report on “Season” Preparations By Committees
July 30, 2017—Nominations
August 27, 2017—Elections

BOARD & MEMBERSHIP MINUTES

GBCA Membership Meeting April 24, 2016

A quorum was attained at 11.15 A.M.

The minutes of the 01-31-2016 membership meeting were read and accepted without comment. Motion to accept by Pearl and second by Gerry – Unanimous.

Financial - Adam reported that income and arrears over typical of previous years.

012 M&T Bank - \$125,708.64

013 Savings Account M&T - \$2,018.14

014 Camp Account M&T - \$41,188.27

015 Water Capital Improvements Savings M&T - \$11,991.53

016 Capital Improvements Savings M&T - \$153,048.61

Selection of Nominating Committee

This was expeditiously accomplished with the following:

Members accepting; John Bergherr, Richard Tauber, Mike Brown, Dan Fast, Roman Broberg.

The following current Board Members are up for election:

Officers—President – Dan Fast

Treasurer – Adam Huggard

Vice President – John Bergherr

Secretary – Ron Arnstein

At large Board Members – Jay Martin, Jeremy Metz, Carol Nordgren, Dorothy Shulman, Gerry Sircus and Rina Slavin.

Lake – Forebay Project – Dan reporting

Some details remain for permits so they are not yet finalized. Dan thought it would take to Spring 2017 to actually get started on the project but he didn't see any serious obstacles.

Camp – Rina & Rose

Much discussion over a loss due to declining enrollment but the Membership remembered the large overrun the camp had last year. At this time, the size of the loss is unknown, but Adam put forth a motion to fund the camp for as much as a \$20,000. overrun. This was seconded by Gerry and passed unanimously.

Restocking Lake – Drew

Lake restocked with 50 carp for weed control and 150 channel catfish for snail control. We are hoping for a long and productive life.

Lifeguards for Camp and Community – are not yet signed up. Rina and Mera are greatly concerned.

Roads – Fred - This a continuing litany of complaints from the Membership about recycle surface coating and the way the roads are graded. Fred repeated the advice that individual calls to the Highway Department for specific problems are most effective.

Noting more to report – Motion to adjourn by John seconded by Gerry at 12.55 P.M.

GBCA Board Minutes May 15, 2016

Present: President; Dan Fast, Secretary; Ron Arnstein, Treasurer; Adam Huggard, Mike Brown, Rina Slavin, Mera Eisen, Carol Nordgren, Joy Radulavic, Drew Orr, Fred Margolies and Gerry Sircus

Absent: Jay Martin, Jeremy Metz, Dorothy Shulman and John Bergherr

The minutes of the E.B. meeting of 04-10-2016 were read and accepted - Motion to accept – Adam and second by Gerry – unanimous.

1. Financial Report by Adam Huggard

012 - M&T Bank - \$ 121,431.45

013 – Savings Account M&T - \$ 2,018.31

014 - Camp Account M&T - \$ 50,293.53

015 – Water Capital Improvement Savings M&T - \$ 11,992.08

016 - Capital Improvement Fund \$ 153,061.19

2. Water – Ron. The Fee for new hookups for all year water use will be \$1,200. which is basically the cost of installing a curbcock. Motion to accept – Mera, second Fred – No dissent.

Water capital fund is low and needs to be resupplied.

The Financial Committee to address in the next budget.

3. Camp – Rina. We need more campers but a loss is anticipated this year. Rina tried to explain some of the causes of a reduced enrollment, such as market forces, niche camps, fewer kids around, etc. We expect the camp to have the use of a kiln located at Dan's House. Mike will take care of fire extinguishers.

4. Lake – The clean up of the beach and the placing of the rafts are scheduled for JUNE 11, 2016.

5. Sales/Legal The Board voted to waive our right of First Refusal on the Schattner House after notifying the list of the contracted price and receiving no response.

Motion to waive by Ron, second by Mera, unanimous.

6. Social – Rina advised the entire season is booked.

GENERAL NOTE: We urgently need lifeguards.

No additional reports were presented. Motion to adjourn by Mike, second Adam.

GBCA Board Minutes June 12, 2016

Present: Dan Fast, President; John Bergherr, Vice President; Adam Huggard, Treasurer; Secretary; Dorothy Shulman, Michael Brown, Drew Orr, Fred Margolies, Carol Nordgren, Rina Slavin, Gerry Sircus, Joy Radulavic, Jeremy Metz

Absent: Ron Arnstein, Mera Eisen

Meeting called to order at 9:45 AM.

1-Minutes:

The minutes of the 5/15/16 Regular Board meeting were read, and accepted as read.

2-Financial:

Adam reported as follows:

As of June 11, 2016:

Assets in bank:

Checking:

M&T Checking: \$ 122,031

M&T Camp: \$ 92,098

Savings:

Scholarship: \$ 2,018

Water Capitol: \$ 11,993

Capitol Improvements \$ 153,074

Total Assets: \$ 381,214

Members in Arrears::

The following members have made no payment for 2016:

Apter: Owes 2015 & 2016: Has paid off an outstanding lien and Town taxes. We will put a lien on the property.

Cousin

Cubides (on Colony water)

1 West Main St.

Decaudin

Gecaj (on Colony water)

Hom-Mansfield

Rios - property is in foreclosure.

Sherwood - St. John

Simoncini

4-Committee reports:

A-Water: Dan reported that the Annual Water Report, which has been published in Road 4 for the past few years, will now be sent directly to all Community members in a separate mailing. Ron feels that the small type in Road 4 makes the report difficult to read, and that mailing it separately will get it out in a more timely manner.

B-Beach: The rafts were scheduled to go out this week, but will be put out next week instead.

C-Camp: Rina reported that we now have 55 Campers, and the committee is trying to get more. The Nursery floor has been completed, as has the Nursery patio area. There will be 5 Camp groups, and we have a sports person and a drama person.

D-Barn: Mike reported that the fire extinguishers were inspected and re-charged at a cost of \$600. 3 parties have been

booked for the coming weeks prior to the summer season.

E-Insurance: John reported that Philadelphia, which has provided our insurance for many years, will renew our policy. John has received 2 notices from them but needs more information. Our insurance broker is on vacation. John will contact him and get clarification and report back at the next Board meeting.

F-Social: John reported that the summer schedule is complete and that the new people who have joined the committee are great.

G-Road 4: Aaron Kroun, who has been doing the work of producing Road 4 has resigned. Gerry Sircus, who has been editing, will continue, but stated that it is important to think about the future. It was the consensus of the Board that an effort be made to find people to take over the production ASAP, and begin to plan for the future.

H-Roads: Fred reported that the roads are generally good, with some gullies and potholes. He will contact the Highway Dept. about addressing the isolated problems, and remind them that no major work can be done during the Camp season.

I-Sales & Legal: Jeremy reported that there have been 2 recent sales, with no interest from the list, so our option was waived in both cases.

J-Nominating: Mike reported that the committee is proceeding with its work. Rina is considering running for President. So far we have no takers for Vice President. Adam will run for Treasurer and Dan for Secretary.

There being no further business the meeting was adjourned. Meeting adjourned at 11:05 AM.

GBCA Board Minutes July 10, 2016

Present: President; Dan Fast, Secretary; Ron Arnstein, Treasurer; Adam Huggard, Mike Brown, Rina Slavin, Mera Eisen, Jay Martin, Jeremy Metz, Carol Nordgren, Joy Radulavic, Drew Orr and Fred Margolies

Absent: Gerry Sircus, Dorothy Shulman and John Bergherr

Guests: Lars Margolies, Eric Stand, Chris Broberg and Roman Broberg

The minutes of the E.B. meeting of 06-12-2016 were read and accepted - Motion to accept – Ron and second by Mike – unanimous.

1. Financial Report by Adam Huggard

012 - M&T Bank - \$ 89,875.16

013 – Savings Account M&T - \$ 2,018.64

014 - Camp Account M&T - \$ 98,657.37

015 – Water Capital Improvement Savings M&T - \$ 11,993.08

016 - Capital Improvement Fund \$ 153,086.78

2. Nominating Committee – Mike

The preliminary slate is:

Officers; President – Rina, Vice President – Ron, Secretary – Dan, Treasurer – Adam.

At large Board Member; John Bergherr, Jerry Sircus, Jeremy Metz, Carol Nordgren, Dorothy Shulman, Martha Levites, Georgann Steward Stand, Eric Stand and Roman Broberg.

Nine potentials running for six open seats.

3. Sales and Legal – Lars attended because he was interested in purchasing 1 West Main Street which is currently in contract negotiated between a couple and the bank that took it over. Lars wanted the Community Association to exercise its option to purchase and assign it to him, but the Board was unable to. Lars was in communication with two Board Members who set down three conditions before his request could be considered by the full Board.

* 1. Lars must show he has the down payment.

* 2. Lars must have a firm commitment for a mortgage if its not an all cash purchase.

* 3. Lars must show that the bank will sell the property to him instead of the party in contract.

After a discussion, Lars withdrew his interest in the property.

Jeremy then put forward a motion to waive our option on 1 West Main Street – seconded by Adam – Eight in favor 4 abstentions.

4. The Sandler Variance – Motion by Rina, Seconded by Jay.

The Community Association has no objection to Sandler's lot line variance – unanimous.

5. Barn – Dan received a painting bid for the barn but much repair work must be done before any painting or siding can be considered.

A Committee of Drew, Adam, Mike and Dan will try to move the barn exterior work along soliciting Bids for repairs and coverage.

6. Beach – Drew advised that lifeguard coverage is in place while camp is in session but still working to find coverage for Community Lifeguard coverage after camp.

7. Forebay Project – Army Corps of Engineers Permits are still outstanding – Jay put forward a motion to send out bid packages anyway since this project never had a solid cost estimate – second by Joy – No objections.

Apparently Eric did not resign from the Lake Committee as was commonly thought and wanted the Lake Committee to solicit bids and manage the project. This is an expensive project with a firm price cap on it and the Board must be kept advised on costs and progress – as the Board has the final responsibility for the project.

8. Insurance – Motion by Ron, second by Jeremy.

Motion to renew with some adjustments – unanimous.

9. Camp – Rina

Camp Director resigned with two week notice. Last years assistant director will be asked to step in. The declining enrollment is a cause for concern about the camps viability going forward since it cannot continue to operate at a loss.

10. Miscellaneous – Aaron has agreed to continue with Road 4, after Dan's urging, much to the relief of the Board.

Dan continues to look into water meters to allow billing by consumption instead of by units. This is clearly desirable as the costs for water rises.

Motion to adjourn – Jay, second by Jeremy

Adjourned at 12.15 A.M.



Road Four Fall - 2016