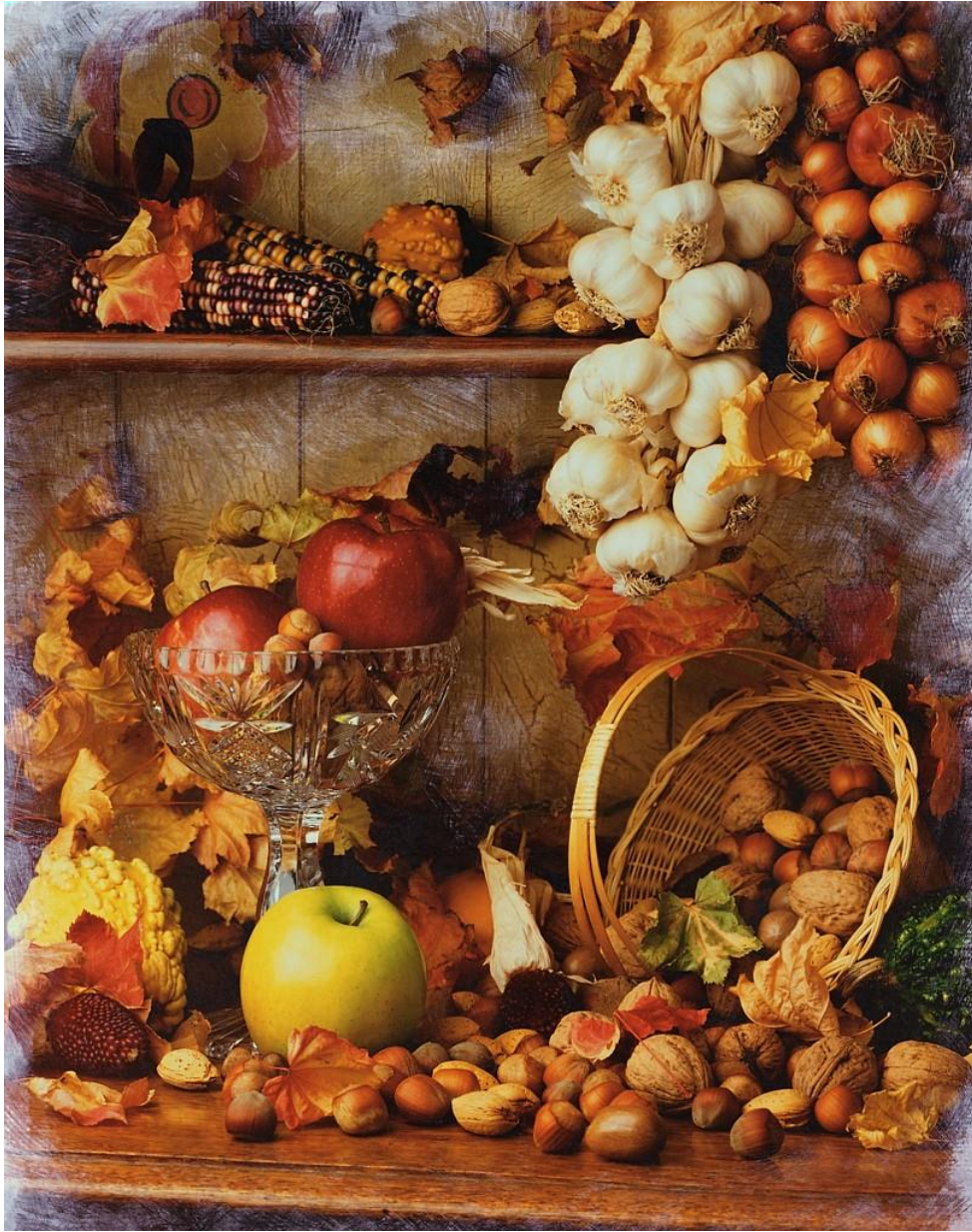


THE WINDCREST EAST BREEZE



SEPTEMBER 2012

NOTES FROM THE BOARD

HOA Board of Directors Meeting AUGUST 24, 2012

The meeting was called to order by Felicia Ayoub at 3:30 P.M.

The attendees were Felicia Ayoub, Walter Blanck, Barbara Caramore, Linda Nemeth and Jack Tyniec.

The Minutes of the meeting of July 19, 2012 were reviewed, Motion made by Jack and seconded by Linda to accept the Minutes; all in favor, Motion approved.

Financial Report

July income was \$47,272 and operating expenses were \$54,050 for a variance of (\$6,778). Year to date income was \$327,893 and expenses were \$331,321 for a variance of (\$3,428). Our July expenses were above budget but on a year to date basis we are below budget on expenses. As noted before, we still have expenses planned for adding salt water generators to the pool house. Health Dept. approval has been received and the work will be done after the pool is closed for the season.

August checks issued through August 21 totaled \$45,944.

Old Business

The Department of Health has approved the installation of additional salt water generating cells for the pool. The pool will remain open, after Labor Day, until installation of the salt water generating cells begins. This may be for only a few days or a week or more. A notice will be posted to advise of the closing date.

Court Order has completed all repairs on the tennis and shuffleboard courts.

All work approved to be done by Luis Calle Landscaping at last month's meeting has been completed. Repairs to the front gate call box have been completed and the gates are operating properly.

New Business

A Motion was made by Linda, seconded by Jack, to hire Luis Calle Landscaping to do additional cobblestone repair work near (address) as well as the curbing on the island at the entrance to WCE, all in favor, Motion approved.

A Motion was made by Barbara, seconded by Jack to hire Todd Gray of TNSL Technical Services, Inc. to make an adjustment to limit access to the Windcrest East website to homeowners only, at a cost of \$500.00; all in favor, Motion approved.

We have been advised by a representative of LIPA that we qualify for a rate change in our electric billing. Motion made by Walter, seconded by Linda to complete an application to LIPA to transfer WCE accounts to their Commercial Voluntary Off-Peak Pricing Rate, at no charge to Windcrest East; all in favor, Motion approved.

Members of the HOA BOD reviewed all questions received from residents, as requested by the BOD, and prepared responses to be presented in the September issue of The Breeze. The next BOD meeting is scheduled for Thursday, September 27, 2012 at 11:00 A.M. The meeting was adjourned at 5:15.

HOA BOARD OF Directors

Felicia Ayoub - President
Walter Blanck V.P
Jack Tyniec- Treasurer
Linda Nemeth, Assistant Treas.
Barbara Caramore, Secretary

Condo 1 Board of Managers

Grace Blanck
Pat Dodge
Frank Cavallaro

Condo II Board of Managers

Pat Guarasci
Fred Meister
Peter Schultz

Pool Committee:

Fred Meister-Chairperson
Walter Blanck
Marie Schultz

Rules Committee:

???Chairperson
Anthony Blasi
Ralph Bockino
Leslie Chalup
Lucille Guarasci
Peter Schultz

Social Committee:

Tony Blasi-Chairperson
AnneMarie Welby-Co-Chair
Barbara Mollo-Treasurer
Elaine Dunham--
Recording Secretary

Landscape Committee

Bill Purschke
John Villano

The Windcrest Breeze is a monthly Community Publication of the HOA. The HOA is solely responsible for the material contained within. Any articles submitted by a resident and published in The Breeze do not reflect the opinion of the HOA. Articles may be edited for length and clarity.

Submit articles for publication to THEWEBBREEZE@OPTONLINE.NET or place them in The Breeze mailbox inside the clubhouse.

Editor: Carol Hartung

WINDCREST EAST HOA
ANSWERS TO RESIDENT QUESTIONS SUBMITTED IN AUGUST, 2012

1. Q. *In lieu of the Treasurer's cursory financial report published in The Breeze under Notes From the Board, why can't we get a current and detailed monthly Income Statement showing income and expenditures against budget along with a Balance Sheet?. Obviously, the numbers are available and would provide unit owners with a detailed picture of the financial health of the community.*

A. The Notes from the Board contain the Treasurer's Financial Report as part of the Board's redacted minutes. Each month, this report contains current month income and expenses, year to date income and expenses and current month to date checks written. A narrative commentary about income and expense vs. budget is also included. Each quarter a list of all account balances for the HOA and both Condos is included. These account balances contain virtually all items that would be found as assets in a balance sheet since the HOA and Condo's do not have any long term liabilities. The BOD will consider publishing a detailed budget vs. actual for income and expenses each quarter. In the meantime, any homeowner is entitled to review all detailed financial information by making an appointment to visit the property manager's office, where the records are transacted and stored.

2. Q. *I would like to ask why the A/C in the card room of the club house goes down between 8 and 8:30 PM. The ladies nearly freeze to death by 10PM when we normally leave. We are forced to bring a jacket or sweater. Could you look into this problem for us?*

A. The temperature in the club house was set at a constant 72 degrees. It is cooler after 9 PM, as many people leave at that time. We have raised the temperature to 73 degrees.

3.1 Q. *Will the Sycamore trees in the front of the Bradfords be pruned in the near future?*

A. The street trees in front all the homes will be pruned in 2013.

3.2. Q *Are the septic tanks scheduled to be cleaned out in the near future?*

A. Single septic tanks are cleaned every three (3) years (next 2014), and double septic tanks are cleaned every two (2) years (next 2013).

3.3. Q *Are Condo II homes scheduled to be power washed in 2013?*

A. Yes, as scheduled.

4.1. Q. *Any chance to have the lines drawn on our remaining tennis court to facilitate the playing of pickle ball?*

A. The Board will look into this next year.

4.2 Q. *Why are about a dozen or so homeowners not permitted to install simple roll-up sun shades for our front porches?*

A. It is the entire community, not a dozen or so homeowners. Applegates and Bradfords all have sun issues. Roll up shades are not permitted. Only approved awnings are permitted above patios.

5. Q. *Since many of the Homeowners are "snowbirds" and spend their winter months in warmer climates, couldn't you change the annual meeting to a summer month? This way they will have the opportunity to attend the meeting without having to fly to NY to do it?*

A. The annual meeting is held to accomplish two major items: election of Board Members whose terms expire on Dec. 31, and the publication of the following year's annual budget. The election of Board members needs to be held late in the year to prevent a long "lame duck" interval. The budget for the following year is also prepared late in the year in order to have the most current information from the current year's expenses on which to base it.

6.1 Q. *I would like to know why the second pond by the Bocce Courts is not maintained?*

A. The pond is maintained and quite healthy according to pond professionals who have been dying the water to control algae. Herbicides and other chemicals CANNOT be applied downward of the path and the thick plant growth has deterred the tremendous number of geese that used to inhabit the entire area. If you walk around the pond you will notice that the grass areas are free of droppings.

6.2 Q. *What happened to guarantees when something is worked on in our development? The Bocce Court is not useable.*

A. In time, when we complete those things that must be done to maintain the community, we may be able to further improve the court's surface.

7.1 Q. *I would like to bring to your attention the mold, fungus or growth on the north side of the roofs on our homes. Perhaps something can be done to eliminate the growth instead of replacing the roofs earlier than necessary.*

A. This problem will be corrected when the houses are power washed.

7.2 Q. *We choose not to bother the landscaper on an individual basis.(due to our appreciation of having been in the business for over 40 yrs). However, we would like to address the nutsedge grass which pops up in the lawn and beds within a day or so after cutting the lawn. Also, there is heavy crabgrass in areas around the property*

(driveways) etc. Seems to spread and get worse. Nutsedge has been a problem for several years.

A. (Answered by Lawn Elements): Nutsedges are very aggressive and persistent weeds that commonly infest lawns. They can be very difficult to eradicate and control is likely to be a long process. Successful control involves both cultural and chemical management methods. Nutsedge thrives in moist areas and their presence often indicates that drainage is poor. Once established, however they tolerate normal moisture levels or even drought. The most effective way to control, is to spray as it “pops up”...which we have done and will continue to do. As for the crabgrass, there are many factors that contributed to its excessive growth this year. I will tell you that we are aware of the problem and will continue to treat the infested areas. The community was treated for crabgrass on August 27th.

8.1 Q. *Repairs and Maintenance went from \$29,000 in 2010 to \$73,000 in 2011. What were the expenses for?*

A. The Repairs and Maintenance budget for 2010 (as presented at the annual meeting) was \$25,000 and the 2011 budget was also \$25,000. The 2012 budget for Repairs and Maintenance is \$45,000. The increase for 2012 was needed because we exceeded the 2011 budget, spending \$55,821 and several major expenses were anticipated for 2012. The 2011 variance was explained at the annual meeting on Dec. 15, 2011. Among the items responsible for the overspend were: pool heater and pump, landscape repairs due to the drought, roadway repairs and several chimney repairs. Anticipated expenses for 2012 include the tennis court resurface, pond path repair and salt water generators for the pool.

8.2. Q. *So far in 2012, what are the repair and maintenance costs?*

A. As of July 31, the actual expenses for repairs and maintenance total \$22,063 vs. a YTD budget of \$26,250. However, several expenses such as the salt water generators for the pool have not yet been incurred.

8.3. Q. *Who are the members of the Investment Committee?*

A. The investment committee is composed of the following: Felicia Ayoub, Bob Griemsmann, Jerry Nichols and Jack Tyniec (chair).

8.4 Q. *Are the reserve monies in a bank or the stock market? Is the money insured by the FDIC?*

A. Reserve monies are in an FDIC insured money market account at Suffolk Federal Credit Union earning 0.55 percent annually.

8.5 Q. *Snow removal went from \$31,000 in 2010 to \$46,000 in 2011 when it hardly snowed at all. Did we get any extra goods or services for the community from the landscaping company?*

A. The 2010 budget for snow removal was \$40,000 and the 2011 and 2012 budgets were \$41,000. In 2011, following several heavy storms, the snow removal contract required the HOA to spend additional money for removal of snow accumulations over 12 inches. The BOD renegotiated the contract for snow removal and agreed to a three year fixed price of \$41,000 with no additional charges for high snow accumulations. This fixes the cost of snow removal regardless of the number of incidents or the amount of snow requiring removal. While no additional goods or services are contractually required, we did negotiate a favorable 3 year landscaping contract at a reduced cost and received additional consideration for the repair of the pond path.

8.6 Q. *When will we be able to ask questions at a general meeting?*

A. The annual meeting is traditionally open to questions from the floor following completion of required business.

9.1 Q. *I received this letter in the mail around the end of July. (The referenced letter is regarding Water Service Line Coverage from HomeServe). At least one of my neighbors has received it since then. I did a little research on this company and found that it is a nationwide home repair company with several complaints filed against it. I believe it is also in England, but I can't be sure it is the same company. Can you (or PAM) look into this and assure us if this is something that we might need (?) or let us know if it is one big scam, which I believe it to be.*

A. Inasmuch as our water is supplied by the Riverhead Water District, it is the Board's suggestion that you contact the Water District at 727-3205 to determine the need for concern regarding the recommendations in the letter.

10.1. Q. *Many of us here have trouble navigating the parking lot to the Clubhouse during the evening hours.*

Q. *I would like to reiterate my concern regarding the street lights. They are not strong enough to put out sufficient light unless we go to bigger lights (they are available). A look into the back yards of our neighboring communities will demonstrate what I am talking about. As you well know, as we get older, we need more light, not less.*

Q. *It is very dark getting from the front clubhouse entrance to the handicapped parking area. Can there be a lighting solution to ensure residents' safety?*

A. We are presently evaluating our street lighting with LIPA.

10.2 Q. *Can we replace the high hats on the front and back porch overhang with outdoor ceiling hugging fans?*

A. Modifications to the exterior of the home are prohibited per the By-Laws.

11. Q. *What is the real estate tax grievance status for the homeowners and when will it be resolved?*

A. Michael Schroder (real estate attorney) answers: "When I attended the owners meeting I advised that I was not certain that the case currently had strong merit. I will be reviewing the case with an independent fee appraiser in the fall. I will prepare a report to the Board based on the appraiser's comments. I will endeavor to give the Board a definitive review of the merits before the end of the year."

12. Q. *What is the plan for the pile of rubble located near the pond?*

A. The landscaper will grade the pile and level the area and seed with grass.

13. Q. *My question is, and has been for several years now, why are our common grounds being so neglected by our landscaper? This issue has now unfortunately become a catastrophe in many areas. I realize that some weeds have been sprayed, but why only in some areas? This is an embarrassment.*

A. Answered by Lawn Elements: "The common grounds are not being neglected. The community was due for another fertilizer application which was performed August 28th. The application included weed control. Please remember, when we took this community over, the lawns were in really bad shape and half dead from neglect and from the drought the year before (especially the backs of the units and the pond area). These lawns were never properly thatched, we had a very thin root system to deal with, the builder removed all the top soil, so the entire community sits on clay. We also have irrigation system issues and really poor drainage. These types of problems are not going to be fixed after a season or two.

As for the weeds, the grounds are all hand thatched every year leaving bare spots throughout the community. We have to continue to seed every fall. This will help eliminate those bare spots so the weeds have less room to grow. Until then, we will continue to spray the weeds in between applications, helping to keep the weed count low.

We appreciate your patience and we will continue to work very hard until this community is brought up to the level it should be."

Happy Birthday

Les Chalup	Sept. 4
Barbara Cappiello	Sept. 8
Ray Schratwiezer	Sept. 13
Linda Nemeth	Sept. 15
Peter Schultz	Sept. 17
Barbara Gugliotta	Sept. 18
Maureen Tyniec	Sept. 20
Marie Miley	Sept. 22
Tony Blasi	Sept. 23



Happy Anniversary

Rosemary & Leo Pyzynski	Sept. 5
Judy & Paul Betz	Sept. 9
Dorothy & Ernest Svara	Sept. 24
Joan & George Alfano	Sept. 28

***If you would like to have your special days announced, contact..... thewebreeze@optonline.net, Or put a note in *The Breeze Mailbox* in the clubhouse.

My Sincere thanks to the Windcrest Community for your kind thoughts and the the outpouring of support over the loss of my wonderful mother. Linda Nemeth (Linda's mother, Johanna, died on August 10th).

We also wish to extend our sympathies to Charlotte Notaro who recently lost her mother.

May they both rest in peace.



It is with great joy that Barbara and Jim Caramore announce the birth of their newest grandchild, Erik Duffield Nucatola born on August 19, 2012. Erik's parents are Elizabeth and Jason Nucatola.



Ann Venti has become a GREAT-Grandma for the first time to twin boys born on August 10th to her grand-daughter, Victoria Brady. The boys, Emmet and Carson weighing 4lb.3oz and 4lbs 5oz live in San Diego.

UPCOMING EVENTS

BOOK CLUB

The Windcrest East Book Club will meet in the clubhouse on Wednesday, September 12th at 7 p.m.

The book we will be discussing is:
"Wild" by Cheryl Strayed



MEN'S CLUB

The next meeting of the Men's Club is Wednesday, September 12th at 7 PM. We are still trying to plan future events and/or speakers of interest to the men in our community. Please join us.

A Day At The Races—BELMONT PARK



Wednesday Sept. 19th

To all who signed up for this trip, the bus will leave from the clubhouse at 10:15AM and leave Belmont at approximately 4PM—RAIN or SHINE. Call Frank or Toni at 574-8863.

Friday Pairs Canasta will not be meeting in September. Games will resume in October.

PAST EVENTS

Night at the Races

Did you ever see a pink race horse? Did you ever see a race course collapse during a steeplechase event? You did (along with a lot of “kibitzing” and laughter) if you attended our Night at The Races on August 10th. The races were called and horses controlled by George Fischetti, Bill Fullerton and Cos Mollo. The busy men in the back room who took your bets and paid off the winners were: Bill Herd, Joe Pender, Pete Riola, Stuart Rock, Chris Stromstedt, Jim Watters, and Pat Welby. Special thanks to Grace Fischetti and Barbara Mollo for buying, setting up and serving the delicious snacks, desserts and coffee. Thanks from, Cos Mollo

PLANNING AHEAD **Mark Your Calendars**

September 19th, Wednesday—Trip to Belmont (details under Upcoming Events) 10:15AM

October 12-Nov. 2nd L.I. Cares Food Drive. (Bring something to the Italian Night Social or Halloween Party).

October 12th, Friday, Columbus Day—An Italian Night is being planned. Sign up on Sept. 24th, Check the Bulletin Board for further information. Hosts-The Villano’s & The Willoe’s

October 27th- Saturday, Halloween for the Grandkids—Trick or Treat:
Hosts—Ann Marie Welby, Marge Pender & Phyllis DeRosa. This special day is being funded with the money collected by the sale of beverages in the clubhouse.



October 31st – Thursday, Halloween Costume Party for Adults, Country & Western Theme. Host: Grace Blanck. Sign up will be On Oct.17th: Cost--\$5 per person.

November 7th, Wednesday—Bus trip to the city for a “Do as You Please Day”. Cost: \$23 per person. Sign up Oct 22nd. **NO ADVANCE SIGN UP** More details next month.

November 16th, Friday, BINGO \$6 for 9 games. Sign up, Nov. 5th 1-2 & 7-8PM Host: Tony Blasi



December – Wednesday Dec. 5th 8th Annual Holiday Dinner Dance, from 6 to 10PM at the Majestic Gardens in Rocky Point. Absolute Entertainment will once again provide the same wonderful music. The cost remains the same as last year--\$70 per person.

These are just a few of the plans being formulated by the **Social Committee** for the next few months. We could use some help and ideas to keep the fun stuff going. How about you? Next meeting is **September 20th at 7 PM.** You don't have to be a member. Any help that you can give us in planning, setting up or cleaning up at our functions would also be appreciated.

THIS AND THAT



Pizza Night is the first Wednesday of each month at 6 PM. This month it is September 5th. Come join your neighbors for an informal dinner and good company.



The Windcrest East Men's Bocce team, Windcrest East Bocce Rollers, has won the the second and third round of the playoffs in the Southampton Bocce League. Unfortunately, we lost the championship games to the Legionaires, 12 to 7 and 12 to 8. We had a great year and look forward to next year. *Congratulations, guys!*

Women's Bocce is on Tuesday at 6:30 PM.

Shuffleboard Games are now being played on Monday afternoons 1 – 3 PM. Come down to the courts or call Carol & Jim Mikelbank at 298-5745 if you would like to play. Teams may be formed if there is enough interest. Times are subject to change.



SEPTEMBER LADIES LUNCHEON THURSDAY, SEPT. 20th at 12:30PM



*THE BLUE INN
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East Marion, NY
477 2800*



Cost: \$32.00 per person

MENU

SOUP-Lobster Bisque; SALAD-Fresh Greens

CHOICE OF ENTRÉE

*Braised Hanger Steak; Roasted French Breast of Chicken with Pancetta and a pan sauce; or Crab Crusted Scottish Salmon
With lemon buerre blanc*

DESSERT

Cheese Cake

Coffee, Tea, Soda, Ice Tea

CASH BAR

Contact

*Pat Dodge, 369-5148; Nanci Mildenberger, 591-3100 or
Alma Cavallaro, 369-5288
BY September 17th*

A Reminder--all beverages stocked in the clubhouse-soda, water, coffee or tea cost \$.50 each. Please put your money in the box on the counter next to the refrigerator. If you do not pay for your beverage, we will not be able to continue to stock them. Also please note that this money is being used for the Halloween Treats for the children. Thank you.

To all members of Windcrest East:



PLEASE NOTE: This is not a Social Committee Event.

WE ARE PROUD

Dolores L'HommeDieu is very proud of her son because---Russ L'HommeDieu is going to Kayak Around Long Island To raise Funds for the Diabetes Association.

12 years ago Dr. Russ L'HommeDieu, DPT, limped into his doctor's office at over 400 pounds and was told he was "Pre-Diabetic." Within 2 years he had lost over 200 pounds and become incredibly fit. While he is quite proud of losing the weight he is even more proud that he has kept it off for a decade. In an effort to do something a little outrageous and perhaps a little crazy to commemorate this anniversary, he is planning a 270 mile paddle around Long Island, alone in his kayak. This venture will begin on September 7, 2012 from Montauk Point ending back at Montauk Point about 10 days later on September 17, 2012. Dr. Russ has teamed up with the American Diabetes Association to help raise funds and awareness that ordinary people can take control of their health and change their future.

FYI

14th Annual 5K Walk to benefit NorthFork Breast Cancer Coalition

Save the date! Join us and hundreds of our neighbors on Sunday September 30, 2012 at 7:30am for the 14th annual North Fork Breast Cancer Coalition 5kWalk at Tanger. This annual event is the largest breast cancer event on the East End and features over 100 valuable prizes from Tanger merchants. Registration and Breakfast begins at 7:30am, followed by the walk at 8am around Tanger's beautiful 80 acre campus. Go to www.northforkbreasthealth.org to register online. Registration forms and sponsorship information are available by calling the North Fork Breast Cancer Coalition office at 631-208-8889.

The Web address for Windcrest East is www.windcresteastli.com. The Breeze is published on this site as well as other information for all homeowners. The e-mail address for The Breeze is: thewebreeze@optonline.net. All community activities, notices and other information to be added to The Breeze or the calendar must be submitted in writing, not later than the 25th of the month.

Also, The Mailbox in the clubhouse is for the Breeze and suggestions for the Social Committee ONLY. Please, NO Landscape or Maintenance forms. They go in the holders on the wall.

AND SOMETHING ELSE

AROUND TOWN: Calverton / Baiting Hollow Civic Association meets every 2nd Wednesday of each month, at 7:30 p.m. in the Riley Avenue School cafeteria.

Call **Bruno Meloni at 369-3069** if you have any clean, usable clothing you no longer want. He will collect them and take them to the Living Waters Church, Riverhead, for use by the needy in the town. They will take shoes as well.

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Sun	Mon	Tue	Wed	Thu	Fri	Sat
						1
2	3 Shuffleboard 1 -3 PM CARDS & GAME NIGHT 7PM	4 Men's Bocce 1 PM MAHJONG 1 PM PINOCHLE 7 PM Ladies' Bocce 6:30PM	5 Pizza Night 6PM Newspapers	6 Bridge 1PM Men's Bocce 1 PM GAME NIGHT 7 PM	7 Men's Bocce 1 PM	8
9	10 Shuffleboard 1 -3 PM CARDS & GAME NIGHT 7PM	11 Men's Bocce 1 PM MAHJONG 1 PM Ladies' Bocce 6:30PM PINOCHLE 7 PM	12 Men's Club 7pm Book Club 7 pm Bottles & Cans	13 Men's Bocce 1 PM Bridge 1PM GAME NIGHT 7pm	14 Men's Bocce 1 PM	15
16	17 Shuffleboard 1 -3 PM CARDS & GAME NIGHT 7PM	18 Men's Bocce 1 PM MAHJONG 1 PM PINOCHLE 7 PM Ladies' Bocce 6:30PM	19 Mexican Train 7pm Trip to Belmont 10:15 am newspapers	20 Ladies Luncheon Men's Bocce 1 PM Bridge 1PM Social Committee 7pm GAME NIGHT 8 PM	21 Men's Bocce 1 PM	22
23 ----- 30	24 Shuffleboard 1 -3 PM CARDS & GAME NIGHT 7PM Sign up for Columbus Day Party 1-2 & 7-8pm	25 Men's Bocce 1 PM MAHJONG 1 PM Ladies' Bocce 6:30PM PINOCHLE 7 PM	26 Vets Club Meeting 7:30 pm Bottles & Cans	27 Men's Bocce 1 PM Bridge 1PM GAME NIGHT 7pm	28 Men's Bocce 1 PM	29 Appreciation Night for the BOD OPEN HOUSE 7- 10 PM