



Dalton Farm News

VOLUME 2 ISSUE 4

May 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

THIS AND THAT

- ARB representative still needed for Van Scoy Road, call or email Tina or Leeann.
- Don't forget the **Tag Sale** on May 19th. Call 227-8516 if you haven't dropped off your check and still want to join.
- **SAVE THE DATE** for the Annual Meeting. **JUNE 2, 2011**. Please mail in your proxy if you haven't already done so.
- **BEEKMAN LIBRARY SAYS THANK YOU!** Dalton Farm made a contribution to the Beekman Library for their fundraising dinner which was held at The Links at Union Vale on April 9th. The library raised nearly \$5,000.

Continued page 4

A THANK YOU RECEIVED BY TINA

Just wanted to drop you a line to commend you, LeeAnn and the board for all the time and effort put into the proposed new parking regulations. Too often as a homeowner the focus becomes very narrow and we forget that sometimes what appears to be a simple fix can be a lot more complicated. It was apparent at the meeting that many home owners were defensive about the proposed regulations even though very little had been changed. If I can be of any assistance going forward don't hesitate to call upon me.

Jerry Romeo



visionarylandscapes@yahoo.com (845) 699-2872

WE MOW INDIVIDUAL HOMES.

CALL NOW FOR AN ESTIMATE,

FREE MOW IF YOU SIGN UP IN MAY

Inside this issue:

Page

This and That

1

Draft Minutes

2 - 3

Thom Usher's Book Signing

4

More This and That

4

Aqua Zumba and Other events!

5

So...Where do I live Anyway?

7

COMPUTER PLANNING GROUP

Joseph Colombo

Phone: 845-226-6059

Fax: 888-234-4814

jcolombo@computerplanning.net

http://computerplanning.net

Dalton Farms Resident

845-226-6059

COMPUTER REPAIR

Computer Repair and Maintenance
Virus, Spyware and Pop-up Removal
On-Site and Remote Desktop Support
DSL/Cable Modem Setup
Wired and Wireless Networking
Website Design
Data Backup and Recovery
Training and Tutoring
Software Installation and Support
Business IT Consulting and Support



Draft Dalton Farm Homeowners Association Meeting Minutes April 26, 2011

In Attendance: Frank Marchese, John Terceira, John Meade, John Lange, William Barbour, Joanne Bundy, William Cox, Charles Marasca **Absent:** George Gati

Representing Spinnaker Management: Tina Williams, Leeann Ireland

Meeting called to order by President Frank Marchese at 6:30 pm

Public Comment 56 Vanderburgh – homeowner expressed concern over the grassy area that was originally an entrance road for the model home. Villegas will inspect the area and report back to the Board. She also discussed concerns about the bus stop issue.

Open Meeting began at 6:45pm

Approval of Minutes—The minutes of the March 22, 2011 meeting were approved.

Committee Reports

Finance Committee – The financials ending March 31, 2011 were approved. Board approved payment of invoices for additional snow removal from 2009/2010 that had not been billed in a timely manner and did not approve payment of invoices from 2008/2009 for the same. In the future, any invoices not received within 60 days of work being completed will not be paid (this verbiage will be added to the contract).

2011/2012 Budget – The Board discussed the \$9,000 shortfall that would occur if common charges remained the same and cuts to the budget were not made. A motion was made by John Meade and seconded by John Terceira to approve a \$3 per month per home increase to accommodate increases in costs for services, all were in favor.

Grounds Committee - No report.

Roosevelt House Committee - The roof repairs have been completed. Bottini will be inspecting the fireplace on Thursday, April 28th. We are still waiting for an estimate to replace the a/c unit to decide if it would be more cost-effective to replace it rather than repair it. The glass on the table in the foyer shattered over the weekend during a party. It will be replaced with a wooden top and a tablecloth (homeowner will pay for it).

Social Events— The Tour de Dalton is set for May 28th. Thanks to the many people who stepped up to volunteer. The tag sale will be held on May 14th. On June 4th, from 1pm to 4pm Tom Usher, the Beekman Town Historian will hold a book signing at the Roosevelt House. Spinnaker is working with an outside vendor on a proposal to conduct a series of children's cooking classes to be held during the summer months, we will be receiving more information soon. Board also discussed the possibility of allowing vendors, for a fee, to use the clubhouse to offer goods and/or services for the community. This was tabled until the next meeting. The Board also received a request from a "Fortington" who resides in Australia. He and his wife will be travelling to Canada and would like to visit the Roosevelt House since it was a Fortington ancestral home in the 1930's. We have asked if he would like to come for a luncheon and share his family's history with us. We are awaiting his answer.

Continued page 3

ARB Submissions

- 25 Bryant Street - Replace sliding door APPROVED
- 166 Roosevelt Drive - Remove dead tree, Landscaping APPROVED
- 4 Griffen Street - Paint back deck APPROVED
- 46 Griffen Street – Decking, Staining APPROVED
- 11 Ferris Glen – Decking, Staining APPROVED
- 39 Bush Creek Lane – Landscaping APPROVED
- 3 Thomas Road - Replace mailbox APPROVED

The Board approved a new contract with Royal Carting for three years with no increase.

The Board entered into Executive Session at 9:00 pm. to discuss legal/personal issues. The Board reconvened at 9:35 pm.

THE NEXT MEETING WILL BE A LOCAL AREA #2 MEETING

Next Meeting Date – May 24, 2011

Meeting adjourned at 9:36pm

Phone: (845) 897-2307

Fax: (845) - 897 - 0002



LANDSCAPING

Russell Teamer, Operations Manager
1072 Route 9, Suite 2
Fishkill, NY 12524-2528

Facility

Maintenance

Snow

BOOK SIGNING AT THE ROOSEVELT HOUSE

JUNE 4TH FROM 1PM TO 4PM

Author Thom Usher Town Historian, Director of the Friends of History, past president of the Beekman Historical Society and Director of The Mill House Museum has collected, researched and studied the history of Beekman for the past ten years. He is a walking textbook of knowledge of all things Beekman, and is willing to share that knowledge with all. Among his myriad accomplishments in the Town of Beekman was to bring attention to the "Old Upper Road" a major thoroughfare used by the colonial troops during the Revolutionary War. Restoring the old Mill House, a structure that dates back to the very early history of the area and creating it into a Town Museum. He was a driving force in obtaining the designation for the Town of Beekman as a "Preserve America Community". In addition Author Thom Usher has self-published three other books on Beekman, "The Beekman Historical Society" in 2002, "The Sprit of Beekman" in 2004, and "The Short History of Beekman" 2007" In 2009 . At the age of seventy-three, Dutchess County award him the "Senior Achievement Award" In 2011. Author Thom Usher and Arcadia Publishing House; have produced "Beekman" the First book written about one of the oldest towns in New York State., Learn more about "Beekman" at the author's web site.



BeekmanHistory.com

Continued from page 1

DALTON FARM HOME RENTAL RESTRICTIONS

While there are not that many rentals in Dalton Farm, the Board would like to make sure that we are following the guidelines in our declaration to avoid any problems in the future. They are as follow;

- **"no more than two unrelated persons" may occupy a home if they are not the owners.**
- **no "transient occupancy" is permitted.**
-

OPEN MEMBER AT LARGE SEAT ON BOARD OF DIRECTORS

We have an unexpected opening on the Board of Directors. George Gati, who has served on the Board for many years has decided not to run again so that he may travel and pursue his many interests. Thank you for all you have done George and enjoy your travels! Please email a letter of interest to Tina or Leeann if you would like to run for this position.

LOCAL AREA 2 MEETING PRIOR TO THE BOARD MEETING ON MAY 24, 2011

- **The NEXT "pocket" board meeting will be for Local Area 2 and will be held at 6:30pm on Tuesday, May 24th at the Roosevelt House**



at the Dalton Farm pool

Free Demo Saturday

June 4th 9:00am rain date June 5th

Due to the limited amount of space, preregistration is highly suggested

Class Dates are :Monday & Wednesday June 13,15,20,22,27,29 July 13,18,20,25,27 August 1,3,8,10

Tuesday, Wednesday & Fridays are inclement weather makeup dates

For the Free Demo call Gina Rollins at: 845-223-8192 to reserve a spot

15 classes \$105.00 Mon/Wed 9:00 am

Walk-ins \$10.00

Ages 16 & up only

Please note these classes are limited to 15 Students

No makeups except for inclement weather



Free Estimates Fully Insured
845-647-2001 845-647-8320

330 Route 55
Napanoch, N.Y.

Making your blacktop beautiful
www.topqualitysealcoat.com

Sidewalks * Driveways *
Parking Lots * Striping * Hot
Tar Crack Filling * Blacktop

HOULIHAN  LAWRENCE

The Power of Two - Working For You



The Lorio Team

Your Neighborhood Realtors

Robi Lorio

Vinny Lorio

917-453-2168

917-453-9699

rlorio@houlihanlawrence.com

vlorio@houlihanlawrence.com

DALTON FARM 2011
EVENTS CALENDAR

If you are interested in hosting an event, contact Leeann at the On-Site Office.

May 19th—Community wide Tag Sale

May 28 – Tour de Dalton bike ride.

July 4– Fourth of July Parade 10am to 12pm in The Glens

October 7 – Oktoberfest Pot Luck Dinner

October 22 – Halloween Parade 1pm to 3pm in The Glens. Rain date is October 23

December 10 – Children’s Holiday Party 10am to 2pm at the Roosevelt House

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!

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 every other Monday at 1pm on the second floor of the Roosevelt House.

BOTTINI

FUEL

Visit us!
bottinifuel.com

Main Office:
2785 W Main St
Wappingers Falls NY, 12590-1576
(845) 297-5580

Heating Oil
 Propane
 Heating &
 Air Conditioning

Ott Insurance Agency

William C. Ott,
President

Phone: 845 - 895 - 8873
 Fax: 845 - 895 - 1819

1451 Route 208
 P.O. Box 659
 Wallkill, NY 12589

Complete Insurance Services:
 Auto, Homeowner, Umbrella, Commercial,
 Life and Health

Beekman Pharmacy

2540 Route 55
 P.O. Box 335
 Poughquag, NY 12570

(845) 724-3200
 FAX (845) 724-3767



Beekman Pharmacy

Customer Service our #1 Priority

20% off "1" Gift Item

Not including Sales Items



3104 State Route 208
Wallkill, NY 12589
1-87SIDEWALK

We fix trip hazards. Call for a free estimate.

Place an Ad in Our Newsletter!

Full Year (11 issues):

Business Card	\$150	1/3 Page	\$450
1/6 Page	\$200	1/2 Page	\$600
1/4 Page	\$325	Full Page	\$1000

Jan-June or July-Sept (5 issues guaranteed):

Business Card	\$100	1/3 Page	\$300
1/6 Page	\$150	1/2 Page	\$450
1/4 Page	\$250	Full Page	\$600

Per Issue

Business Card	\$75	1/3 Page	\$200
1/6 Page	\$100	1/2 Page	\$250
1/4 Page	\$150	Full Page	\$325

To place an ad, call 845-895-8122

PRESENTED BY:



RECREATION & PARKS

www.beekmanrec.com

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

More information is on the website



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



SO...WHERE DO I LIVE, ANYWAY?

Local Area 1:

- Bryant Street
- Sweet Way
- Tibbet Way
- Skidmore Road
- Delong Street
- Griffen Street
- Vanderburgh Road
- # 23 - #40 Thomas Road

Local Area 2:

- Underhill Road
- Cornwell Street
- Dodge Street
- #3 - #15 Thomas Road
- #39 - #86 Roosevelt Drive

Local Area 3:

- #87 - #233 Roosevelt Drive
- Van Scoy Road
- Mt. Pleasant Drive

Local Area 4:

- The Commons

Local Area 5:

- The Glens

Local Area 6:

- Equestrian Way
- Carriage Crossing
- Fortington Drive
- #318 - #320 Roosevelt Drive

DALTON FARM HOMEOWNERS

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



*Commercial and Residential Refuse and
Recycling Systems*

409 Route 82, PO Box 1209
Hopewell Junction, NY 12533

(845)-896-6000 (800)-522-7235



(845)- 226 - 3039

Visit our showroom at

136 Clove Branch Rd Hopewell Junction

Dalton Farm HOA
Spinnaker Management
3104 Sate Route 208
Wallkill, NY 12589

Dalton Farm Homeowner
Homeowner Address
Poughquag, NY 12570