

# THE *Bayberry* BULLETIN

Volume 3, Issue 2

March 2003

## Bayberry Election News

**A**n election of officers and directors for the Bayberry Board of Directors was held on November 20, 2002.

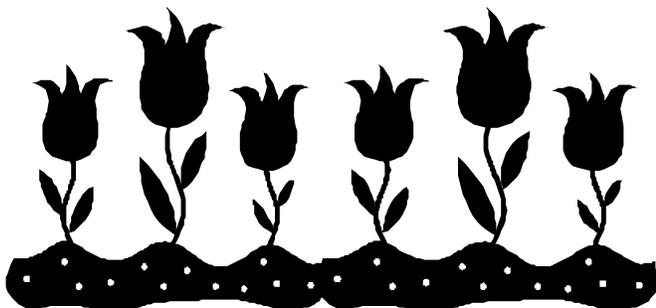
The following officers were elected:

President: Art Kaplan  
Vice President: Steve Conte  
Treasurer: Harriet Abrahami  
Recording Secretary: David Fidock  
Corresponding Secretary: George Benko

The following five candidates were elected for a three-year term:

Cliff Green                      Bob Hopkins  
Linda Levine                     Alan Roth  
Judy Visoky

<u>One year remaining:</u>	<u>Two years remaining:</u>
Dani Clemons	Edith Goldman
Carol Freidman	Jay Miller
Monroe Kaufman	Alan Zuckerman
Ron Hutner	Mitch Weisman
Eric Redlener	Steve Lichtenstaedter



## **BAYBERRY BOARD MEETING**

March 19, 2003—7 PM  
In The Day Room  
All Association Members Are Invited

### **Agenda to Include:**

- **2003 Operating Budgets**
- **Report on Unanimous Approval of Capital Improvement Vote**
- **Presentation from T-mobile**

## Bayberry on the Web

**B**ayberry has come into the 21<sup>st</sup> century. Point your browser to [www.bayberryhome.org](http://www.bayberryhome.org) and be sure to add it to your "Favorite Places." Created by resident George Benko in his spare time, Bayberry is now among the many cyber-communities on the Internet. Bayberryhome.org provides you with information about community events, contains the Bayberry Directory and gives you contact information for the Pool, Tennis, and SPG. It even has a list of important telephone numbers and local businesses. Log on today and send a big THANK YOU to George. He will also be happy to add information about your committee's event or your favorite restaurant. The login name is bayberry (lower case only), and the password is our zip code. By Art Kaplan

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## BAYBERRY SETTLES SUIT AGAINST CITY

**W**hat lawsuit, you say? For those of you who have never heard of this, I will start at the beginning.

Bayberry has been paying real estate and school taxes since its creation back in the 50's. Ten years ago, the Board of Directors came to believe that this was not proper for several reasons. After a preliminary investigation, Bayberry hired a law firm to pursue this claim.



Last year, the City and Bayberry entered into earnest negotiations to finally settle this matter. In October of 2002, the City agreed to lower our assessment by fifty percent and grant us a refund for overpayment for the last ten years. The refund comes to \$95,000 after attorneys' fees.



The refund will be used to repair and improve our facilities (which need it badly). A special committee has been formed to create an integrated plan for these repairs and improvements. More news will follow as we progress and the association will be asked to vote on anything prior to approval. Thanks to Alan Zuckerman for stewarding this project over the years.

Art Kaplan

### From the Editor . . .

All are welcome to submit news and community advertising items. Adults and kids are welcome to write editorials and articles. Has one of your neighbors recently experienced a birth or a loss in their family? The community wants to know. All submissions should be made to Carol Freidman by phone (633-7622) or by email (freidman@optonline.net).

## SPG 2003

**M**ost of us have had our fill of the winter. Throughout the snow and rain, we've donned our winter coats, gloves, snow pants, and long underwear so often that we've almost worn them out!! And each day our thoughts seem to be dominated with the upcoming weekly weather forecast.



But through the snowstorms, the SPG committee of 2003 (Stephanie Ginsberg, Karen Stone and Marilyn Shearer) has been working diligently to prepare for those upcoming scorching summer months when SPG is in session.



While many of you have been hard at work with snow blowers and shovels, we have been busy planning for summer days jam-packed with fun and excitement. We are very excited to announce that Director Jillian Street along with Assistant Director Laurie Thomas will be returning as well as many of our other beloved counselors.

We have already planned many activities to fill SPG days, such as music, swimming instruction, free swim, basketball, arts and crafts, soccer, tennis, gymnastics and nature study. Campers can look forward to Crazy Hat Day, Summer Olympics, Backwards Day, and visits from the New Rochelle Fire and Police Departments.



We now look toward the early days of summer when the dress code is shorts, and the main activity is building sand castles instead of snowmen. Draw a big circle on your calendar for Saturday, June 28<sup>th</sup> where we look forward to seeing all of you SPG-ers for Orientation from 3:00 pm – 4:00 pm! And have a great Spring!!

Marilyn Shearer

# Bayberry Board Meeting

## Minutes of the Bayberry Association Board of Directors Meeting held Oct. 15, 2002

Many years ago Bayberry hired an attorney to try to reduce our property and school taxes. Saul Fenchel, of Siegel, Fenchel and Peddy, PC, acting for the Bayberry Association, presented information about his meeting with representatives of the City of New Rochelle. The City proposed a 50% reduction in tax payments, resulting in a savings of over \$17,000 per year hereafter and a lump sum one-time payment of \$138,000. Attorney's fees would be about \$43,000. The Board voted unanimously to accept the agreement. A committee will be formed to suggest a plan for spending the money; current dues will remain the same.



## Minutes of the Bayberry Association Board of Directors Meeting held Feb. 12, 2003

President Art Kaplan opened the meeting by announcing those elected to the next Bayberry Board of Directors: President, Art Kaplan; Vice-President, Steve Conte; Treasurer, Harriet Abrahami; Recording Secretary, David Fidock; Corresponding Secretary, George Benko. Newly elected for three-year terms are Cliff Green, Bob Hopkins, Linda Levine, Alan Roth, and Judy Visoky.

Art reported that the Bayberry Association will receive \$95,000 soon as a refund on the taxes the Association has been paying to the City of New Rochelle, and hereafter we can expect a \$17,000 to \$20,000 savings per year.

The Bayberry financial statement was presented and discussed. Total Assets = \$119,989.

Accounts Payable=\$7,038, which have since been settled. There are currently 160 members (out of 196-198 houses). For 2002, our total income was \$108,305. Total expenses were \$86,547. Hereafter, our real estate and school taxes will be nearly half of the \$42,000 that we are currently paying.

The Finance Committee has not yet met for the 2003 proposed budget. In the future, our tax savings can be directed towards capital improvements.

Pool budget: We saved \$10,000 last year. Projections for pool equipment: \$7,000. Sump pump in basement (maybe capital improvement?). Defibrillator? Baby pool needs to be a capital improvement. Pool and SPG have more money that can be spent. Suggestion from Carol Freidman: roll back the daily charge for guests. Art feels that we need a person to check that members do not bring in an excessive number of guests. We instituted the free guest pass policy to induce members to pay early. The pool committee needs to discuss the issue of guest passes and whether to revoke the \$3 payment for guests.

SPG made \$3,600 in profit in 2002 and projects a small profit for 2003.

Tennis budget: 44 members at \$95 for 2002. Predict 40 members for 2003. No repair planned this year. Want to build up resurfacing fund in order to resurface court 1. Monroe Kaufman and Mitch Weisman are looking at the possibility of installing a softer surface.

Summary: The balance for 2002 was \$16,031--building up our reserve fund. 2002 budget unanimously accepted.

Red Gate: Report by Cliff Green. We are now essentially settled with Red Gate, last

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# Community News



**For New Rochelle families with middle- & high school-aged youths**

## **Teens, Parents, Alcohol/Drugs & The Law**

Thursday, March 27  
New Rochelle High School Auditorium  
7- 9 PM

Parents, and Teens — Learn about the legal & medical consequences if . . .  
A teen has had alcohol in your home without your knowledge and then inures himself or others!  
Your friend is caught possessing an illegal drug in your car without your knowledge!  
Call Pina Bloom, NRHS, 576-4551 for more info.



## **New Rochelle High School On Stage at Lincoln Center** April 30, 2003 at 8 PM

A Concert to Benefit the New Rochelle Fund  
for Educational Excellence

Performances by NRHS's premier musical groups:  
Concert Band, Symphonic Band and Jazz Band  
Choraleers and Chorale  
Nightingales and Doo Wop  
Huguenot Orchestra and Senior Orchestra



Tickets and Journal Ads Are Still Available  
Journal Deadline is March 28, 2003

Please support New Rochelle schools and make a contribution to this very special fund..  
Call Meri Hilton, Chairman —235-8460



## **Attention Dog Lovers!**

Save the Date! Saturday, April 12

## **New Rochelle Humane Society Dog Walkathon**

New Rochelle High School Track  
12 noon - 3 pm

In case of rain, the event will be held  
in high school gym.

Raffle! Dog obedience demonstration!  
Crafts, face painting, bake sale & more.

Come meet some terrific dogs  
waiting for a home...



Call Amanda or Diane Wade  
for information 632-2576



## ***Letter To The Editor . . .***

It is very apparent when one drives through the streets of Bayberry that we all spend a lot of money on our homes and our lawns. Aside from our beautiful homes and finely manicured lawns, there are many children and pets as well. Please let us all respect one another's property by curbing our dogs; it is safety issue as well as a matter of respect.

Bayberry Bulletin Staff  
Carol Freidman, Editor

# Bayberry Directory Update



## Let's Welcome Our New Families:

Jeff and Lilly Innocenti  
Mia  
95 Highridge Road  
633-1904  
Jinnocenti@aol.com



## Condolences

To Rory Salvaggio on the death of your father

To the Biederman family and friends on the death of Jill Biederman

### ***Bayberry Board Meeting/cont.***

*(Continued from page 3)*

summer's pool concessionaire. As a condition of the settlement, the Board voted to give them \$2,000 and the bread mixer. They will give us a general release and indemnify us from any possible claims made by employees. Hereafter, a new concessionaire will need to provide us with a certificate of insurance. Therefore, we can now start necessary renovations.

Capital Improvements: Steve Conte, Pool Chairperson, wants to make a couple of big improve-

*(Continued on page 6)*

## New Rochelle Public Library Budget Vote

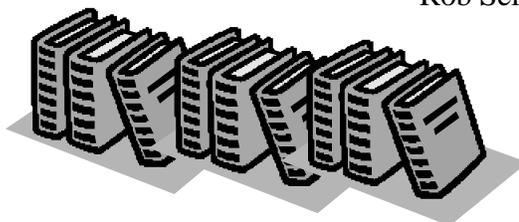
**B**ayberry residents and other New Rochelle residents are encouraged to vote May 20<sup>th</sup> on a new and separate budget for The New Rochelle Public Library. Voting will coincide with this year's school budget vote and Board of Education election.

The New Rochelle Public Library is currently funded through June 30<sup>th</sup>. Although some contingency funds may be available to keep the library open after this date, it would be on a much-reduced schedule and with a reduced staff. Shutting down the library is a reality, as is the possibility of New Rochelleans being refused the right to borrow library materials from other Westchester libraries.

The Library's Board of Trustees has already held two budget workshops for voter input. Public to Be Heard sessions also follow the Board's regularly scheduled meetings, March 13<sup>th</sup>, April 10<sup>th</sup> and May 8<sup>th</sup>. The general meeting begins at 7:30 PM, Public to be Heard sessions begin at 8:15 PM, and all meetings are held in the theatre of the main library on Lawton Street. Trustees will also be presenting to various PTAs. Please check with your child's school or the library (632-7878) for exact dates and times. The Trustees are still finalizing the budget to be presented to the voters.

Any Bayberry resident willing to host a library information session for other Bayberry residents at your home is asked to call Rob Seitz, also a Bayberry neighbor and Library Trustee, at 654-1506 (W) or 632-1215 (H) or rob.rsc@verizon.net.

Rob Seitz



# Board of Directors' Meeting continued . . .

*(Continued from page 5)*

ments and indicated that they are indeed drastically needed.

- Kiddy pool needs to be done this year. \$8,000 projected.
- Need to fix the kitchen: building permit issue needs to be resolved. Also problems with the leaking roof. Need to fix the sheetrock and re-tile the floor in order to correct a health violation. The area is approximately 450-500 square feet. Estimate of \$6,500.
- Refrigerator and freezer are creating a ventilation problem. Need an upgrade with a second condenser. About \$1,500.
- Need to fix holes in large pool. \$1,500.
- Wants to extend baseball field. \$4,000.
- Want to get quotes for a volleyball court.
- Wants three garbage cans of high industrial, commercial quality.

Stephanie Ginsburg requests a bench in women's locker room. \$1,000.

### Major Improvements:

- 4-6 swings. Probably about \$5,000.
- David Fidock recommended that we bring in Artie Tull, an excellent carpenter and master builder from the Albert Einstein College of Medicine, where David works. Artie could give us an estimate for renovation of the men's and women's locker rooms.
- This estimate should include the repair of the side room (adjacent to the day room) and a new air conditioner. Up to \$2,000.

These proposals amount to approximately \$26,500. This money is available. We expect to transfer \$40,000 to savings and replacement fund. Therefore we can afford it. Would increase our replacement fund by \$10,000 and still get some renovations. Need to submit to Association for approval.

A new ad-hoc committee has been formed: Steve Conte, David Fidock, Linda Levine, Art Kaplan, Monroe Kaufman, Jay Miller, Mitch

Weisman, and Alan Zuckerman. This committee will handle proposals for what to do with the large sum of money that we are to receive from the City of N.R. as well as the additional tax savings that we are going to be receiving in the coming years. They will meet and make recommendations to the Board and community.

George Benko is going to prepare a capital improvement budget for vote. Need to approve this ASAP so that contractors, etc., can get the job done before the pool opens. Need to have vote within weeks

Stephanie has announced the two new SPG chairpersons who will help her: Marilyn Shearer and Karen. Conte

- Tennis Committee: Mitch Weissman
- Legal Committee: Cliff Green
- Social Committee: Susan Zuckerman  
Laurie Getlan
- Pool Committee: Steve Conte

We express our sincere thanks to Laurie Getlan and Susan Zuckerman for their wonderful organization of the recent Bayberry winter dance at Beckwith Pointe, which was great fun and a huge success. Art suggested that we organize a 50<sup>th</sup> Birthday for Bayberry during the summer.

George Benko has now created a Bayberry website, [www.bayberryhome.org](http://www.bayberryhome.org). George was warmly thanked by us all.

Concession Committee Report (presented by Alan Roth): members are Stephanie Ginsberg, Una Hopkins, Jay Miller, Eric Redlener, and Alan Roth. We really need to manage our expectations this year and need to get good, consistent pool food. Discussion was had about asking Sonny and Joanne back, but for personal reasons neither are able to do it this year. The Committee will be meeting again soon.

Meeting adjourned 8:45 pm