

# Road Four

NEWSLETTER OF THE GOLDENS BRIDGE COMMUNITY ASSOCIATION



Fall  
2010

## 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, which is now in color, contact us with the recipient's e-mail address. Road Four is also available on the GB web site: [www.goldensbridge.org/GBsite/roadfourmain.htm](http://www.goldensbridge.org/GBsite/roadfourmain.htm)

Road Four is a community newsletter. If you have any news, be it personal or whatever that you would like to share, please send it to us.

Road Four prints 4 issues per year.

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## Demolition Work Done For Next Section Of Lower Barn Floor

For several nights this fall, David (Dudi) Arnstein, son of Ron, led meetings of his Leadership Workshop in the teen center. In return for use of the space the group was to perform a work service for the community. With the coordination of David, Ron, Eric Stand, Drew Orr and myself, it was suggested that demolition work was needed in the lower barn in order to proceed with the pouring of the new cement floor. This would be an appropriate project. Work began on Nov. 14 but due to time constraints, the group was only able to partially remove walls and floor. We were left with only a portion of the work promised done. David, feeling responsible for his group not completing the job, was able to enlist five of the guys to return

on Dec. 5th and along with Dan Fast, Eric Stand and myself, the job was finished. The debris piled on the west side of the barn, as of this writing, is what was removed and will be disposed of ASAP. A few interesting artifacts were discovered under the old floor including several different soda bottles. Two, in particular, I found of local historical interest. One labeled Kisco Beverages and the other, Kiscola. Both bottled in Mt. Kisco. We were able to date the lower barn floor as well. A few scraps of newspaper were also found. They were from The Sunday Worker dated July 31, 1938! The scraps are badly decomposed but I will try to preserve them as best I can for the GBCA Historical Committee headed by Gerry Sircus.

Thanks to David Arnstein, we saved a few hundred dollars that this work would have cost. The Camp Committee will decide how the space where the room, Camp Director's office and storage room were will be reconfigured for the GB Day Camp.

*Mike Brown*

## Too Late for 2010

I recently came across a case decided in 2008 which held that a person who has two homes can elect to register to vote in either place, under certain conditions, and thought it might be of interest to you, dear readers.

In Matter of Wilkie v. Delaware County Board of Elections. The opinion can be found at [http://www.nydcl.net/live/Hall\\_v\\_Delaware.pdf](http://www.nydcl.net/live/Hall_v_Delaware.pdf). In Wilkie, the Court

noted that New York's Election Law allowed voters to register to vote in a County in which they had a "residence." Election Law section 1-104(22) states that a residence is "that place where a person maintains a fixed, permanent and principal home which he [or she] wherever temporarily located, always intends to return." While that definition of "residence" sounds very similar to what one might think of as describing "domicile," the law recognizes a distinction.

A domicile is that place to which a person has "more significant contacts to that place than to any other" - but where a person has two homes, all that is required to register to vote in either one is status as a "resident." The Court examined the connections of the Delaware County homeowners at issue and held that none of the following disqualified them as residents entitled to register to vote: holding a full time job in New York City, listing the City address on tax returns and spending only weekends upstate. On the other hand, long term ownership of the upstate property, actual presence on weekends and vacations, listing the upstate address on bank accounts and drivers' licenses. All were positives when combined with the local home ownership.

Finally, the Court drew the distinction perfectly when it observed "the inquiry is not which of [the voter's] dual residences is the more appropriate one for voting purposes, but whether the residence held by the voter is a legitimate one."

So, if one meets the criteria the Court's opinion sets forth, there is nothing illegitimate about registering here, rather than in New York City.

Of course, I have to end by stating that nothing contained herein is legal advice and one should consult with an attorney before making any decision on any issue which might have legal consequences. So there.

*Submitted by Marty Adelman*

### **To: Editor, Road Four, Goldens Bridge Community**

From: Nat Yalowitz

At the August membership meeting held in the barn, one member raised a question about how we might infuse our day camp with a sense of the colony's values. There was little discussion of this but it raised some thoughts in my mind. At one time, years ago, we were not only clear but proud of our values. Our community, coming up on our 85th anniversary, was once very different.

We need to recapture those values that infused this colony, that created a real sense of place, of purpose, of spirit, of community. We may not have forever to accomplish the changes needed. The original pioneers who founded our community are all gone. We owe it to them and to all of us to really consider the importance of finding ways to once again build the community from the inside out.

For example: why not engage the entire community, all age groups, old timers and newcomers in a building construction project where everyone can do something and where the completed project can stand for a new sense of community that all have contributed to. Why not encourage our kids to participate in a team representing the colony, on a softball or volleyball team playing against a neighboring community. Why not invite other communities to take part in

a cultural event that we sponsor as a community and welcome all to our colony to participate.

The possibilities are endless as is the potential for us to once again feel real pride in ourselves and our history. If we don't recognize where we are or where we're going, we need each other to find direction. If you agree or disagree, why not send a letter to *Road Four*.

### **No Dumping Allowed!**

PLEASE! Do Not Leave Any Garbage At The Dumpster Outside The Barn! A \$300 Fine Will Be Assessed To Your Dues Bill If You Are Caught Dumping.—GBCA

### **New Neighbors On West Main Street!**

Catherine Hudon and Bogdan Nica have purchased the Becker house at 24 West Main Street and are in the process of renovating it. Joining them will be Bogdan's two sons David (13 years old) and Daniel (7 years old).

They are already familiar with the history of the community and are excited about living here, meeting other residents of the Colony and getting involved in the community.

Their phone number is 301-5808.

If you see them around the neighborhood, be sure to say hi.

### **Deer Frozen in Lake**

There is a dead deer frozen into the lake near the masonry dam. The deer has come to be known as Dorothy's deer, Dorothy's dead deer or just plain Dorothy. The Board has asked Drew, in his capacity as General Go-To-Guy to remove it. John Bergherr has volunteered to help.

THE FOLLOWING ARTICLE IS COURTESY OF THE LEWISBORO LEDGER, HERSAM ACORN NEWSPAPERS

### **Teachers Ratify Two-year Contract Extension**

*Written by Matt Dalen  
Thursday, 23 December 2010*

Teachers in Katonah-Lewisboro have accepted smaller salary increases and higher health care contributions in exchange for a little more flexibility and a retirement incentive, as they ratified a contract extension last night. The proposed memorandum of agreement (MOA), which was negotiated between Superintendent of Schools Dr. Robert Roelle and union President Sandra Grebinar, would extend the teachers' contract — which expires in June — by two years, to June 2013. It has not yet received school board approval.

THE FOLLOWING ARTICLE IS COURTESY OF THE LEWISBORO LEDGER, HERSAM ACORN NEWSPAPERS

### **Board Passes Town Budget With Nearly All Workforce Cuts**

*Written by Jane K. Dove  
Thursday, 16 December 2010*

After generating more public interest, input and controversy than any other in recent times, the town's \$9.9-million 2011 budget, calling for a tax rate increase of 0.55% and a tax levy decrease of nearly 2%, is now final.

The document shows \$16,308 in changes from the preliminary budget presented at the well-attended Dec. 6 public hearing.

Town Board members voted Monday night to adopt the preliminary budget and make it final by a vote of 3-1.

The vote was split along partisan lines, with Town Supervisor Charles Duffy and Peter DeLucia and Frank Kelly, all Republican-backed, voting for the budget and Democrat Dan Welsh voting against.

Town Board member Bruce Pavalow, a Democrat, was absent after previously voting against the preliminary budget in November.

The 2011 final budget calls for cuts to the highway department and police department and reduces a number of clerical positions from full to part time with no

benefits, while reorganizing others.

William Von Helms, highway association president, was the only member of the public to speak, calling once again for officials to reconsider eliminating two motor equipment operators as of April 1.

#### **Board comment**

Before putting the budget to a vote, Mr. Duffy thanked the board, his ad hoc finance group and Lewisboro citizens for their input. "A host of concerns were raised that must be balanced," he said. "This budget is the result of a collaborative process."

Mr. Welsh, who previously called for a 20% tax increase to get the town's financial house in order, and repeatedly asked officials to retain two highway department motor equipment operators throughout 2011, said, "We are now down to the wire on this. I want to vote for the budget and you know how I feel [about the cuts]. The highway department is especially sensitive. That's where I'm at."

Town Board member Frank Kelly said the highway department union bore some responsibility for the cuts. "If the other side would perhaps concede what they are holding on to [financially], we might be able to keep them," he said.

After a brief discussion of the highway numbers, officials let them stand.

#### **Final budget overview**

Changes from the preliminary budget to the adopted budget included increasing parks and recreation estimated revenues by another \$77,000 on top of an earlier \$95,000 after an analysis by the ad hoc finance group, and using most of that extra money to increase the deficit and revenue reserve from \$100,000 to \$150,000.

The final budget also restores the second court clerk to full time with some of the hours to be spent working in the supervisor's

office instead of having a part-time secretary entirely dedicated to assist the town supervisor's secretary; keeps the junior accountant in the finance office on board until April 1; restores \$2,000 in Freedom of Information Law funds requested by the town clerk; restores the \$1,000 cable TV bulletin board stipend; and reduces the town's cable TV budget by \$5,000. The final changes increase the adopted budget by \$16,308, resulting in the tax rate increase of 0.55% — up from 0.24%.

Sitting down with *The Ledger* Tuesday morning, Mr. Duffy reviewed some of the main developments in several departments.

"For building, zoning and planning, we have not replaced the full-time secretary and have elected to hire a building department consultant," Mr. Duffy said. "Since we had previously eliminated the position of code enforcement officer, we decided to keep the deputy building inspector position as full time. The position of zoning secretary was reduced to part time. The planning secretary and assistant were kept as is."

In the highway department, the position of secretary has been reduced to part time and two motor equipment operators are funded only through the winter season, scheduled to be laid off April 1 if officials cannot find a way to keep them. The road repair budget is \$50,000.

In the maintenance department, one full-time mechanic who took early retirement was not replaced.

Library funding will be kept largely the same as this year.

Mr. Duffy said the Parks & Recreation Department has lost two full-time positions — the deputy superintendent and a programmer. "We have elected not to replace the deputy but have funded a lower-level programming position by moving an experienced part-timer into the job," he said. "We kept the

full-time seniors bus driver with the stipulation that she supplement the building department with her open time. We have also found a possible total \$172,000 increase in revenue for the department for 2011 — \$95,000 of this is amount solid and \$77,000 is probable."

The town police have lost a full daytime shift.

The receiver of taxes and tax assessor have also seen changes. "With the full-time deputy receiver of taxes choosing early retirement this year, we decided not to staff the position," Mr. Duffy said. "Instead, we funded a part-time employee. We also reinstated a part-time employee for the tax assessor."

In the supervisor's office, the finance director's assistant will be full time until April 1 and the deputy supervisor has waived his annual \$4,500 stipend for 2011.

"Finally, the deputy town clerk has been retained as a full-time position but the part-time assistant position has not been funded," Mr. Duffy said.

Asked how he viewed the final outcome of the 2011 budget process, Mr. Duffy said it is "the first phase of a long-term commitment to restructuring how the town provides services. There's a lot more work to be done and we need to work with our associations and have their cooperation in order for this to happen."

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#### **Uncommon Sense: Deconstructing Lewisboro**

*Written by Jeff Morris*

*Tuesday, 23 November 2010*

Has it really come to this? Winter is fast approaching, and we're told that it's possible some roads won't be cleared until the day after a snowstorm. Such is the state of town finances today.

In last week's *Ledger*, Highway

Superintendent Peter Ripperger gave a sobering account of his department's dilemma in the face of proposed budget cuts. If the Town Board adopts an austerity budget that cuts spending even more than under the supervisor's 6.7% tax increase — the latest proposal as of the time I'm writing this — the highway department would have no money for road repair and no money to hire additional outside contractors for snow removal, and would be short seven salt and plow runs. Said Mr. Ripperger: "Snow removal would be prioritized with main roads opened first. The secondary roads will be opened next with the dead-ends last. Sometimes this will mean that your road may not get done until the next day."

Translation: When it snows, you may not be able to get to work, and your kids may not be able to get to school.

In my memory there have always been two things that were considered the inarguable basics of town government. Number One: The only service the town provides that is considered absolutely essential even by anybody who knows nothing else about town government, is maintaining and clearing the roads. Number Two: Party politics are irrelevant at the local level, because there is no "Democratic" or "Republican" way of plowing the roads.

I've never really agreed with that second point, and now I can offer evidence to refute it. There is a Republican way of plowing the roads: by not plowing them.

Why has it come to this? The immediate reason is that Town Supervisor Charles Duffy was so thoroughly chastised for having the temerity to propose a 6.7% tax increase that he immediately began slashing at the already stripped-down budget in an attempt to keep his critics from beating up on him any more. Of

course, that strategy is not going to work, simply because anti-tax fever has become so ingrained at this point that even safety takes a back seat.

Want evidence? After Mr. Ripperger's column was posted on The Ledger's Web site, one reader posted a comment decrying his "implied 'safety' extortion" and suggesting — as did some Republican Town Board members — that Mr. Ripperger was not really trying hard enough to eliminate wasteful spending. For instance, said the post, "Every year piles of salt fall out of the trucks and are over the road."

Um ... yeah. The piles of salt are supposed to fall out of the trucks and be over the road. That's kind of the point.

The point is also that in this economy, the only thing that is actually growing is the foolish Tea Party philosophy, which has found fertile ground for its message that all government spending is wasteful and bad, all taxes are evil, all politicians are crooked, and anybody who suggests otherwise must be purged. The blind rage against "unsustainable" government spending (thanks for co-opting our word!) is allegedly to protect our children from having to pay for budget deficits. Yet here we have a concrete, local, immediate example of spending cuts that put our children at risk and compromise all of our safety.

If long-term viability is truly an issue, consider the long-term viability of Lewisboro. What will be left of this town once all town services are gone and the roads, literally, crumble? And the suggestion that we borrow to cover the operating deficit rather than raise taxes certainly doesn't sound like a way to protect our children — unless, of course, those children, and their parents, will be long gone when the bill comes due. So much for the future of Lewisboro.

Do we have an alternative? Yes, actually, though it has been overlooked in the cacophony of criticism that followed Mr. Duffy's initial proposal. Town Board member Dan Welsh suggested — try to keep calm, now — a larger tax increase. For one year. To keep from borrowing and adding even more to the budget gap.

Remember, we're only talking about town taxes. In his rough figures, an average homeowner currently paying \$12,000 in property taxes would pay about \$56 more next year with a 6.7% town increase. With a 12.53% increase — enough to make up the approximately \$300,000 operating deficit that would still exist for 2011 after all the cutting — that amount is \$105. For those paying \$20,000 in property taxes, those amounts are \$94 vs. \$175. Mr. Welsh has also discussed raising taxes higher than that for one year to also eliminate the cumulative deficit, which is more than \$800,000.

Does anybody want to pay a penny more? Absolutely not. But is an amount under \$200 to keep roads passable and the town viable so horrendous? I don't think so. As Mr. Welsh said, "Borrowing to cover an operating deficit is nothing but leaving the resolution of the fundamental issue to a future date, or maybe a future board." In other words, he's thinking more about the town's future than his own political future. Now that's revolutionary.

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### **New Radio Station For Katonah**

*Wednesday, 22 December 2010*

WAMC's newest full-power radio station, WWES at 88.9 FM, provides a clear digital signal to this section of Westchester, including Katonah.

"You asked for it, now you've got it," said Alan Chartock, president and chief executive officer of WAMC Northeast Public Radio.

“We are very pleased to be serving this important area of our region and we look forward to more growth in the future.” Mr. Chartock said that for years, WAMC has had requests from hundreds of listeners in the Mount Kisco area for their unique brand of programming and we always said, “We’re coming! We keep our promises!”

**Former Colony Resident**

Donna Smith, former resident of the Colony, experienced psycho-therapist, ACSU, is offering her services. She accepts most insurance including Medicare. Offices are in “The Courtyard” in Katonah and in White Plains with free parking. (914) 772-7747.

**Molly Landsman Gladstone  
Feb. 1918–Sep. 2010**

Born of Polish immigrants, my Mom grew up in a progressive, Yiddishkeit, working class neighborhood in the Bronx. Strongly impacted by the poverty of the Great Depression and the plights of her neighbors, she dropped out of high school, became a milliner doing piece-work, a union activist and joined the Communist Party.

It was at a Party meeting that she met my father, Joe Gladstone. Molly and Joe married when she was 18 - a marriage that would result in two children - myself and my younger brother, Eric. Having summered in the Colony for the previous 9 years, the Gladstone family became permanent, year-round residents of Goldens Bridge in 1947.

For the next 25 years, Molly was an active Colony member. As well as serving on numerous committees, she was a board member, a folk dancer, a banquet participant

and prepared food for countless fund raisers—all the while, working full-time. When she moved to Century Village, West Palm Beach in 1970, Mom continued to work full-time and, again, became active in her community. She served as her condo association’s copresident, dance club secretary, computer club treasurer, and worked long days as a polling precinct volunteer every voting day until age 91. Her big regret was ending her working life at 82 and wished she’d been able to find further employment.

However, I’m sure Mom would tell you that her travelling life was the source of her greatest pleasure and pride. After Joe died, she spent the next 30 years taking trips as often as her time and budget allowed. So, to honor her, I list all the places I can think of that she visited with a great adventurous spirit. Besides spending three consecutive summers on an Israeli kibbutz as a laundry worker (in her late 60s), she travelled to Egypt and Jordan several times. She visited most of the European capitals, including Moscow. There were trips to the Yucatan, Curacao, Aruba, Peru, Argentina, Brazil and Ecuador where, at the age of 76, she took a pontoon to see the famous Galapagos tortoises. She loved her 10-day safari in Kenya, too.

There were many cruises to places like Bermuda, Jamaica, Abaco, Alaska, the Virgin Islands, and others. Although she travelled to Taipei, Hong Kong, Macau, Bangkok, Singapore, Indonesia, Bali, and through some of Japan, I think her favorite trip of all was to China. She practically followed Nixon there, being among one of the very first US citizens allowed into the country.

Molly is survived by my brother

and his wonderful wife, Jackie; myself; her sister, Helen DiNigris; nieces and nephews; and her loving grandsons, Matthew and Daniel.

*Barbara Spielberg,  
October, 2010*

**Isaiah Cuffee  
Nov 1, 1927–Oct 13, 2010**

A Memorial Service in celebration of Isaiah Cuffee was held at the Clark Associates Funeral Home in Katonah on Saturday, October 23, 2010. An honor guard from the Goldens Bridge Fire Department stood at attention by the coffin during the service. Paying their respects were friends, family and neighbors from Goldens Bridge where he lived.

**Martha Weisman  
2010**

Martha Weisman - lifelong political activist, Professor of Speech & Theatre in the SEEK Program at CCNY for 30 years, and participating resident/member of The Goldens Bridge Community Assoc. for 20 years - died at the age of 93 on October 13, 2010. Starting in 1978, Martha spent numerous summers and frequent off-season extended weekends in our Colony with her daughter Dena, son-in-law John Fisher, and grandson Paul. (The Fishers purchased the Pasa-manick house in 1981.) During this time, we came to know, to love, to respect and to appreciate Martha’s intelligence, her warmth, her generosity & especially her deeply-felt and -practiced humanity. We shall always remember her very fondly.

*Tina Jones*

**WATER EMERGENCY PHONE NUMBERS FOR THOSE USING COLONY WATER**  
 To report a leak or other colony water emergency:  
 RON ARNSTEIN ..... (914) 232-8260  
 PAT KILLEEN ..... (914) 232-4931

## ANNOUNCEMENTS

**Martha Levites** has a piece in The Fiber Arts Celebration show at the Chappaqua Library. The works will be on display until January 8, 2011.

**Jody and Tim Folster** are expecting! Baby Folster is due to arrive at the end of May 2011.

## BOARD & MEMBERSHIP MINUTES

### GBCA Board meeting minutes July 18, 2010

Present: Stand, Fast, Rosedale, Brown, Orr, Levites, Bergherr, Eisen, Shulman, Arnstein, Gordon, Callen

Absent: Circus, Finkelman, Stewart-Stand

The meeting came to order at 10:10 am.

April, May and June Board Minutes were read and accepted into the record as amended.

Correspondence- none.

Committee Reports-

Finance- We have spent out our capital money from this year's budget. Many significant capital projects have been accomplished. Next year's budget will need to replenish our capital reserve funds.

We will appear in town court on August 16 to sue Brennan for unpaid dues. All but Delgado and Hom/Mansfield have made payments. Delgado says he will pay by the end of this month.

Camp and Finance committees will collaboratively develop a template for shared budgeting and accounting. This will allow for better planning in both organizations.

DiAngeles is again behind on payments. Arnstein will speak with him and agree on a time to shut off his water.

Barn- Amended agreement for Barn use by private parties was discussed. Once finalized, it will be published in Road 4.

Question: Could an outside theater group put on a play in our barn, collecting money for charitable donations? Sense of the Board- A Member must be willing to sponsor the event. In this case, we would handle the money and disburse it to the charity.

Beach- Going well- Stopwatches, shirts are being ordered. New rafts are stable and working out well.

Discussion of supervision issues: Lifeguard supervision is done by the beach committee; Camp staff supervision is done by the Camp Committee. Any member who knows of a problem with camp staff needs to speak to someone on the Camp Committee. They talk to the Camp Director, who works with Camp staff. The only exception would be if the issue involves the member's child, in which case the member may speak to Camp staff directly.

In general, the Board supports the Camp Committee in communicating our wishes to Camp staff. Known issues are being addressed.

There was a question regarding enforcement of beach rules- specifically, guests without accompaniment. A member may enforce the Beach rules, although it is recommended that no one person take on this task alone. Gordon will speak about this at the next Membership meeting.

Suggestion: Members should get beach passes with their bills. The Beach Committee will consider all options and make a recommendation to the Board- ultimately to be approved by the membership.

Town/Lake- Stand will chair a subcommittee (Brown, G. Levites and more volunteers) to make plans for a 10-15 year project to dredge parts of the lake. Preliminary estimates for the total dredging project are in the neighborhood of \$150,000. Stand will report on the idea to the Membership.

Dan Welsh would like to get community support for building bicycle and pedestrian trails in Goldens Bridge. He will be allocated 10 minutes at the next Membership meeting.

Camp- No report

Environment- Handball court work has proceeded- appearance is much approved. Thanks to the Subcommittee for driving and financing the process.

Hospitality/Social- One-act plays went well. Next week is the art show.

Legal/sales- Contract price for Becker house is \$440,000 with \$44,000 down. Stand will check with Finkelman to find out if anyone on the list is interested. Stand will waive our option if no interest has been expressed.

Roads- No report.

Maintenance- Stage support work still needs to be done. Many other projects have been completed. New voice broadcast service has been identified and will be implemented.

Road 4- No report.

Water- Request to have the Board endorse recommended water restrictions. Recommendation to post language on bulletin boards, trees, and in Road 4. Motion (Bergherr): Post language from the Water Committee about water restrictions around the Colony. Seconded, passed unanimously.

Garbage- No report.

History- No report.

Old business- By-laws committee was talking about revising the timing of the budget and the water emergency language. Brown brought up conflict of interest provisions for re-examination. Stewart-Stand, Eisen and Bergherr will work on this.

Proposed by-laws change regarding emergency water expenses from the June Board meeting was seconded and passed without any changes- 8 in favor, none opposed. Members of the Water Committee recused themselves from the vote.

New business- None

Next meeting: August 15, 10am at the Teen Center.

The meeting was adjourned at 12:23 pm.

### GBCA Board meeting minutes August 15, 2010

Present: Stand, Fast, Rosedale, Brown, Sircus, Orr, Levites, Bergherr, Arnstein, Finkelman, Eisen

Absent: Gordon, Shulman, Stewart-Stand, Callen

The meeting came to order at 10:15 am.

July Board Minutes were read and accepted into the record.

Correspondence- none.

Committee Reports-

Finance- Finances are stable.

The draft budget was distributed to the Board.

The Camp budget details are now represented within the Colony budget. The camp will pay into certain commonly shared items like utilities, insurance, telephone, accounting fees, cleaning and water.

Each line was discussed. The Finance Committee will go over the final budget with the membership.

The list of pending capital projects was discussed. Several require additional research before proceeding.

The Board thanked Levites and Bergherr for their work drafting the budget.

Barn- A revised draft of the Barn Use Policy was distributed. It will be finalized and published in Road 4.

Beach/Lake- Lifeguards are leaving by the end of next week. A voice broadcast will announce the change in hours and staffing. Boat users will be required to wear a life jacket for the rest of this season.

Town- No report

Camp- No report

Environment- No report

Hospitality/Social- Will welcome new members as they move in. Anyone interested in joining should contact Bergherr.

Cabaret night is next week. Need waiters for the banquet.

Legal/sales- Right of first refusal was waived on the Becker house. The sale will go through according to the contract.

Roads- No report

Maintenance- Much has been accomplished this year. There are a few projects pending before winter.

Road 4- The next issue will come out before the banquet. Submissions are needed soon if they are to be included in the next issue.

Water- No report

Garbage- No report

History- No report

New business- Stand raised a question about the absentee ballots. Brown has seventeen requests for absentee ballots. He mailed out sixteen ballots. In order to be official, they must be the ballots that Brown mailed out, not the election slate that was mailed with the meeting announcement. The ballots distributed at the meeting will look different than the election slates previously mailed to the membership.

By-Laws change: Article 5 sections 1-4 of the by-laws regarding conflict of interest was discussed. The group charged to look at the by-laws voted to preserve the existing language. We might consider a policy requiring Board members to disclose potential conflicts of interest. Eisen has a document that can be adapted for this purpose.

Secondly: The constitution says that only a person on a deed is defined as a member for the purpose of election to the Board. The subcommittee proposed to add: can be the spouse, domestic partner, or adult child of an owner. The subcommittee voted to add this. Fast: This has not been our practice; it should be any member of the household.

The sense of the Board is that article 2, section 3 should be amended to say that a member can also be the spouse, domestic partner or adult child of the owner or of the owner's spouse. This would include in-laws.

Also a suggestion regarding, article 6 section 1, regarding voting: Only members of the association shall be entitled the privilege of voting.

The recipient of the Social Justice Scholarship, Jennifer Solomon, sent us a letter of thanks that was read to the Board.

Next meeting: Third Sunday in September at 10am at the Teen Center, or as set by the new Board.

The meeting was adjourned at 12:30 pm.

### GBCA Membership meeting minutes: August 22, 2010

The meeting was convened at 11:21 AM.

Announcements:

Board minutes from July were read to the membership. A clarification: No motorboat would be required for dredging.

Motion to close balloting for the Board election at 12 noon was made, seconded and passed unanimously.

Reading of the Minutes: The minutes from July were read into the record. A motion to approve was made and seconded- carried unanimously.

Committee Reports-

Barn- New speakers have been installed. We would like to get new banquet tables. Volunteers may recycle existing table hardware. Initial

cost estimate is \$3,730 plus edging. Work to extend the lower barn floor will continue. One section is left for next year.

Finance: Current balances were presented. The operating budget will take us through the end of December. We have backup in the capital improvement fund to take us through January. The budget will be reviewed in October.

Garbage- No report.

Water- The Water Committee has suggested water restrictions, as any water operator would considering the dry summer season. They are posted around the Colony- please follow them. Water flowers with a watering can instead of a hose. What to do if you observe someone in violation? Board of Health could make the restrictions official, in which case it could be enforced by police.

Beach/Lake- Orr gave the report. There were fewer lifeguards this year initially, but staffing has worked out fine. We have one lifeguard remaining who doesn't leave for school until September. Revised beach hours (1-6pm) were announced by voice broadcast.

Town- No report.

Legal/Sales- Stand waived the right of first refusal on Becker place. There is a new family from Ridegfield at 24 West Main St. They have a one year old and an older child.

Camp- Camp did well this year. There was a return to camping out, and having an energetic program director helped. Enrollment ran as high as 95 for a short while- most of the summer it was 85. A limit of 70 or 75 with 10 reserved slots for last-minute admissions for members' kids has been recommended in the past. This needs discussion. Board of Health requires a certain proportion of campers to lifeguards. The Committee will make a recommendation. Camp tuition may need to be raised next year.

Maintenance- Many projects were completed- rafts, step outside the ladies room, railing, sand at the beach, chair rack in the barn. More projects are pending; some be moved to next year.

Roads- Rain will help keep the dust down. There were some concerns about what is on the roads and in the dust: the Town says that material being put down is no longer recycled. Schmid will ask for specifics to reassure the membership. After grading, cars should drive extra slow to compact material.

Road 4- We will have an issue out before the Banquet.

Social/Hospitality- Summer is almost over! There are two more Friday nights, chorus Monday and the movie Juno on Wednesday. Volunteers are needed to help at the Banquet. On October 2-3, there will be a tag sale in the barn- Avon walk for Breast Cancer; Call Chris 8842.

Environment- Stand proposed we cut down one of the large trees at the beach and plant a smaller one. The Beach Committee should develop a plan.

Nominating committee: The ballots were tallied at 12 noon.

Thanks to outgoing board and best wishes to the new group.

The following executive board members were elected:

President- Ron Arnstein; Vice President- Mera Eisen; Secretary- Dan Fast; Treasurer- Martha Levites

At Large:

Ken Finkelman; Jody Berkowitz, Jay Martin, Chris Rietsch, Fred Margolies, Dorothy Shulman, Gerry Sircus, Fred Margolies will serve a one-year term.

They join continuing at-large Board members: Drew Orr, Michael Brown, Paul Stewart-Stand, John Bergherr

Old Business: None. New Business: None.

Meeting was adjourned at 12:30 pm.

### **GBCA Board meeting minutes, September 19, 2010**

Present: Ron Arnstein, Mera Eisen, Martha Levites, Dan Fast, John Bergherr, Michael Brown, Ken Finkelman, Jody Folster, Fred Margolies, Jay Martin, Drew Orr, Chris Rietsch, Dorothy Shulman, Gerry Sircus, Paul Stewart-Stand

Meeting called to order at 10:05 AM

1- Day and time of future Board meetings was discussed. It was decided to hold all Board meetings on Sundays, beginning at 9:30 AM.

2- Budget: Discussion led by Martha (Treasurer). We are closing out the past year's budget.

Assets in Bank: Camp \$46,664; Checking \$9,670; Savings \$10,039

Total Assets \$66,373

Other Accounts: Savings (Cap. Imp.) \$20,619

Water \$34,561

Total \$55,180

Total Assets: \$121,553

Financial Issues: 1- Brennan: no update.

2- DeAngelis: Paid \$500 in September. Owes approximately \$2700. Paid \$400 in Feb., March, April, May. \$300 was credited to his account for Work exchange in June.

The cost for renting the Defibrillators was taken out of the capitol budget, but will be part of the operating budget next year.

Martha requested that the subject of members who cannot afford to pay their GBCA taxes be discussed at a future Board meeting. This will be done.

A general discussion of the budget ensued. It was noted that the Camp Asset figure would be reduced by approximately \$19,000, which represents the Camp portion of Colony expenses, including insurance, maintenance, beach expenses, etc. The biggest change in this area is that the Camp portion is now a specific part of the general budget.

Drew will speak to the raft manufacturer to ascertain the cost differential for surfacing with a composite material, rather than the lpe wood that was used on the new rafts purchased this year. He will provide that information at the next Board meeting. It was noted that the composite carries a guarantee while the lpe does not. A final discussion of, and decision on, this subject will take place at the next meeting.

The Social budget was left as is.

Motion by Fast; second by Bergherr: to accept the Budget, and recommend acceptance to the Membership. Passed unanimously.

### 3- Committee assignments

A discussion of the usefulness of Committee liaisons was discussed. Ron stated that the Water committee doesn't need a separate liaison since he is the Water Operator, that the Road committee doesn't need a liaison since Marc Schmid handles contact with the Town dealing with roads, that Garbage doesn't need a separate committee, that the Camp committee needs more than one Board member, and that liaisons are often ineffectual.

Martha stated that the Water committee should have more members, and that Ron should not be the liaison. A general discussion of committee structure and liaisons occurred. It was decided that a separate committee for Garbage was not needed. Martha has been handling dealing with Bria Carting for a number of years, and will continue to do so, but would like a break. The following committees were established:

#### Committee Liaison Membership

Camp Paul Stewart-Stand Jody Folster, Chris Rietsch, Maureen Martin, Joanne Ehnes, Sheila McGroary, Rina Slavin, Laure Milliot, Georgann Stewart-Stand

Social John Bergherr Judy Fast, Martha Levites, Pearl Klainberg, Lisette Myers, Jody Folster

Water Ron Arnstein Drew Orr, Chris Rietsch, Dan Fast

Town Paul Stewart-Stand Fred Margolies

Barn Michael Brown

Beach Mera Eisen Chris Rietsch, Paul Stewart-Stand, Drew Orr

George Levites, Georgann Stewart-Stand

Lake Jay Martin George Levites, Eric Stand, Michael Brown, Tim Folster

Environmental Dorothy Shulman Chris Rietsch, Ken Finkelman, Jay Martin

Roads Fred Margolies Paul Stewart-Stand, Mark Schmid

Road 4 Gerry Sircus

Rental, Sales, Legal & Real Estate Ken Finkelman, Fred Margolies

Maintenance Drew Orr, Chris Rietsch

Finance Martha Levites, John Bergherr, Dan Fast, Paul Stewart-Stand

Hospitality John Bergherr

History Gerry Sircus, Shura Saul, Molly Arons, Frieda Halpern, Pearl Klainberg, Jody Folster

4- The Minutes of the 8/15/10 Board meeting were read, and accepted as read.

### 5- Constitution and By Laws

Further discussion ensued regarding the proposed changes to the Constitution and By Laws that were presented at the last Board meeting. The two proposed changes that have been previously approved by the Board are as follows:

Article II, Section 3 of the Constitution shall be changed to read: "A "Member" is an individual who is the owner of record, or shares in the record ownership of property within the "Colony", and in the case of joint or multiple ownership is the designee of the majority of the owners. The owner of record, or a majority of the owners of record, may designate as the "Member" a spouse, domestic partner, or adult family member."

Article IX, Section 5 of the Constitution shall be changed to read: "Expenditures of over \$500 will require the approval of the membership. The "Board" may authorize expenditures of up to \$500, or in the case of the Water System up to \$3000, toward any single unforeseen non-budgeted item. Any emergency expenditure above those amounts would require approval of the majority of the Officers of the Board. These expenditures must be reported at the next general membership meeting".

Jody Folster moved, seconded by John Bergherr, that the wording of Article V, Section 1 of the By Laws be changed to read: "A member of the Board of Directors who provides goods or professional services to the Association for a fee or other compensation shall submit a disclosure statement to the Board. No Director shall vote on any matter in which they have such an interest. The interested Director may participate in any discussions regarding his or her exclusion." Motion carried unanimously.

### 6- Correspondence

A letter from our Choral Piano Accompanist, Susan Liss, thanking the community for providing the opportunity to work with the chorus, and expressing enjoyment of the Banquet, was read.

### 7- Committee Reports

Hospitality: John Bergherr reported that the Becker house at 24 West Main Street was sold to Bogden Mica and Catherine Udon. They have two children: David, 13 and Daniel, 7.

Social: John Bergherr reported that we had a very successful social season and that the Social Committee will be holding their first meeting for the coming season in December of this year.

Lake: Jay martin reported that the committee is gathering information and measuring out areas of concern for possible future remedial work.

### 8- Good & Welfare

Fred Margolies suggested that the Hospitality committee welcome new tenants, as well as owners, into the community.

Meeting adjourned at 12:05 PM.

## **GBCA Board meeting minutes, October 17, 2010**

Present: Ron Arnstein, Mera Eisen, Martha Levites, Dan Fast, John Bergherr, Michael Brown, Ken Finkelman, Jody Folster, Fred Margolies, Jay Martin, Drew Orr, Dorothy Shulman, Paul Stewart-Stand

Absent: Chris Rietsch

Meeting called to order at 9:35 AM

1- The minutes of the 9/19/10 Board meeting were read, corrected, and accepted as corrected.

2- Financial Report, presented by Martha Levites, Treasurer Martha described our present financial situation as follows:

Assets in Bank:

M&T Camp \$48,068

M&T Checking \$ 4,243  
M&T Savings \$10,042  
Total Assets in Bank \$62,353  
Other Accounts:  
Savings (Capitol Imp.) \$20,622  
Water Money Market @ M&T \$34,566  
Total Investments: \$117,541

There are presently two properties that are delinquent with dues payments, one involving a member who passed away, and the second involving a member who is apparently in financial difficulty. Discussion ensued on the second case, but no final decision was reached.

#### 3- Insurance:

John Bergherr reported on a possible gap in our insurance coverage, involving our Camp, where a camper is abused or neglected by a counselor, resulting in injury to the camper. John will confirm this with Gary Forbes, our insurance agent, and discuss obtaining this coverage with him. It was also suggested that we investigate whether other camps in the area have such coverage.

#### 4- Lake:

At this point Eric Stand reported on the subject of the possible future dredging of the Lake. He stated that the lake is slowly filling up with silt coming in from three main locations: The swamp surrounding Danger Road, the intersection of Hall Avenue and Main Street, and the point where Lake Street is closest to the lake. He also stated that the lake has a large amount of nutrients that are constantly washing in from all sides. The proposal that Eric described, which has been used at other lakes in the area, involves the use of a large suction hose, manipulated by a diver in the water, which sucks up the accumulated material and pumps it into a large bag. The bags come in two sizes: 15' x 100', and 30' x 100'. We would need two bags to hold the material that needs to be removed from our lake. The bags are stored for a number of months on a flat area, possibly the back section of the beach parking lot, and on top of the earthen dam, while the water drains out of the removed material. When the process is complete what is left in the bag is a mulch suitable for gardening and similar uses. Although there may be Colony people who would use the mulch it is doubtful that they would need all of it, and we need to find out if it is saleable.

The dredger feels that the work could be done without permits, but it was the consensus of the Board to acquire any permits that might be needed in order to prevent possible problems with the "wetlands", and other, inspectors. The dredger would get the permits, if we wish to have them. The estimated cost for the work is approximately \$53,000 to \$55,000, not including permitting costs. A discussion ensued, and Eric was thanked for his report. It was emphasized that this project, which the Board assumes will be needed in the near future, is not something that must be done immediately. It would be budgeted over a period of years, and done in stages.

#### 4- Affordable Housing:

Paul Stewart-Stand reported on a meeting which he attended, which was held in the Teen Center this past Monday evening, dealing with the subject of "Affordable housing", which has proposed to be built on the Wild Oaks property, on Fairmount Road. It would consist of 45 units of "affordable housing". Michael Brown also attended the meeting, but left before it ended. Paul stated that the people from Fairmount Road felt strongly that the area should not be "downzoned". That is: the land being sought for the project would support 32 units of housing, according to the two acre zoning in effect for that area, but 45 units could be built if they were for "affordable housing", according to federal rules. They claimed that their main objection was that their septic and water systems will not support an additional 45 units.

Mike Brown stated that the impression that he got was that most of the Fairmount Road people were objecting to any form of "affordable housing" being built in their area primarily on social, economic, and racial grounds, and that the references to potential problems with their septic and water systems were a smokescreen. Paul stated that, although this may have been true for some individuals, the majority were genuinely worried about the latter problems.

Ron Arnstein stated that from what he has been able to find out the situation is stalled at present, and is probably not going to happen in the immediate future. Ken Finkelman pointed out that a federal court decision on constitutional grounds would supersede all county and local laws and rulings.

#### 5- Community Service Project:

Ron Arnstein described a program that his son, David is involved in. It is a "Leadership Project" wherein a group of 15 men, led by David, perform a community service task. Ron and Mike had discussed what sort of project this group could perform, and settled on the demolition of walls, etc. in the Barn basement in preparation for the next stage of the lower Barn floor work. This work would be done at no cost to the GBCA, and insurance waivers would be provided. Dorothy Shulman moved, seconded by Mike Brown, That we allow Ron's son's group to do the demolition work in the lower Barn in preparation for the lower Barn floor work. Passed unanimously.

#### 6- Correspondence:

A note from the Lieman's was read thanking the Board for their expression of sympathy for the family's recent loss.

The meeting was adjourned at 11:25 AM.

### GBCA Board meeting minutes, November 21, 2010

Present: Ron Arnstein, Mera Eisen, Dan Fast, Chris Rietsch, Michael Brown, Ken Finkelman, Jody Folster, Fred Margolies, Jay Martin, Drew Orr, Dorothy Shulman, Paul Stewart-Stand

Absent: Martha Levites, John Bergherr

Meeting called to order at 9:40 AM

1- The minutes of the 10/17/10 Board meeting were read, corrected, and accepted as corrected.

#### 2- Insurance:

John Bergherr, who was unable to attend this meeting, reported via email, on his findings re: our insurance. Per Leo at Forbes Agency:

1. We have abuse coverage of \$5 million under our umbrella policy.

2. There is a boating exclusion. We apparently have no coverage if someone is injured in one of our boats. John suggested that we have Gary Forbes, our insurance agent, come to our February Board meeting for our annual insurance review to discuss this, and any other exclusions that we may have.

A general discussion of this possible problem, and boating ensued. Jody Folster will contact other camps in the area to find out if they have any sort

of boating coverage. We will test our life jackets next summer.

3- Beach:

A- Rafts: Mera moved, seconded by Jody, To purchase the third raft, with the composite top surface, at a cost not to exceed the \$6500 allotted in the Budget.

Passed unanimously.

B- Mera will schedule a Beach committee meeting in the near future.

4- Barn:

Leadership project:

Mike reported on the recent "Leadership Group Work Project" which was a project organized by a group run by David Arnstein, Ron Arnstein's son. The project was the volunteer demolition of the next section of the lower Barn in preparation for the concrete construction of the floor. The work was only partially completed, and Ron suggested that the group return in the near future to complete the task. He stated that David had requested that they be given the chance to finish the project. It was the consensus of the Board to approve their request.

Barn Tables:

The Board briefly discussed the purchase of new tables for the Barn. Mike described plastic tables that he had researched, stating that they would probably be good for outdoor use, such as the barbecues at the beach, where tables are sometimes left out overnight, and the existing wooden tables suffer weather and dampness related damage.

He also mentioned that the plastic tables are a little cheaper than the wooden units. Dorothy moved, seconded by Jody, that Mike be authorized to purchase 4 plastic tables.

Motion carried unanimously.

5- Roads:

Fred reported that he had met with Mark Schmid, who is our community liaison to the Town. Mark raised the question of whether there was money in this year's budget for removal of trees that are threatening the roads. The Environmental committee will identify trees for removal and/or pruning. Mera moved, seconded by Ken, to authorize the Environmental committee to use the \$1400 budgeted for tree removal for this purpose, at the discretion of the committee. All in favor except Dorothy opposed. Motion carried.

Fred stated that Mark had suggested during their meeting, that the Colony Handbook be given to all incoming people. It was noted that the Handbook is supposed to be on the website.

The subject of people hunting on Colony property was discussed. It was noted that all Colony property, such as the 17 acres, is or should be, posted with signs forbidding hunting.

Mera described an article in the Lewisboro Ledger in which Mr. Ripperger, the Roads Supervisor, stated that budget cuts will necessitate the reduction of all services, including snow removal, and that "dead end" roads (which includes all Colony roads) will be plowed last. Ron will speak to Ripperger about this for additional clarification.

The problem of people parking on the roads in spots where they partially block the road was discussed. It was suggested that those observing the problem try to talk to the offending parkers.

6- Camp:

Paul reported on the recent Camp committee meeting.

- The meeting was well attended.
- Some changes will be made in Camp:
- Nursery dismissal is moved to 1:30 PM
- Camp maximum to be 70 campers, with the proviso that this can be exceeded for Colony children.
- Camp Night is to be re-instituted.
- The committee is hoping to be able to hold tuition at last years's level, or lower.
- Paul requested that the Beach committee obtain Camp Lifeguard information as soon as possible.
- The next Camp committee meeting is scheduled for 12/17/10 at 7:30 PM in the Teen Center.

7- Road 4:

Gerry reported that they have received very little material, and are planning an 8 page issue.

8- Water:

Ron reported on the upcoming Annual Board of Health inspection. We expect that it will go relatively smoothly. Ron raised the subject of emergency procedures in the event of a possible future drought. It was noted by Ron and several other Board members that, during this past summer's dry period, there were a few Colony members who incessantly watered their lawns and washed their cars with hoses. A preliminary set of procedures for drought, or near drought, conditions has been drawn up by the Water committee. It includes penalties which include fines and water shut off.

It was noted that the GBCA is the owner of the water system, and can authorize and /or direct the Water Operator to shut off water, if necessary. A general discussion of the procedures to follow in various water related situations ensued. No final resolution was reached, and discussion will be resumed at a future Board meeting.

The meeting was adjourned at 11:10 AM.

**TOWN OF LEWISBORO EMERGENCY PHONE NUMBERS**  
**FOR ALL EMERGENCIES CALL 911**

<b>POLICE, TOWN OF LEWISBORO .....</b>	<b>763-8903</b>
<b>POLICE NEW YORK STATE .....</b>	<b>277-3651</b>
<b>AMBULANCE LEWISBORO VOLUNTEER.....</b>	<b>763-9633</b>
<b>FIRE DEPT., GOLDENS BRIDGE.....</b>	<b>232-4530</b>

**Road Four, Fall 2010**  
**Goldens Bridge Community Association, Inc.**  
**BOX 701, Goldens Bridge, NY 10526**

