

# Road Four

NEWSLETTER OF THE GOLDENS BRIDGE COMMUNITY ASSOCIATION



Spring  
2013

## 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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## Missed, But Not Forgotten

It is always sad to say goodbye to old friends. The Tomei family, longtime residents, have taken the opportunity to say farewell to us.

## Farewell

In 1970 the Tomeis, Addie, Gary, Marisa and Adam embarked on a summer vacation which, little did they know, would become a 43-year love affair with the GB community. You not only welcomed us with open arms, but were equally welcoming to our entire family; brothers and sisters, nieces and nephews. We are particularly appreciative of the fact that Marisa and Adam were able to thrive in a caring community that prizes humane values.

And although we have now left the Colony, we will always think of GB with great warmth and affection. We will always be grateful for all the good times we enjoyed

there, and all the treasured friendships we have made.

We apologize for having left without being able to say a proper goodbye to our many friends, so we are writing this apology now, and also to let you know we will be visiting as often as you will have us.

With love and affection,  
*The Tomeis*

## Welcome

Three new families have taken the place of the old friends and bring something fresh to the community. Matthew and Kaulaya Couli are restoring their house at 16 Pond Street and hope to finish their work and move in soon. The new owners of 7 Hall Avenue, David and Kayla McDonough are already resident in their new home. Another new family, Devon and Natalie Solano are purchasing a house on Hillside Avenue. The editors intend to interview them and tell you more about them all in the next issue of *Road 4*.

The Golden Bridge Welcoming Committee has invited the three new families to an informational brunch at the end of June to introduce them to the community and its activities; just in time to learn about the lake, the BBQs and the summer social schedule. Meanwhile, be sure to offer them warm welcomes.

## Help Write/Appear In The Banquet Show

"How could it be improved?," many GB residents would argue "the banquet show is always clever,

timely and so witty!" Yet it's time to open the process and enlist new folks to devise the theme, to write the skits, to be the performers.

So Rick, I and a few others who have been involved are seeking new blood. We would welcome those who can suggest ideas, who can turn suggested into scripts, who would perform, and those who would help with administration. So we're suggesting a meeting on the July 4th weekend—specifically on Saturday, July 6th, (that is the night of the barbecue at the beach). The meeting will be at the barn, at 12 noon, and might take an hour or two. Please email us if you're (even mildly) interested: CousinR@earthlink.net and/or MBAdelman@aol.com

The Producers—Marty Adelman and Rick Cousin

## Update From The Camp Committee

The Camp committee's work is in full swing with the 2013 Goldens Bridge Camp season. Session 1 starts Monday June 24th and ends Friday July 19th. Session 2 starts Monday July 22, and ends Friday August 9th. The camp is full again this year. Upper camp hours: 9:30am to 4:00pm and our nursery, 9:30am to 1:30pm.

We have many exciting and fun things planned for our campers. There will be sleep-outs in the 17 acres, camp-wide cook-outs behind the barn, SplashDown and bowling trips, as well as other fun adventures.

Our theme this year is SUSTAINABILITY! Presently we are working with a company to compost our

trash. Our art and nature specialists will also incorporate this theme into the activities.

Many of our camp and lifeguard staff are coming back this year, so we are sure to have another great summer.

### Congratulations

Community members Paola and Gabriel Cubides are proud to announce the birth of their daughter, Gabriella Andrea Cubides on March 22, 2013. Gabriella weighed in at 6 lbs., 14 ounces. This is the 7th grandchild for Betty Cubides, Gabriel's mother.

### Welcome To The Lewisboro Answerbook

Check out this site for a complete guide to the town of Lewisboro. [lewisboroanswerbook.com](http://lewisboroanswerbook.com). This site claims it's the most complete guide to the town of Lewisboro. I went to this site and sure enough it had answers to the myriad of questions one might ask about our community.

I clicked Transportation. Some of the questions that appeared were "What airports are nearby? What do they offer?" "Where is the nearest bus station?" "What public transportation is available?" Click on the question and the answer appears in a box below the question. You can even ask your own questions. Some of the subjects are Business, Food & Shopping, Children & Teens, Schools, Entertainment, Clubs & Organizations, Recreation, Health, Emergency Services, History, Demographics, Media, Pets & Animals, Religion, Senior Citizens, Town Government, Property Issues, Public Services, Town Officials, Transportation & Utilities.

Select Utilities. One of the questions that appeared was: "A big, dead tree limb may fall on the power lines. Whom should I call?" The answer was in a box below the question: If the limb is on the

road, call the highway department at 763-3166. If it is leaning against a power line or endangering the power line, call New York State Electric and Gas at 800-572-1131. This site can save users many google searches. It has a lot of useful information.

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

### Town Received More CHIPS Money

By Jane K Dove on May 13, 2013

Town officials reported that Lewisboro received an increase in funding from the state's Consolidated Highway Improvement Program (CHIPS). "We have \$150,000 coming for this year," said Town Supervisor Peter Parsons. "We also have \$19,000 left over from 2012. This is the most CHIPS money on hand in a long time."

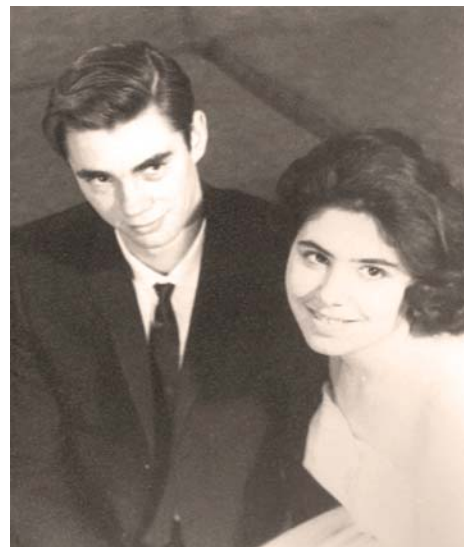
(ed) Let's hope this will be reflected in maintaining our roads.

### A Wedding, The Happy Couple



A wonderful celebration took place on May 26th at La Fontana Restaurant. Jackie and Ron Arnstein decided they wanted more recognition for their marriage than what had taken place at the Town Hall in South Salem 15 years ago. They repeated their vows, this time in a Jewish ceremony presided by Rabbi Paul Siegel. The traditional breaking of the glass by the groom was accompanied by shouts of "Mazaltov." Family and friends enjoyed the delightful party that then took place.

### An Anniversary



Judy and Dan Fast, 50 years ago

Another happy event took place on Saturday, June 1st at Somerfields in Somers. Judy and Dan Fast celebrated fifty years of happy marriage. Who could believe that such a young and attractive couple could have been together this long. Judy and Dan's large family shared the festive activities with old friends at the party.

### Goldens Bridge 2013 Social Justice Scholarship

This year the mission statement for our annual \$500 award was updated to read as follows:

The founders of the Goldens Bridge Colony were dedicated to promoting human rights and helping those less fortunate. They believed strongly in working toward a world of fairness and social justice. In keeping with their values, and in order to honor them, the Goldens Bridge Community Association sponsors an award to a graduating senior at John Jay High School who has demonstrated a commitment to those values.

We are pleased to report that our 2013 recipient is Kelsey Sklar. We believe she reflects the spirit of our founders through her activities, values and leadership. For the last 4 years Kelsey has worked



with Neighbor's Link, a community center founded to meet the needs of 4000 immigrants, representing 35% of the Mt. Kisco population. She has helped with eye screenings for those without medical coverage, organized food drives, and worked as a teaching assistant in the organization's summer program. Throughout the school year, Kelsey continued to volunteer with the group, watching the children while their parents attended ESL classes. Lastly, Kelsey has brought her experience back to John Jay by serving as president of the Mano a Mano club which organizes drives for food and school supplies. In her capacity as club president, she has gotten many students interested in reaching out to our Latino community.

As a member of the Goldens Bridge Community Association, I am proud to be able to recognize a young woman with Kelsey's values and commitment. The scholarship committee consisting of Mera Eisen, John Bergherr, Judy Fast and I believe we are engaged in an important activity that connects us to the larger community. We would welcome new volunteers to help with this mission.

*Martha Levites*

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### **Onatru Turns Another Page In Its History**

Written by Jane K. Dove, May 2, 2013

Onatru Farm has seen multifaceted use of its 147 acres of fields and woods over the past century.

First a working farm, then a wildlife and nature preserve and later a hub of activity for town sports and events and some of Lewisboro's town offices, the Elmwood Road acreage is about to turn yet another page in its history.

"After a thorough structural renovation, the town is going to offer the refurbished first floor of the main building to residents who want to use it for special occasions

and parties," Town Supervisor Peter Parsons told The Ledger earlier this week. "We are going to kick off this new direction with an art show that will begin on June 28 and run for a week over the Independence Day period and hope the idea of using Onatru for any number of events will catch on."

#### **Newly minted farmhouse**

Today, the charming Colonial-style farmhouse has been restored and rejuvenated and the spacious first floor is ready for use by town residents.

"When we did the renovations, we had two things to consider — making it compliant with the Americans with Disabilities Act and shoring up the entire structure, which had been weakened over the years by the use of the second floor for town offices with heavy filing cabinets," Mr. Parsons said. "The town took advantage of the ADA mandate to put steel beams in the ceilings and steel pillars in the basement. We now have a strong structure that will last us for many years."

Inside on the first floor, the town Maintenance Department, under the direction of Joel Smith, has been working hard over the past months to restore the ground floor to look much as it did in the past.

"Everything has been freshly painted and the original wood floors completely refinished,"

Mr. Parsons said. "We have also renovated the kitchen to bring it up to standard for caterers."

The main floor of the farmhouse has two large adjacent rooms and an enclosed porch that can accommodate groups. The town has added a new ADA-compliant bathroom. "After we have our grand opening with the art show that begins on June 28, anyone who wants to hold an event at Onatru is very welcome," Mr. Parsons said.

In addition to the newly renovated interior, the Lewisboro Garden Club will be working on the gardens and lawns that surround the main building. The ground is level and can easily accommodate party tents.

"Warm weather events can take good advantage of Onatru's grounds and gardens," Mr. Parsons said. "And parking is more than ample. We believe that this use of Onatru represents a step forward that Alice Lane Poor would approve as part of her vision for the use of her lovely home by the people of our town for happy occasions."

Mr. Parsons said that fees for the use of the Onatru farmhouse and grounds by town residents would be kept affordable.

"We haven't set a fee schedule yet but will do so soon," he said. "Any inquiries about fees, dates and bookings can be directed to our town clerk at 914-763-3511."



## **INTRODUCTION**

To comply with State regulations, the Goldens Bridge Community Association, Inc. (GBCA) Water System annually issues a report (ADWQR) describing the quality of your drinking water. The purpose of this report is to raise your understanding of drinking water and awareness of the need to protect our drinking water sources. Last year, your tap water met all state drinking water health standards. We are proud to report that our system did not violate a maximum contaminant level or any other water quality standard. This ADWQR provides an overview of last year's water quality. Included are details about where your water comes from, what it contains, and how it compares to State standards.

If you have any questions about this report or concerning your drinking water, please contact Ron Arnstein, Water Operator and Chairman of the Water Committee, 914-232-8260. We want you to be informed about your drinking water. If you want to learn more, please attend any of the meetings of the Water Committee. Information as to when meetings are held can be obtained from any member of the Water Committee. These include, in addition to Ron Arnstein, Drew Orr 914-232-9684 and Dan Fast 914-232-5397. Ron Arnstein is available to discuss any drinking water issues with you in person.

## **WHERE DOES OUR WATER COME FROM?**

In general the sources of drinking water (both tap water and bottle water) include rivers, lakes, streams, ponds, reservoirs, springs and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and can pick up substances resulting from the presence of animals or from human activities. Contaminants that may be present in source water include: microbial contaminants; inorganic contaminants; pesticides and herbicides; organic chemical contaminants; and radioactive contaminants. In order to ensure that tap water is safe to drink, the State and the EPA prescribe regulations which limit the amount of certain contaminants in water provided by public water systems. The State Health Department's and the FDA's regulations establish limits for contaminants in bottled water which must provide the same protection for public health.

Our water system serves approximately 250 people through approximately 65 service connections. Our water source is groundwater drawn from two wells drilled to depths in excess of 800 feet. The water is chlorinated prior to distribution by the injection of sodium hypochlorite at a level sufficient to maintain a chlorine residual at the furthest point in the distribution system from the pumping and distribution station.

## **SOURCEWATER SUSCEPTIBILITY TO CONTAMINANTS**

The New York State Department of Health (NYSDOH) has completed a source water assessment for this system, based on available information. Possible and actual threats to this drinking water source were evaluated. The state source water assessment includes a susceptibility rating based upon the risk posed by each potential source of contamination and how easily contaminants can move through the subsurface to the wells. The susceptibility rating is an estimate of the potential for contamination of the source water; it does not mean that the water delivered to consumers is, or will become, contaminated. The presence of contaminants does not necessarily indicate that the water poses of health risk. See section "Are there contaminants in our drinking water?" for a list of the contaminants that have been detected. The source water assessments provide resource managers with additional information for protecting source water into the future.

As mentioned before, our water is derived from two (2) drilled wells. The source water assessment has rated these wells as having a medium-high susceptibility to microbial, industrial solvents and other industrial contaminants. These ratings are due primarily to the close proximity of permitted discharge facilities (industrial/commercial facilities that discharge wastewater into the environment and are regulated by the state and/or federal government) to the wells and the associated industrial activity in the assessment area. In addition, one of our wells draws from an unconfined aquifer of unknown hydraulic conductivity and the other well draws from fractured bedrock and a lower permeability layer exists above the aquifer. Therefore diligent source protection measures are prudent. Please note that, while the source water assessment rates our wells as being susceptible to microbial, our water is disinfected to ensure that the finished water delivered into your home meets the New York State drinking water standards for microbial contamination.

County and State Health Department will use this information to direct future source water protection. These may include water quality monitoring, resource management, planning and education programs.

A copy of the source water assessment has been filed with the Board of Directors of GBCA and another copy can be reviewed by contacting Ron Arnstein. There is currently an ongoing source water contamination review consisting of inspection of the well environs for contamination sources, including septic tank failures, leakage of liquids from automotive vehicles and improper disposal of contaminants.

## ARE THERE CONTAMINANTS IN OUR DRINKING WATER?

As the State regulations require, we routinely test your drinking water. It should be noted that all drinking water, including bottled drinking water may be reasonably expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the EPA's Safe Drinking Water Hotline (1-800-426-4791) or the Westchester County Health Department at 914-813-5000.

While these tests include an overwhelming number of elements and compounds, we only report those that are actually detected even though they are below the maximum contamination levels (MCL) as specified by the NYState Health Department. The following table shows all detectable "Contaminants" in our drinking water:

5

Table of Detected Contaminants							
Contaminant	Violation Yes/No	Date of Sample	Level Detected (Avg/Max) (Range)	Unit Measurement	MCLG	Regulatory Limit (MCL, TT or AL)	Likely Source of Contamination

<b>CHLORIDE</b>	<b>NO</b>	<b>11/19/12</b>	<b>46</b>	<b>PPM</b>		<b>250PPM</b>	
<b>NITRATE</b>	<b>NO</b>	<b>11/19/12</b>	<b>1.79</b>	<b>PPM</b>		<b>10PPM</b>	
<b>NITRITE</b>	<b>NO</b>	<b>09/23/11</b>	<b>NONE DETECTED</b>				
<b>THM*</b>	<b>NO</b>	<b>09/10/12</b>	<b>0.004</b>	<b>mg/l</b>		<b>0.08mg/l</b>	
<b>HAA *</b>	<b>NO</b>	<b>09/15/12</b>	<b>0.0011</b>	<b>mg/l</b>		<b>0.06mg/l</b>	

\*Trihalomethanes

\*Halo Acetic Acid

**RADIOLOGICAL MEASURED IN PICOCURIES/LITER** – Naturally found in underground water

### MAIN STREET WELL

<b>Gross Alpha</b>	<b>NO</b>	<b>02/18/12</b>	<b>4.1</b>	<b>pCi/L</b>	<b>0-15</b>
<b>Gross Beta</b>	<b>NO</b>	<b>02/18/12</b>	<b>3.4</b>	<b>pCi/L</b>	<b>N/A</b>
<b>Radiation 226</b>	<b>NO</b>	<b>12/10/12</b>	<b>0.6</b>	<b>pCi/L</b>	<b>0-3.0</b>
<b>Radiation 228</b>	<b>NO</b>	<b>12/18/12</b>	<b>1.0</b>	<b>pCi/L</b>	<b>N/A</b>
<b>Uranium</b>	<b>NO</b>	<b>12/07/12</b>	<b>2.4</b>	<b>ug/l</b>	<b>N/A</b>

### BRANCH STREET WELL

<b>Gross Alpha</b>	<b>NO</b>	<b>12/18/12</b>	<b>1.9</b>	<b>pCi/L</b>	<b>0-15</b>
<b>Gross Beta</b>	<b>NO</b>	<b>12/18/12</b>	<b>1.6</b>	<b>pCi/L</b>	<b>N/A</b>
<b>Radiation 226</b>	<b>NO</b>	<b>12/10/12</b>	<b>0.1</b>	<b>pCi/L</b>	<b>0-3.0</b>
<b>Radiation228</b>	<b>NO</b>	<b>12/18/12</b>	<b>NO</b>	<b>pCi/L</b>	<b>N/A</b>
<b>Uranium</b>	<b>NO</b>	<b>12/12/12</b>	<b>2.5</b>	<b>ug/l</b>	<b>N/A</b>

### DEFINITIONS:

MCL: Highest level of a contaminant that is allowed in drinking water.

AL: The concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.

Milligrams per liter – Mg/L correspond to one part of liquid in one million parts (parts per million – PPM)

Micrograms per Liter – ug/L corresponds to one part liquid in one billion parts of liquid. (parts per billion – PPB)

Picolories per liter (pCi/L) a measure of radio activity in water.

ND - Means none detected

N/A – means no limits applicable

As you can see by the table, our system had no violations. We have learned through our testing that some contaminants have been detected; however, these contaminants were detected below current federal drinking water requirements.

## WHAT DOES THIS INFORMATION MEAN?

During 2011, our system had no violations as to water quality. Because of the sensitivity of testing methods, some contaminants are usually detected; however, these contaminants were detected below the level allowed by the State.

There was no detectable level of lead, however;

If present, elevated levels of lead can cause serious health problems, especially for pregnant women, infants, and young children. It's possible that lead levels at your home may be higher than at other homes in the community as a result of materials used in your home's plumbing. Golden Bridge Community Association PWS is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline (1-800-426-4791) or at <http://www.epa.gov/safewater/lead>.

## IS OUR WATER SYSTEM MEETING OTHER RULES THAT GOVERN OPERATIONS?

We are required to monitor your drinking water for specific contaminants on a regular basis. Results of regular monitoring are an indicator of whether or not your drinking water meets health standards. During 2011 extensive sampling was done and the sampling showed that the drinking water was in compliance with applicable drinking water requirements.

## DO I NEED TO TAKE SPECIAL PRECAUTIONS?

Although our drinking water met or exceeded state and federal regulations, some people may be more vulnerable to disease causing microorganisms or pathogens in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice from their health care provider about their drinking water. EPA/CDC guidelines on appropriate means to lessen the risk of infection by Cryptosporidium, Giardia and other microbial pathogens are available from the Safe Drinking Water Hotline (1-800-426-4791).

## WHY SAVE WATER AND HOW TO AVOID WASTING IT?

Although our system has an adequate amount of water to meet present and future demands, there are a number of reasons why it is important to conserve water:

- Saving water saves energy and some of the costs associated with both of these necessities of life;
- Saving water reduces the cost of energy required to pump water and the need to construct costly new wells, pumping systems and water towers; and
- Saving water lessens the strain on the water system during a dry spell or drought, helping to avoid severe water use restrictions to that essential fire fighting needs are met.

*You can play a role in conserving water by becoming conscious of the amount of water your household is using, and by looking for ways to use less whenever you can. It is not hard to conserve water. Conservation tips include:*

1. Automatic dishwashers use 15 gallons for every cycle, regardless of how many dishes are loaded. So get a run for your money and load it to capacity.
2. Turn off the tap when brushing your teeth.
3. Check every faucet in your home for leaks. Just a slow drip can waste 15 to 20 gallons a day. Fix it up and you can save almost 6,000 gallons per year.
4. Check your toilets for leaks by putting a few drops of food coloring in the in the tank, watch for a few minutes to see if the color shows up in the bowl. It is not uncommon to lose up to 100 gallons a day from one of these otherwise invisible toilet leaks. Fix it and you save more than 30,000 gallons a year.

## CLOSING

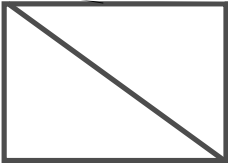
Thank you for allowing us to continue to provide your family with quality drinking water. In order to maintain a safe and dependable water supply we sometimes need to make improvements that will benefit all of our customers. The costs of these improvements may be reflected in the rate structure. Rate adjustments may be necessary in order to address these improvements. We ask that all our customers help us protect our water sources, which are the heart of our community.

The GBCA Water Committee  
Ronald Arnstein,  
Cert.# NY0030719

05/05/13 RA/ja



<i>Sunday</i>  <h1 style="text-align: center;">July 2013</h1>	<i>Monday</i> 1	<i>Tuesday</i> 2	<i>Wednesday</i>  <i>Please Note....</i> <i>Friday Nights:</i> <i>\$15.00 for non-residents</i>  <i>Saturday Nights:</i> <i>\$15.00 for non-residents</i>	<i>Thursday</i> 4	<i>Friday</i> 5 <i>Folk Dancing</i> 8:00 to 10:00 (8-9 instruction) @ the Barn with Jim Gold	<i>Saturday</i> 6 <b>Opening Night</b> <b>BBQ</b> 7:30 @ the Beach
7  <i>preliminary schedule</i>	8	9  <i>Children's Movies</i> <i>(to be announced)</i> 7:00 at the Barn	10	11  <i>Movie Night</i> <b>"Footnote"</b> 8:00 @ the Barn	12  <i>Folk Dancing</i> 8:00 to 10:00 (8-9 instruction) @ the Barn with Jim Gold	13  <i>Hudson Valley</i> <i>Sally</i> <i>folk music</i> 8:30 @ the Beach
14	15	16  <i>Children's Movies</i> <i>(to be announced)</i> 7:00 at the Barn	17	18	19  <i>Folk Dancing</i> 8:00 to 10:00 (8-9 instruction) @ the Barn with Jim Gold	20  <b>Talent Night</b> 8:30 @ the Barn
21	22	23  <i>Children's Movies</i> <i>(to be announced)</i> 7:00 at the Barn	24	25  <i>Movie Night</i> <b>"The Intouchables"</b> <i>French, with subtitles</i> 8:00 @ the Barn	26  <i>Folk Dancing</i> 8:00 to 10:00 (8-9 instruction) @ the Barn with the Beers	27  <b>jammin' divas</b> 8:30 @ the Barn
28	29	30  <i>Children's Movies</i> <i>(to be announced)</i> 7:00 at the Barn	31			

<i>Sunday</i>	<i>Monday</i>	<i>Tuesday</i>	<i>Wednesday</i>	<i>Thursday</i>	<i>Friday</i>	<i>Saturday</i>
<p><i>August 2013</i></p>				<p>1 <i>G.B.C. Book Club "The Twelve Tribes of Hattie" 8:00 @ the Barn</i></p>	<p>2 <i>Folk Dancing 8:00 to 10:00 (8-9 instruction) @ the barn with the Beers</i></p>	<p>3 <i>Volleyball Tournament BBQ 7:30 pm @ the Beach</i></p>
<p>4 <i>preliminary schedule</i></p>	5	<p>6 <i>Children's Movies (to be announced) 7:00 at the Barn</i></p>	7	<p>8 <i>Movie Night "Stand up Guys" 8:00 @ the Barn</i></p>	<p>9 <i>Folk Dancing 8:00 to 10:00 (8-9 instruction) @ the barn with the Beers</i></p>	<p>10 <i>Trio con Brio &amp; friends Classical Music 8:30 @ the Barn</i></p>
<p>11 <i>Please: Check Bulletin Boards for Schedule</i></p>	12	<p>13 <i>Children's Movies (to be announced) 7:00 at the Barn</i></p>	14	15	<p>16 <i>Folk Dancing 8:00 to 10:00 (8-9 instruction) @ the barn with the Beers</i></p>	<p>17 <i>Cabaret with Cris &amp; Sue 8:30 @ the Barn</i></p>
18	19	<p>20 <i>Children's Movies (to be announced) 7:00 at the Barn</i></p>	21	<p>22 <i>Movie Night "Silver Linings Playbook" 8:00 @ the Barn</i></p>	<p>23 <i>Folk Dancing 8:00 to 10:00 (8-9 instruction) @ the barn with the Beers</i></p>	<p>24 </p>
25	26	<p>27 <i>Children's Movies (to be announced) 7:00 at the Barn</i></p>	28	29	<p>30 <i>Folk Dancing 8:00 to 10:00 (8-9 instruction) @ the barn with Jim Gold</i></p>	<p>31 <i>the Banquet at the Barn</i></p>



# BOARD & MEMBERSHIP MINUTES

## Special/Regular Membership meeting minutes: December 23, 2012

The meeting was convened at 11:15 AM.

Present: 25 Voting Members and approximately 8 other community members.

1-Reading of Minutes:

The minutes from the October 28, 2012 Membership meeting were read and accepted as read. The reading of Board meeting minutes was waived as they will appear on the GoldensBridge.org website, and in Road 4.

2-Ron described the reason for calling this Special Membership meeting, and stated that, since it is often difficult to get a quorum at the regular end of January Membership meeting, and since this meeting was occurring so close to that time, we would handle regular business, as well as special business, at this meeting.

Ron then described the Board of Health requirement that we immediately commence the installation of an emergency generator for the water system, with the threat of heavy fines if we do not comply. He estimated that it will cost up to \$17,000 to install the complete system: 20 kilowatt generator, 500 gallon propane tank, electric transfer panel, all associated wiring and gas lines, and all permitting costs. Discussion by the membership ensued. Dan Fast moved, seconded by Martha Levitus: Due to Board of Health requirements that we immediately install an emergency generator for the water system, we authorize the emergency expenditure of up to \$17,000 for the purchase and installation of a propane fired 20 kilowatt standby generator, 500 gallon filled propane tank, all associated equipment required to provide a complete automated system, and all required permits, with the monies to be taken from the Water Capitol fund. All in favor except one opposed. Motion carried.

3-Financial:

Paul Stewart-Stand, Treasurer, stated that our financial condition is good, with more money in the operating account than was expected. We have a shortfall of approximately \$6,000 from 2012, and will have the same shortfall in 2013 due to an error in the Finance committee's error in not budgeting for the daily testing of the water system. This was previously done for free by Ron, but is now being handled as a part of system maintenance. The money will be taken out of the Water Capitol account, with the replacement dealt with in next year's (2014) budget.

We presently have \$14,592 outstanding for this year from members who have not paid, or are on payment plans, and another \$11,435 outstanding from prior years.

The Rios property is going to auction; the Decaudin situation is complex; the Finance committee is discussing the updating of liens against non-payers

4-Committee reports:

Rental & Sales: A contract for the Mcfadden house for \$155,000, was received. The Board will evaluate.

Beach: Mera Eisen requested volunteers for the Beach committee. A meeting will be held in January

Roads: Fred Margolies stated that community members who have road problems that impact them directly could call the Highway Department directly to request help. The roads are poor in many places. Fred is trying to get the Town Highway Dept. to work on these areas.

Meeting adjourned, at 12:20 PM.

## GBCA Board meeting minutes February 17, 2013

Present: Ron Arnstein, President; Mera Eisen, Vice President; Dan Fast, Secretary; Drew Orr, Michael Brown, Fred Margolies, Martha Levites, Gerry Sircus, Jay Martin, Chris Rietsch, John Bergherr, Rina Slavin

Absent: Paul Stewart-Stand, Treasurer, Ken Finkelman, Dorothy Shulman

Meeting called to order at 9:40 AM

1-Minutes:

The minutes of the 1/13/13 Regular Board meeting were read, corrected and accepted as corrected.

2-Ron

3-Financial:

Dan reported for Paul as follows:

As of 1/9/13:

Assets in bank:

Checking:

M&T Camp:	\$ 4,397
M&T Checking:	\$ 28,168
Total checking	\$ 32,565

Savings:

Regular savings:	\$ 27,162
Capitol improvement:	\$ 41,104
Water Money Market at M&T	\$ 36,309
Total Savings:	\$ 104,575
Total Assets:	\$ 137,140

Financial issues: members in Arrears:		
Property	2012	Previous Years
19 Pond St, Inc.:	1946	
Brennan:	973	2537
Camporeale:	1946	
Delgado:	658	
Elias:	316	
Firdman:	239	
Hom-Mansfield:	985	905
Rios:	1946	6735
Shuldiner:	421	
Soultanian:	421	
Total Outstanding:	9849	10177

Dan reviewed Paul's analysis of the water user's daily chlorine water testing costs for this year, last year, and going forward, with the conclusion that the yearly increase in water user's costs due to the increased cost of water testing, will be approximately \$90 per unit. It was pointed out that this part of the testing has been done at no charge for the last twenty years.

4-Committee reports

A-Roads: Fred reported that the Town has recently worked on the roads with varying results, and recommended that individual community members with specific problems contact the Highway department directly.

B-Beach: Mera stated that she will be calling a meeting in February, and called for volunteers.

C-Barn: Mike reported that he had told the Ehnes' that the Colony would be removing the tree that came down on the barn property when the weather improves.

Mike stated that there is a need to build (re-build) two rooms in the Barn basement area where the floor was newly poured to provide a Camp office and storage.

D-Lake: Jay and Mike reported that the suction harvesting around the swimming area is on hold, and will probably have to be started over due to Town requirements. Paul Milliot is looking into other options.

E-Road 4: Gerry will be putting more pictures in coming issues due to the excellent reception for the ones that have been included.

F-Basketball court: Jay and Ken reported that there is money in the budget for additional improvements, and that the committee will be meeting in the near future to discuss re-paving and surfacing.

Meeting adjourned at 10:55 AM.

### Minutes of Executive Board of GBCA meeting March 10, 2013

Present: Ron Arnstein, President; Paul Stewart-Stand, Treasurer; Dan Fast, Secretary; Drew Orr, Michael Brown, Fred Margolies, Martha Levites, Gerry Sircus, Jay Martin, John Bergherr, Rina Slavin, Ken Finkelman, Dorothy Shulman

Absent: Mera Eisen, Vice President; Chris Rietsch—Meeting called to order at 9:40 AM

1-Minutes:

The minutes of the 2/17/13 Regular Board meeting were read and accepted as read.

2-Financial:

Dan reported for Paul as follows:

As of 3/9/13:

Assets in bank:

Checking:

M&T Camp: \$ 3,843

M&T Checking: \$ 106,538

Total checking: \$ 110,381

Savings:

Regular savings: \$ 2

Capitol improvement: \$ 89,417

Water Capitol: \$ 36,315

Total Savings: \$ 125,734

Total Assets: \$ 236,115

Financial issues: members in Arrears:

Property	<u>2013</u>	Previous Years	
19 Pond St, Inc.:	x	x	
Brennan:	x	x	
Elias:	x	x	\$316 owed for 2012
Hom-Mansfield:	x	x	
Rios:	x	x	
Shuldiner:	x	x	
Soultanian:	x	x	
Total Outstanding:		\$19,132	

Paul has sent the letter about the judgement situation, approved by the Board at the last Board meeting, to our attorney. Ron will communicate with the Town to try to find out if Brennan has paid his Town taxes. Dan then reported that Paul has resigned from the Board,

effective the end of March, due to the fact that he is moving to California. Dan described the Finance committee's meeting and recommendation of Chris Rietsch for the appointment to Treasurer to replace Paul for the remainder of his term. If Chris is unable to do it, then other people will be sought.

Ron stated that he has received a contract for the Tomei house at 7 Hall Avenue for \$425,000. Dan Moved, seconded by Martha, Since all people on the Colony buyers list and on the Colony email list have been contacted, if no interest is expressed within the next week, then Ron will waive the Colony's option on behalf of the Board. All in favor except one abstaining. Motion passed.

#### 5-Committee reports

A- Water: Ron described his meeting with the Town Zoning Board, at which a letter from Hayes, Rust, Doukin, Levy, and Rietsch to the Zoning Board was read requesting that the emergency generator, which is to be installed for the Water System, be placed in an enclosure to reduce the sound output. Dan stated that the unit in question comes in an enclosure, and had the signers of the letter asked Ron, Drew or Dan they would have been told that. Drew stated that the generator for the Pump House will operate at a considerably lower sound level (approximately 10 Db lower) than the generators that most of the signers have. Martha moved, seconded by John, to invite the signers of the letter to present a proposal for the Pump House. In favor: 10. Opposed: 3. Motion passed. Ron reported that the Wetlands permit has been approved, and noted that the Zoning Board does not deal with noise; the Planning Board does.

B- Barn: Painting and exterior restoration: the committee formed at the last Board meeting will get estimates on re-painting the Barn, re-siding the Barn, and repainting the Barn basement ceiling.

C- Camp: Rina brought up the issue of which new play equipment is to be purchased. She will handle purchasing new equipment to replace the defunct Nursery equipment, which was discarded last Fall, and get pricing on new equipment for the Beach.

D- Rental & Sales: Ken reported that the Elias house at Hillside Avenue is back on the market at \$129,900, and is being sold as a tear-down.

E- Waste Management: Martha reported: A dumpster to be placed at the Barn will be ordered for the end of April.

Meeting adjourned at 11:05 AM.

### Minutes of Executive Board of GBCA meeting April 14, 2013

Present: Ron Arnstein, President; Mera Eisen, Vice President; Dan Fast, Secretary; Drew Orr, Michael Brown, Martha Levites, Gerry Sircus, John Bergherr, Rina Slavin, Dorothy Shulman—Absent: Chris Rietsch, Ken Finkelman, Fred Margolies, Jay Martin

Also Present: Chuck Gohn of Associates of Glens Falls, our insurance agent

Meeting called to order at 9:35 AM

#### 1- Insurance:

John introduced Chuck Gohn to the Board. Chuck stated that he would send us a complete summary of our coverage, gave a brief review of our present coverage, and answered Board members' questions. In response to a question on whether the fence at the volleyball court, which was damaged in recent storms, was covered the answer was that unless it is listed on the insurance schedule it is probably not covered. Chuck stated that we would have to provide estimates for the replacement for each fence, court (including fencing that is part of same), etc., then find out what the premiums would be for each, and then decide whether it's worthwhile.

On questions about our coverage for work on the Barn Chuck said that all contractors must name the GBCA as an additional insured, and must indemnify the community for any claims that arise from the contractor's work. Chuck stated that our present insurance is adequate, and that our policies renew on 7/19/13. Chuck left the meeting at approximately 10:20 AM.

#### 2- Minutes:

The minutes of the 3/10/13 Regular Board meeting were read and accepted as read.

#### 3- Financial:

Since Paul resigned from the Board, and a new Treasurer had not been appointed, there was no financial report. John is handling the bookkeeping, had major problems with the latest version of Quickbooks, and has moved to Quickbooks Online. Martha, John and Chris are meeting with the accountant later this week. Dan moved, seconded by John, to approve the appointment of Chris Rietsch as Treasurer to fill the spot for the remainder of Paul's term, and to approve the appointment of Joy Radulovic to fill the vacancy created by Chris moving to Treasurer. In favor: all except one abstaining. Motion passed. Chris and Joy will each serve until the next election.

4- 19 Pond St. Corp (Hicks) vs GBCA lawsuit update: John reported that there is discovery hearing set for 4/22/13.

#### 5- Committee reports

A- Water: Ron stated that the emergency generator project has been delayed again due to his having to appear, again, before the Town Zoning Board.

B- Social: John reported that the calendar for the coming season is complete. Folk dancing will occur weekly again, from 8 to 10 PM, with 8 to 9 PM for instruction.

C- Scholarship fund: Martha reported that the revised statement of purpose was used, and that there were 4 applicants, with 2 looking like good prospects.

D- Beach: Mera reported that the Camp is handling the hiring of the lifeguards. Brandon Orr will be Aquatic Director, and most of the lifeguards have been hired.

E- Camp: Rina reported that the Camp is working on the lifeguard situation, is in discussion with the Barn Committee on the layout of the walls in the Barn basement for the office, storage, and nursery rooms. This year's Camp theme is "sustainability".

Rina mentioned that there was some controversy on the Camp committee regarding the possible replacement of the play equipment at the beach. Martha moved, seconded by Gerry, to direct the Camp committee to hold off on the purchase of any new play equipment for the Beach due to space allocation considerations. Passed unanimously.

Rina is authorized to proceed with the purchase of repair items for the existing play Equipment at the Beach.

F- Waste Management: Martha reported: A dumpster is to be placed at the Barn and will be in place for the Membership meeting.

G- Road 4: Gerry reported that he is always looking for material from the community.

Meeting adjourned at 11:35 AM..



*Road Four Spring 2013*