

THE Bayberry BULLETIN

Volume 5, Issue 1

November, 2004

Bayberry Election News

An election of officers and directors for the Bayberry Board of Directors will be held at the Day Room at the Pool on Tuesday, the 14th of December, at 8:00 P.M. All Association members are invited to attend.

The following are the nominees for officers:

President:	Steve Conte
Vice President:	Cliff Green
Treasurer:	Jennifer Syken
Recording Secretary:	Perry Krassner
Corresponding Secretary:	Linda Barat

Five candidates will be elected for a three-year term, and two will be elected to serve as alternates.

The following are the nominees for directors.

Harriet Abrahami	Dan Leiman
George Benko	Jay Miller
Simone Blejac	Gary Pomerantz
Edith Goldman	Jill Siegel
Monroe Kaufman	Mitch Weisman



Meet the Candidates on page 2

**Vote Tuesday
December 14th!!**

From The President

As my first year as President of the Bayberry Association comes to a close, I feel it is an opportune time to look back and reflect on all we have accomplished together over the past 12 months.

As you will undoubtedly recall, we began the year with a variety of goals and projects. Among these was our need for a variety of cosmetic improvements and renovations, which was of course tempered by our desire to maintain our strong financial condition. I am happy to report that we have made considerable progress on both objectives.

In terms of renovations, we have achieved the following:

- Complete renovation and replacement of the roof.
- Complete upgrade of both the men's and women's locker rooms and bathrooms.
- Installation of all new windows and new doors, and installation of numerous benches around both pools. In utilizing prudence and

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Meet the Candidates

Those elected will join the following Directors to comprise the entire Board of Directors.

One year remaining:

1. Bob Hopkins
2. Linda Levine
3. Alan Roth
4. Judy Visoky
5. Stephanie Ginsberg

Two years remaining:

1. David Fiddock
2. Art Kaplan
3. Marvin Nagourney
4. Eric Redlener
5. Karen Stone



Officers of the Board

Each candidate for the Bayberry Board of Directors was asked by *The Bulletin* to write a brief description of herself/himself. We hope this will serve as a guide for the upcoming election.

President - Steve Conte

As a long time Bayberry resident, I feel that I am ideally suited to serve our community as President of the Bayberry Association for a second term.

I was only 5 when my family moved into Bayberry and I have lived here most of my life, now with a family of my own.

From my early days attending SPG and riding the Bayberry bus to Ward School, to my more recent 8 years of service as the Chairman of the Bayberry Pool (including 3 years as Vice President and Finance Committee Chairman), I have been involved in many aspects of Bayberry. As a result, I have developed lasting friendships and a strong attachment to our community that will

assist me in guiding Bayberry to meet the challenges facing us in the in the days and years ahead.

Given these friendships, my sense of community, knowledge of our facilities, and my proven record of community service, I believe I have demonstrated the character and commitment required to be considered for President of the Bayberry Association.

My platform is both simple & effective:

- Prudent financial controls
- Hands on management style
- Committee / Community inspired initiatives

In short, it is my goal that Bayberry continues to strive to meet the needs of ALL its residents – new and old alike - just as it did for my family when I was a child.

MAKE YOUR VOTE COUNT

The Bayberry Bylaws state:

“Any member whose dues are fully paid shall have the right to vote at any meeting.”

Please pay your October association dues or your vote **CANNOT BE COUNTED!!**



Vice President - Cliff Green

I have very much enjoyed acting as Vice President for the past year, and I am looking forward to serving for another term. I would like to get even more involved in the Bayberry community to insure it remains a great neighborhood for families with young children, as well as for those residents who have been part of Bayberry for

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From The President

(Continued from page 1)

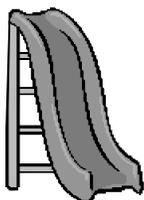
other basic management practices regarding expenditures, we have run a two year, \$25,000 operating surplus at the Bayberry Pool.

This year we increased total Association membership and made considerable progress in collecting arrears. Taken together, both have assisted us in funding the capital improvements, increasing our financial reserve, and positioning ourselves for other significant challenges in the year ahead.

While I do think it is important to stop annually and review accomplishments, prudence dictates that we keep an eye on the future in an effort to ensure Bayberry remains a highly coveted community in which to live. Our facilities are now 54 years old—despite our achievements to date, our facility still has ongoing infrastructure and maintenance concerns. As I am sure you undoubtedly agree, we have an obligation to properly maintain our facilities in order to provide a safe place for our residents to spend their time. To this end, we are considering the following capital improvements for the calendar year 2005.

Ongoing Capital Improvements—2005

- French Drains – installation of these drains in the basement at the Pool will allow excess moisture to drain properly, thus inhibiting corrosion and decay in the basement, which has been an ongoing problem for many years.
- Improved Lighting – Installing additional lighting in all areas (Adult Pool, Children's Pool, and Playground Area) to provide a safer, better lit environment. This can extend the hours of usage, thus providing more enjoyment for all



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Meet The Candidates

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many years. I am a local attorney with a general practice right on North Avenue in New Rochelle. I remain active in the community and will continue to handle the various legal matters at the request of the board. My wife, Lesley, and I were both raised in New Rochelle and attended Ward, ALMS, and NRHS. We spent much of our youth hanging out in the Bayberry pool with the children of many families who are still living in the community today. Since moving to Bayberry, we have expanded our family to include Tyler and Luke. Together, we will continue to enjoy the tradition of “hanging out” at the Bayberry pool for many years to come.



Treasurer - Jennifer Syken

My name is Jennifer Syken and I am excited about being nominated for the Treasurer position. My husband and I have lived in Bayberry for close to 6 years. We have a two-year-old son named Nicholas. Last year I was able to meet more people by becoming the pool party coordinator.

My husband and I both graduated from the University of Miami (Go Hurricanes!) I hold a BBA, and I am a CPA. I have previously worked as a Financial Auditor for Price Waterhouse, as Manager of Financial/Merchandise Planning at Lord and Taylor, and most recently as Assistant Controller of Phase II Media, which is an internet advertising company.

I look forward to contributing to Bayberry and meeting more people. Thank you.

Recording Secretary - Perry Krassner

I was born in Bayberry. I love this place so much so that after living overseas with my loving wife and three great kids for 22 years I came back

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Bayberry Board Meeting

Minutes of the Association Meeting

March 3, 2004



Steve Conte called the meeting to order at 7:40. There were 17 association members present. Art Kaplan gave a brief history of the Improvement Committee's work and estimates. Everyone received a paper from the Improvements Committee about the renovation of the pool, clubhouse and facilities. It was explained that the money for this project is already in the association's bank account. There is also an estimated \$50,000 or more left over in the emergency fund.

It was explained in detail that the best and longest lasting materials would be used. It was noted that the clubhouse does not have to meet governmental handicapped standards. There will be a handicapped access and a bathroom.

The overall costs were estimated at \$190,000, which gives the association flexibility to cover any unplanned expenses that inevitably occur during construction. The floor and wall company explained in detail how their product works.

A breakdown of the costs was asked for and given. There was a motion to nominate a decoration committee and everyone seconded the motion. The committee was formed.

During the discussion about the renovation there were concerns raised about overseeing the remodeling. Who would be responsible for managing and organizing the project? People were concerned about getting the job done on time. Mr. Gus Getter, a Bayberry resident who is an engineer and who



has helped on other projects, will be helping to supervise the work along with other board members.

Bob Hopkins motioned that the board vote on the project. The Board voted unanimously to approve the project. The meeting was adjourned at approximately 9:30.

Perry Krassner



Minutes of the Board Meeting

June 8, 2004

The Board meeting on the 8th of June was called to order at 7:40 PM and there were 13 Board members present. Perry Krassner read the minutes and they were unanimously accepted.

Art Kaplan presented the financial statements. Last year's Bayberry Association budget was unanimously approved.

It was stated that there are 164 member families. All committees gave brief presentations. The Tennis Committee advised that the first tennis court will be resurfaced. The tennis court budget was approved.

The pool's budget was approved.

SPG's budget was presented and approved. There are 73 kids coming this summer.

There was a motion to consider a dedication in Jane Evans' name in the Playground to be done at the Memorial Day Brunch.



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Bayberry Parties Rock!

We had tons of fun at our 3 themed parties during the Summer of 2004. Starting with our Western Family Shindig - 125 adults & children enjoyed a western themed menu that included BBQ meats,



corn, garlic bread, "round up" your own sun-

daes and many more delectable items. Everyone received complimentary Cowboy hats & bandanas, and many Bayberry residents participated in our professional line dancing.

At our 1st Adult party, "Hollywood Nights", our Bayberry "celebrities" walked up the red carpet while paparazzi snapped their pictures (each couple received clapboard frames filled with their Polaroid photo at the evening's end). The Game Show Entertainment was a huge hit, teaming neighbors and friends with and against each other in physical challenges and hilarious questions.



An Animal House Toga Party completed the celebrations of the Summer of 2004. Despite Hur-

ricane Charlie's imminent appearance, 60 adults

appeared decked out in an incredibly creative assortment of toga attire & accessories (togas were given out after sign-up, but residents used them in every conceivable way and more!). A new D.J. added excitement and our college themed



menu was enjoyed by all. Our party decorators truly enjoyed transforming our Bayberry Pool Club into a FRAT HOUSE complete with sexy posters, underwear, beer, and rock and sports memorabilia.



Post season's tremendous success was our Halloween Parade and Party. It featured an encore performance of our spectacular Haunted House, complete with ghosts, goblins, and ghouls. Well over 150 attendees were thrilled with an afternoon of Halloween themed games and crafts. A pot luck dinner was a feast for all, and a dynamic D.J. capped the occasion.

We're looking forward to seeing everybody at our Winter Gala Party of 2005. A flyer of the event's place, date, and time will be in your mailbox soon. Happy Holidays to All!

Sue Zuckerman and Laurie Getlan

Community News



Sergey and Natasha Karpov
Nicholas
130 Woodhollow Lane

Mara and David Roberge 632-6335
Hayden
95 Highridge Road

Danny and Patty Cohn
Samantha and Alexis
103 Woodhollow Lane

Tom and Renee Watson
173 Woodhollow Lane

Carey Samuels and Mark Hochberg
Jessica and Sabrina
35 Meadowood Path

Todd and Jacqueline Brecher
Mikaela and Cary
72 Stony Run



Congratulations to

Craig and Holly Bier on the birth of
your daughter, Emma Jayne

Rich and Marilyn Shearer on the birth
of your daughter, Dana Claire

Al and Lynn Jablowsky on the birth of
your son, Brian

Rich and Catrina Geraci on the birth of
your twin girls, Catherine and Arianna

Our Condolences To

We regret to announce the death of
Jane Evans, a longtime resident of
our community.

Roy Krasik and your family on the
death of your father.

June Hirsch on the death of your
father, Harry Migdol.

Mari Krassner and your family on
the death of your mother, Maria
Rodriguez



Bayberry Board Meeting

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There was a presentation of the highlights of the remodeling work being done at the Pool. There were more expenses than expected. The plumbing was running a little over budget. The electricity was coming in on budget. There was a reminder that there is a renovation meeting every Wednesday night. There was a brief tour of the remodeling and the meeting was adjourned at 9:00 PM.

Perry Krassner



From The President

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residents who use our facilities.

- Repairing and modernizing our playground facilities
- Pool Slide – I strongly believe that their should be a pool slide installed to replace the diving boards that were removed almost 13 years ago.

Beyond 2005:

- Enclosing the main section of the pool facility: This initiative is estimated to cost approximately \$65,000, which amount can be funded over 3 years simply by using the existing savings from the recent tax abatement. This initiative will not only allow Bayberry residents to enjoy our facilities year round, but it can also be an additional source of revenue by hosting events, classes or parties.

As you can see, we have achieved a great deal over the past 12 months. Further, we have mapped out a clear strategy to maintain a safe & functional facility in the years ahead. I am confident that with your continued support, we will ensure that Bayberry remains a community of choice for prospective home buyers in Westchester County.

Steve Conte



Bayberry Tennis 2004

This was a great summer for Bayberry Tennis. Our 2004 membership was 47 families, which included several new members. The courts were in excellent shape this year as Court One (the court nearer to the driveway) had a major resurfacing early in the summer. This work included a new net and net posts. The tennis court contractor tried to level the court, but due to uneven settling, he was only able to partially correct the problem. On the bright side, the minor depression is not very noticeable and it helps rainwater run off the court so the surface dries faster. The nets stay up all year, so any hearty Bayberry Tennis members are welcome to play through the fall and winter. If there are any questions regarding Bayberry Tennis, please call Mitch Weisman at 235-3719.



Letter To the Editor . . .

Even though many neighbors pick up solid waste after their dogs, these same people often allow their dogs to urinate on the lawn. The scent that is left behind entices other four-legged friends out for a stroll to do the same. The result is often unsightly burn marks on a homeowner's lawn. Please let us all be considerate and fair to each other. Don't put your neighbor in the awkward and uncomfortable position of having to ask you to walk your animal off his or her lawn. Thank you!!



SPG 2004

As winter fast approaches, we are already hard at work thinking about Summer 2005 at SPG. Last year was a very successful year, and we are excited about making this coming season even more successful! More new specialists are planned as well as new activities. The new expanded lunch program was a big hit (regular meals and big kid meals) so we plan on

bringing those back along with a few new choices!

We will have a bigger carnival, more wet activities during water week, and new animal visitors during animal week plus a whole lot more!

If you are interested in lending a hand, please contact either Marilyn Shearer (235 2590) or Karen Stone (576 1450).

Marilyn Shearer

Meet The Candidates

here to live. I am a teacher at the Dalton School in New York and a member of The New Rochelle Rotary Club. My wife works at My Sister's Place. We are both active in our community. I have 3 children: Anne, Eve and Ben.

Corresponding Secretary -- Linda Barat

I moved into Bayberry 3-1/2 years ago with my two children Robert, 14 and Rachel, 12. I worked for The Journal News as a reporter and am now freelancing. I feel that joining the board will give me an opportunity to contribute to and meet members of the community.

My community involvement includes Temple Israel of New Rochelle trustee and social action committee, League of Women Voters, New Rochelle Cares executive director, Jewish Women International, Davis Elementary School PTA president, League of Women Voters and the Coalition of Mutual Respect. I am originally from Buffalo, but have has lived in New Rochelle for the past 15 years.

Members of the Board

The five candidates who receive the most votes will serve three- year terms on the Board. The sixth and seventh place finishers will serve as alternates.

Harriet Abrahami

I am writing now as Bayberry's lame duck Treasurer, a post I held for 4 years. If I am elected to the Board of Directors, my intimate knowledge of our income, budgets and expenditures will be helpful to the Board. My services to Bayberry came at two crucial periods. As Pool Co-Chairman some years ago, I presided over the complete overhaul of the pool and pump room, and I was Treasurer during the clubhouse renovation this year. I look forward to helping with other projects such as improvement of the playground, to name just one.

George Benko

My wife and I moved into Bayberry in 2001. Shortly after, we had our first son, David, and last year Sean was born. We're still trying to figure the recipe for girls. In the meanwhile, I got involved with this great community right away. I just wanted to help. I took it upon myself to design a website for Bayberry.

This site is www.bayberryhome.org, and it contains all current info, from SPG fees to pool hours to association minutes. We also have an online directory so you can look up anyone in Bayberry. For the past two years I was your Corresponding Secretary and worked to make sure you knew what was going on in Bayberry. I want to continue to support the community as a Board member and to help this community grow.

Simone Blejac

I have enjoyed living in Bayberry for 7 years, during which time I have had the opportunity to get to know many fellow Bayberrians personally and their expectations of Bayberry, the facilities and functions. To me, Bayberry is an impressive lovely and safe community that offers wonderful facilities and functions which my family has frequently utilized and participated in. I have been unable, in the past, to devote the time and effort that I would like to have devoted to our community due to my employment and young children. However, now that the children are getting older, it is becoming more feasible for me to do so. I have served on the pool committee and recently helped organize the Halloween party. I've attended a quite a few board meetings over the years.

Given the opportunity, I will support and endeavor to properly maintain and improve our facilities while at the same time be practical and cost conscious. It is my opinion that the playground needs an overhaul and the baby pool needs to be replaced. I believe these improvements will

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Meet The Candidates

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contribute to making our Bayberry homes more desirable to potential purchasers, especially those just starting a family. I believe it is the volunteer services of our fellow Bayberrians that have kept our community running and are vital to the continued operation, survival and growth of the Association. Thus, it is important to promote interest and involvement in our community because, without them, the organization would surely collapse. Security is also a concern to me.

Accordingly, I would appreciate your consideration when you vote at the upcoming election.

Edith Goldman

We have been living in Bayberry since 1966 and still love it! Over the years I have served as Secretary of the Bayberry Association, as Board member, and on the Pool Committee. In addition, I have retired after 30 years as director of a large public mail order company. I have been a member of the Board and would like to continue to serve Bayberry's interests for another term.

Monroe Kaufman

I have been a resident of Bayberry for 25 years and have served as President, Vice President, Member of the Board of Directors, Financial, Insurance and Pool Committees. Recently, I worked with the Construction Improvement Committee. Bayberry is a community committed to maintaining a healthy environment where you can raise children and family today as it was 25 years ago.....and I am sure as it was 52 years ago when Bayberry first opened. Its strength depends upon the residents who volunteer to participate in one or more of its various committees. I urge all residents to work with one of our committees so that we can all share in the satisfaction and pride of having one of the best homeowners associations in Westchester County.

Dan Leiman

I have been a member of our special community since 1989, and I feel truly fortunate to have been able to bring up my daughters in a neighborhood as closely knit and as beautiful as Bayberry. New families have moved in, some of our old friends have moved away, but the spirit of this place has remained the same. It's a good old fashioned neighborhood. Being a member of the board will enable me to have an impact on the direction that our neighborhood takes over the next few years. I have some ideas concerning safety and beautification that I have thought about over the years, but I suppose mainly I'd like to give something back to the community besides veterinary care and bagpipe music.

Jay Miller

I and my family have been a resident of Bayberry for 19 years. During that time I have been involved in various activities for Bayberry. These include President of the Bayberry Association, Co-Chair with Carol Freidman of the Pool Committee, Chair of the Concession Committee, as well as serving for a number of years as a Board Member. I would like to continue serving on the Board for another term.

Gary Pomerantz

I am very interested in being elected to the Bayberry Board and serving the community. I have lived in Bayberry for 16 years with my wife and 2 daughters; have enjoyed watching and participating in its modernization and improvement, and I wish to continue working as a board member to improve the neighborhood. I am an engineer in the construction industry and am responsible for building and renovating many buildings (large and small). I will contribute these skills to the community and assist with its continued growth.



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Halloween Parade

Every year residents of our community pool organize a Halloween Parade where the neighborhood children and adults put on costumes, meet and walk to the Pool Club. There, they will find scrumptious food, drinks, and activities for the children. There will be candy, desserts, piñatas and even a Haunted House! It is a great opportunity for the adults to socialize, eat, drink and be merry as well! It is open to ALL Bayberry Association members and their invitees.



Flyers are sent out earlier in October notifying the residents of the affair and requesting assistance and contributions. Volunteers organize the entire function. This year, I had the privilege of organizing the contributions. I have been told by many of the attendees that it was a great success and a good time was had by all.

This year we had a D.J. There were clowns, witches, devils, spies, jailbirds, dinosaurs, kings, Pooh Bear, Tigger, and Minnie Mouse. Every year the haunted house gets scarier and scarier! The decorations were awesome, as usual, and the food was delicious! As the organizer of the donations, I hereby personally extend my thanks to each and everyone for their generous and thoughtful contributions. And a special thanks to the Hopkins, Getlans, Weismans and the Armiento families for all their efforts.

Simone Blejec



Meet The Candidates

Jill Siegel

My son Jared often reminds me that we are so lucky to live in Bayberry--a community where friends and sense of belonging are unsurpassed. We take advantage of its unique offerings but are mindful to give back. My husband Steve Lichtenstaedter's Board term is expiring--I knew it was my turn. While I have held the positions of Recording Secretary, Board member, Pool Committee member, and Party Planner, my favorite is the Gardening Committee. I purchase and plant flowers for the pool every Spring, and then watch all admire them with no complaints. Bayberry is a magical place, and if elected I will use my legal negotiation skills and friendly disposition to keep the magic going.



Mitch Weisman

My name is Mitchell Weisman and I am running for re-election to the Bayberry board. My wife Sue and I have lived in Bayberry for the past 12 years, and we love this unique and special community. We appreciate the fact that Bayberry needs volunteers to continue to be such a great place to live and raise our kids. We have both been very active in the neighborhood since we moved in. I have been the Tennis committee chairman since the last millennium (actually, it has been about seven years). I have also served on numerous other committees including: the Improvements Committee, the Nominating Committee, the Finance Committee, and a few other committees which I can't remember the names of. I feel strongly that Bayberry needs to maintain and improve our valuable facilities. If you vote for me, I promise to continue to work hard to help make our great Bayberry community even better!

**Vote Tuesday
December 14th!!**

Community Involvement — a personal reflection

On December 24, 2004 my family will celebrate our 18th anniversary in Bayberry. I have gone through the many “phases” of Bayberry involvement, beginning with SPG Chair, continuing on to Board member and Pool Co-Chair, and now semi retiring to Bayberry Bulletin Editor. I can vividly remember working several hours each day of every summer in my personal quest to make Bayberry a better place. I also remember the feeling that there was never enough community involvement. I thought with disdain that if I chose to be involved, everyone should follow suit. As my family has grown and we have all matured, I realize there is another side to the volunteering story.



I have learned that while there are many reasons some of us choose to head up committees and work tirelessly for Bayberry, there are equally good reasons many people choose not to. Work and family commitments often take up all our time and there is little left over for community involvement. Everyone needs to answer his or her calling in performing community service. And the neighbor you may think of as “not involved” may very well be following their own hearts by helping 911 victims, walking for breast cancer, working in the New Rochelle schools, or helping shelter animals find new homes. So while many people choose not to be involved in the daily managing of this lovely community, they still care deeply for it and want to stay informed and be a part of its happenings. This is why the *Bayberry Bulletin* is so important. For some, it is the sole communication



they have with the “inside” world. As its Editor, I ask for your help in providing everyone with community news. My objective in publishing the *Bayberry Bulletin* is to:



- ◆ bring you the Minutes of all association and board meetings
- ◆ provide information on current capital improvements
- ◆ introduce you to the members of our community who want to be Board members
- ◆ keep you updated on the activities of Bayberry committees
- ◆ update you on your new neighbors so you can update your Bayberry directory
- ◆ inform you of significant happenings in our neighborhood
- ◆ extend condolences as a community to those who have suffered a loss
- ◆ extend congratulations to families who have had a new baby
- ◆ provide a venue for residents to address the community about a personal concern



Help me to meet these objectives. If you or a neighbor experiences a life altering event, please let me know. If you are involved in a committee, please send me information on your activities. And if you have a concern you’d like to make public, write a “Letter to the Editor.” You can either call me at 914-633-7622 or email me at freidman@optonline.net.

We are still hoping to get a volunteer to become the first Bayberry Historian. I urge anyone with a passion for Bayberry history to contact me or Steve Conte in setting up this very necessary committee. And for those of you Bayberry fans who root for the home team while sitting on the sidelines, I hope you enjoy the issue.

Carol Freidman, Editor



BAYBERRY DIRECTORY QUESTIONNAIRE

THE BAYBERRY DIRECTORY WILL BE UPDATED THIS JANUARY. PLEASE FILL OUT THE FOLLOWING INFORMATION SO WE CAN UPDATE THE BAYBERRY DIRECTORY.

PLEASE RETURN THE REQUESTED INFO AS AN EMAIL ATTACHMENT OR DROP OFF A COMPLETED FORM TO ONE OF THESE RESIDENTS:

GEORGE BENKO, 37 Woodcut Lane, info@bayberryhome.org

or

ART KAPLAN, 193 Wood Hollow Lane, ArtK291843@aol.com

FAMILY NAME:		MAIN PHONE #:	
ADDRESS:			
FIRST & LAST NAMES OF ADULTS IN THE HOME:			
FIRST NAMES & LAST NAMES OF CHILDREN OR OTHERS WHO RESIDE IN THE HOME: FAX #			
EMAIL ADDRESSES:			
YEAR THE FAMILY MOVED IN:			