



Dalton Farm News

Volume 1 Issue 3

November, 2010

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 Calendar

The Social Committee welcomes any homeowner who wishes to host a community event to present their idea to the board or send an email to Leeann or Tina.

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.

2010 Calendar

December 5 – Roosevelt House Decorating Party. Volunteers are needed! Please contact Leeann.

December 11 – Children's Holiday Party



December 17 – Holiday Pot Luck Dinner. Please contact Jan Marchese (227-3605).

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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Holiday Pot Luck Dinner

Friday, December 17th

6:30pm

at the Roosevelt House

Please call Jan Marchese (227-3605) and advise her of the entree or dessert you will bring. The Roosevelt House will be decorated in its finest holiday tradition for all to enjoy. Come one, come all and toast the start of this most joyous season!



DRAFT Dalton Farm Homeowners Association Meeting Minutes Oct. 25, 2010

In Attendance: Frank Marchese, Charles Marasca, John Terceira, John Meade, William Barbour, Joanne Bundy, William Cox

Absent: George Gati, John Lange

Representing Spinnaker Management: Tina Williams

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

Public Comment

31 Bush Creek – Homeowner discussed the erosion on the land behind their home and what, if anything, the association had planned.

3 West Saw Mill – Discussed the water problem that exists on West Saw Mill heading toward the pond.

Open Meeting began at 6:55 pm

Approval of Minutes

The minutes of the September 28, 2010 meeting were approved.

Committee Reports

Finance Committee- The financials ending September 30, 2010 were approved. There were two main pool valves replaced, the monies should be taken out of the reserves and not the operating fund.

Grounds Committee- One proposal was reviewed for the work that needs to be done to the ponds in the spring. Spinnaker will be obtaining at least two more proposals.

Roosevelt House Committee- John Meade is going to prepare a list of items that need to be cleaned in the kitchen area and send it to Tina.

Social Committee – The Halloween Parade was, once again, success. On December 5th from 4pm to 6pm the Roosevelt House is scheduled to be decorated for the holidays. If you are interested in helping, please stop by, there will be light refreshments but bring your own beverages. If anyone is interested in volunteering to be a "Lifestyle Director" and plan events for our community, please call or email Tina or Leeann.

New Business

The Board discussed the rules and regulations. There have been many changes to them over the past few years. Spinnaker will send the Board the updated rules for review so that they can be sent out to the homeowners.

ARB Submissions

27 Osborne Glen – Privacy Screen – approved

10 Griffen Street – decking – approved

9 Equestrian Way – Add gate to back deck – approved

40 Thomas Road – Stain back deck – approved

11 Equestrian Way – Privacy Screen – approved

The Board entered into Executive Session at 7:50 pm. to discuss legal/personal issues. The Board reconvened at 8:40 pm.

An engineer will be hired to determine the cause for the erosion problem at 31 Bush Creek, additionally we will ask that he look at 3 West Saw Mill and let us know if there is anything that we can do regarding the depth of the pond outlet to improve the speed of the discharge.

Next Meeting Date – November 30, 2010

Meeting adjourned at 8:45pm

Respectfully submitted by Tina Williams

Phone: (845) 897-2307

Fax: (845) - 897 - 0002



LANDSCAPING

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Happy Thanksgiving!

Nancy Keller Associate Broker

Keller Williams Realty

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nancy@nancykeller.co

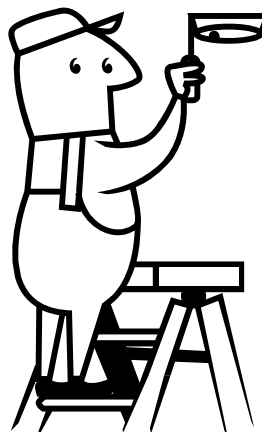


DutchesscountyMarketWatch.com

Neighbor to Neighbor Information

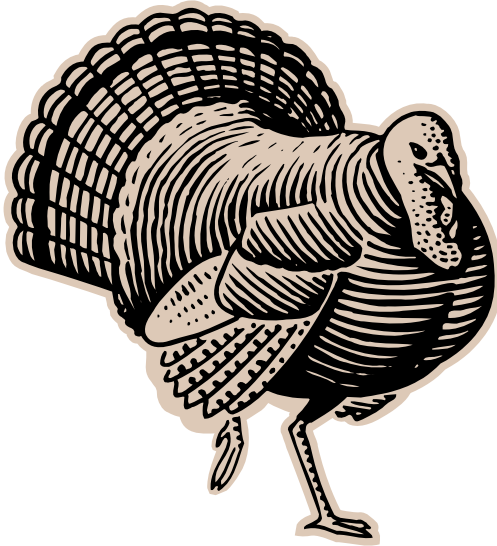
On What Is Happening With Real Estate

**WHENEVER YOU SPRING
AHEAD OR FALL BEHIND,**



**REMEMBER
TO CHECK ALL
SMOKE
DETECTORS AND
FIRE EXTIN-
QUISHERS AND
GO OVER ALL
FIRE SAFETY
RULES WITH
YOUR CHILDREN.**

THE BOARD OF DIRECTORS
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SAFE DRIVING TIPS FOR THE HOLIDAYS

- **Be cautious at intersections, a danger zone.** Intersections can be risky because there are a lot of distractions: turning cars, pedestrians and red-light runners.
- **Steer clear of erratic drivers.** Let a tailgater pass you.
- **Keep your eyes on the road.** Talking on a cell phone or reading a map can distract you and lead to an accident. Keep in mind that a distracted driver might also be near you. Drive cautiously.
- **Be alert near parked cars.** Someone could open a car door or pull out in front of you.
- **Don't drive sleep-deprived.** Sleep is not a matter of willpower, but a biological need. If you become drowsy, pull off the road and get some rest.
- **When passing another car, get past the driver's blind spot as quickly and safely as possible.**
- **Know your brakes.** Most cars have antilock brakes, which require a driver to apply a firm and continuous pressure on the pedal.
- **In stormy weather, leave extra space between you and the car ahead.**
- **Don't drive through water.** A small amount of water can disable a vehicle in seconds.
- **Don't forget the basics:** Buckle your seatbelt, limit loose objects in your car and lock your doors.



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Per Issue

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1/6 Page	\$100	1/2 Page	\$250
1/4 Page	\$150	Full Page	\$325

To place an ad, call 845-895-8122



TWO DALTON FARM RESIDENTS HONORED



George Gati, one of our board members, has been named Artist of Distinction for his works in the "Global Lifestyles" International Art Exhibition, hosted by Stillpoint Art Gallery. The juror was Christine Brooks Cote, famed professional photographer and owner of the gallery. "Photographer George Gati brings us to Morocco and provides images that give us a genuine feeling for life in Morocco," Cote said in a statement. "Five of his photographs are included in the exhibition." The exhibition is online at www.stillpointartgallery.com until Dec. 7. George is a member of the Mid-Hudson Photography Club and serves as vice president for public relations.

A second resident, Judith Papo, a principal of HV Shred Incorporated of Poughquag, was recently appointed to the Dutchess County Small Business Citizen Advisory Committee. The committee was formed in 2009 with the goal of giving small businesses more of a voice in local legislation and encouraging small business success.

Congratulations to both homeowners for their outstanding honors and making our community proud.



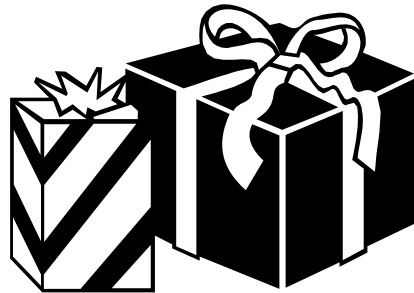
*ANNUAL DALTON FARM
Children's Christmas Party*

For the children and grandchildren of
Dalton Farm residents

Where: **Roosevelt House**

When: Saturday, December 11th
10am-12pm

*Please bring a new, unwrapped toy and/or canned goods to share
with a needy family this Christmas!*



Light refreshments will be served

Please RSVP by December 4th to:

Lorraine Owens 223-6802

or

Laura Blaha 223-7936

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

Dalton Farm Homeowner
Homeowner Address
Poughquag, NY 12570