



Dalton Farm News

Volume 2 Issue 1

February 2011

Board Members

Local Area 1:

John Meade, Member
Term Expires 2012

Local Area 2:

William Cox, Member
Term Expires 2013

Local Area 3:

John Terceira, Treasurer
Term Expires 2013

Local Area 4:

Joanne Bundy, Member
Term Expires 2011

Local Area 5:

Frank Marchese, Pres
Term Expires 2012

Local Area 6:

Charles Marasca, V. Pres
Term Expires 2013

Member at Large:

George Gati, Member
Term Expires 2011

John Lange, Member
Term Expires 2012

Bill Barbour, Member
Term Expires 2011

Dalton Farm Homeowners Association Social Committee News



MARCH 20th , 2011

FIRST DAY OF SPRING

Wednesday Morning Coffee: This neighborly get-together is held every Wednesday from 10am to 11:30am in the Roosevelt House. Drop in and meet your neighbors! All ages welcome. New hosts are needed.

Mah Jongg: Meets on Wednesday afternoons at 1pm at the Roosevelt House. Anyone interested in playing, regardless of your level or ability, please contact Pat Taranto (226-2206) or Jan Marchese (227-3605) for more information.

Book Club: This club meets the First and Third Monday at 1pm on the second floor of the Roosevelt House.

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DRAFT Dalton Farm Homeowners Association Meeting Minutes Jan. 11, 2011

In Attendance: Frank Marchese, John Terceira , John Meade, Joanne Bundy, William Cox, George Gati, John Lange

Absent: William Barbour, Charles Marasca

Representing Spinnaker Management: Tina Williams, Leeann Ireland

Meeting called to order by President Frank Marchese at 6:32 pm

Public Comment

- 4 Sheldon Glen--Homeowner questioned who was responsible for the removal of snow from the fire hydrants.
- 69 Van Scoy--Homeowner thought it would be a great idea to honor students within the Dalton community for their accomplishments. His neighbor's son is a noted swimmer on the Arlington High School swim team and he requested the young man's achievements be noted in the newsletter. The homeowner will provide the information to Leeann.

Open Meeting began at 6:40: pm

Approval of Minutes

The minutes of the November 30, 2010 meeting were approved.

Committee Reports

- **Finance Committee-** The financials ending December 31, 2010 were approved. John T. is going to investigate local banks for their CD rates.
- **Grounds Committee-** Red Cedar gave the committee a proposal on various trimming work that needs to be done. The committee is reviewing the proposal. A proposal for pond basin covers was reviewed; Spinnaker is to obtain two more estimates.
- **Roosevelt House Committee-** Mike prepared a list of items to be considered for repair/replacement in the Roosevelt House.
 1. The **fireplace** is producing excessive soot. Proposals were obtained for replacing the current system with one that is self-contained and will slip into existing fireplace.
 2. The **roof** leaks in two locations. Mike will locate the areas in the attic and we will see if they can be repaired or if we should consider replacing the roof earlier than scheduled.
 3. The **stone walkway** under the portico is in need of repair. This is not something that Mike can do so we will need to obtain proposals.
 4. The main **bow window** is in need of repairs to the framing/trim. Mike believes that he can do these repairs.
 5. The **water softener** is not functioning. Mike will look into it and, if necessary, have it serviced.
 6. The **air conditioner** in the dining room is making a loud noise and is in need of service. Mike will have someone come and service it.
- **Social Committee** –Social Calendar events will be placed in the newsletter and we will be looking for volunteers to run these events. We may need to consider hiring an event planner if there are to be on-going events at Dalton Farm.

ARB Submissions

- 7 Underhill Road – Replace 5 windows and back doors - approved
- 35 Mt. Pleasant Drive – install generator - approved

The Board entered into Executive Session at 7:35 pm. to discuss legal/personal issues. The Board reconvened at 9:20 pm.

Will made a motion and Joanne seconded to remove the rule change that was suggested in the last meeting. (A committee made up of homeowners from The Commons will be looking into how to address those problems specific to The Commons.) all were in favor.

John L. made a motion and Will seconded to have Dean Kent work on the pond (weather permitting) on Saw Mill to increase the capacity of the spillway of the pond and alleviate the flooding of the swale across the road (3 East Saw Mill). All were in favor.

Joanne made a motion and George seconded to charge the new committee from The Commons with the following:

- **Select a chair**
- **Read and revise “new” draft parking rules relative to The Commons.**
- **Discuss the addition of guest parking within The Commons and where that could be added.**
- **Discuss the problems at the bus stop and how it can be addressed.**

All were in favor.

The Board has tabled the purchase of a fireplace insert as they would like to obtain more information.

Next Meeting Date – February 22, 2011

Meeting adjourned at 9:25pm

Respectfully submitted by Tina Williams

Phone: (845) 897-2307

Fax: (845) - 897 - 0002



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This and That

- The NEXT "pocket" board meeting will be for Local Area 1 (last one was cancelled due to snow) and will be held at 6:30pm on Tuesday, February 22nd at the Roosevelt House
- **POND TREATMENT** *Between May and September 2011, H2O Operations will be treating the pond by Thomas Road and Roosevelt Drive for algae. A complete list of the chemicals that will be used are available at the on-site office.*

COMMUNITY NEWS

This is a new section that we are adding to the newsletter. If someone in the community has achieved an accomplishment or received an award, please email Tina at tina@spinnakerusa.com and it will be included here. Graduations, births, scholastic achievements, sporting accomplishments, or college acceptance. Let's celebrate our communities good news!



EXCELLENCE IN SWIMMING

Harrison Volaski, a senior at Arlington High School and a resident of Dalton Farm is excelling on the swim team. He recently won the 100 yard backstroke, breaking his own record with a time of 54.84 seconds and won the 200 individual medley with a time of 2:08.69. On Monday, January 31st he won the 500 freestyle at Poughkeepsie Middle School with a time of 5:28.



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WE NEED YOUR HELP!

Listed below are the traditional Social Committee functions. We are looking for event coordinators to ensure that these events continue. If you have ideas for other community based functions, please contact Leeann. The importance of acting now is to hold the dates in the event that a homeowner may wish to rent the Roosevelt House.

March – St. Patrick's Theme Pot Luck Dinner

April – Easter Egg Hunt

May – Tour de Dalton

June – Italian Theme Pot Luck Dinner

July – Fourth of July Picnic

July – Children's Parade

September – Family Fun Day

October – Oktoberfest Theme Pot Luck Dinner

October – Children's Halloween Party

December – Roosevelt House Decorating Party

December – Children's Holiday Party

December – Holiday Theme Pot Luck Dinner



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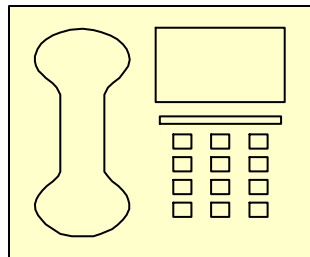
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To place an ad, call 845-895-8122

HOMEOWNER INFORMATION FORMS

Information forms were mailed to all of the homeowners at Dalton Farm. We have received less than 150 back. Homeowners are required to provide certain information according to the homeowners declaration of the association. It is important that we have current information for everyone in the event of an emergency. If necessary, the Board may institute a fine for those who don't return it.



PHONE CALLING SYSTEM

We use the automated phone calling system to notify homeowners of upcoming events, changes to meetings and also informational items. If you are not receiving these calls, the most recent call that went out last Tuesday and stated that "the Wednesday Morning Coffee was cancelled and also to wait until the morning to put out your trash cans so the plow didn't knock them over", please email Tina at tina@spinnakerusa.com and she will add you to the list.

PRESENTED BY:



RECREATION & PARKS

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Friday Nights are Dedicated to our Youth

We reserve use of the Community Center on Fridays for our youth

Each Friday we run a program designed to meet the needs of a different age group

Tickets are on sale on a first come first serve basis



DutchessCountyMarketWatch.com

*Neighbor to Neighbor Information
On What Is Happening With Real Estate
In Our Neighborhood*

Nancy Keller Associate Broker
845-661-3750
nancy@nancykeller.com



BEEKMAN RECREATION EVENTS FOR YOUNG CHILDREN AND TEENS

THESE EVENTS ARE HELD AT THE RECREATION CENTER

Grades And Dates	Title	Hours	Fee	Description
K-3 March 4	Activity Night	6:30-8:30	\$5	Designed to help the youth feel comfortable and make new friends as they rotate in a group with staff to different activities including crafts, snacks, games and more!
4-5 February 11	Pizza And Karaoke	7:00-9:30	\$10	Designed to give the intermediate student the chance to hang with friends and make new ones with the independence to choose among a variety of activities including music, dance, foosball, knock hockey, and more. Pizza and snacks are provided at no additional fee.
6-8 February 25	Movie Night	7:00-9:30	\$10	Join your friends for a movie!
9-12 March 25	Teen Movie Night	7:00-10:00	\$10	Join your friends for a movie!

**DALTON FARM HOMEOWNERS
ASSOCIATION**

Primary Business Address:

Dalton Farm Homeowners Association
3104 State Route 208
Wallkill, NY 12589

Phone (On-site Office): 845-227-9581
Phone (Wallkill Office): 845-895-8122
E-mail (Tina): tina@spinnakerusa.com
Email (Leeann): leeann@spinnakerusa.com

Website: www.daltonfarm.org



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