



Dalton Farm News

Volume 1 Issue 2

October, 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

October 23 – Children’s Halloween Party

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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VANDALISM

There have been many acts of vandalism throughout Dalton Farm within the last month. The gazebo in The Commons area has had the lights smashed three times. This also causes the street lights in the area to go out. Mike, our superintendent has spent a lot of time on these repairs, not to mention the safety issue with the street lights being out. There have been similar acts of vandalism in The Glens and at Griffen Street. There has also been **drug paraphernalia** found at all of these locations.

We ask that you call the state police at (845) 677-7300 if you see anyone in these areas after dark. Lastly, there were candy wrappers, cigarette butts, bottles, etc. scattered in and around these areas. Please be respectful of the areas and ask that your children do the same.



DRAFT Dalton Farm Homeowners Association Meeting Minutes Sept. 28, 2010

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

Absent: Charles Marasca

Representing Spinnaker Management: Tina Williams, Leeann Ireland

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

Public Comment

No homeowners were present

Approval of Minutes

The minutes of the August 24, 2010 meeting were approved.

Committee Reports

- **Finance Committee-** The financials ending August 31, 2010 were approved. John Meade requested Spinnaker provide the Board with the total assets that the association had three years ago.
- **Grounds Committee-** The tree behind 95 Van Scoy Road was removed. We are waiting for proposals for remediation of the erosion issue behind 31 Bush Creek Lane. The committee is still planning to have evening meetings. The two vinyl sided mail-sheds and the fencing will be power washed. Mike will install vinyl siding on the other four mail-sheds as time allows. A one horsepower fountain for the pond on Fortington Drive will be purchased from Aquascape for \$4,486. A new speed bump will be installed on Bush Creek Lane and the existing one will be repaired if the cost is less than \$500.
- Maintenance of the 17 ponds within Dalton Farm will be addressed as follows: Ponds 1 and 2 will be bid out to landscapers. Pond 3 is fine. Pond 4 – Tina will check with the Fire Department about the dry hydrant testing, maintenance will be bid out to H2O Operations and to Aquascape. Ponds 5, 6 & 7 will be bid out to landscapers. Pond 8 does not belong to Dalton Farm. Pond 9 will be bid out for seeding in the Spring. Ponds 10, 11 & 12 will be bid out to landscapers. Ponds 13 & 14 are fine. Ponds 15, 16 & 17 will be taken care of by Mike.
- **Roosevelt House Committee-** The Grounds Committee will plant three trees on the side of the overflow parking area to prevent cars from parking too close to the homes on Sweet Way. Two new items will be added to the rental agreement: The fence on Route 7 may not be taken down and any homeowner who wishes to have a tent for their event must contact Spinnaker Management for specifications. The price for a swing gate in the fence along route 7 will be obtained.
- **Social Committee –** Family Fun Day was a great success with 65 children and family members in attendance. The Tag Sale was also very successful with 34 homes participating. The calendar will be included in the newsletter.

New Business

- The Board discussed the rules regarding the rentals of homes. The declaration states that “no more than two unrelated persons” may occupy a home if they are not the owners and that no “transient occupancy” is permitted. 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.

Continued on Page 3

- A Unit Owner Information form will be sent out to all homeowners. It will include contact, pet, vehicle and resident information as well as email addresses. Besides updating general information, this will also be used to update our phone calling system and possibly to create an email database.

ARB Submissions

- 15 Mt. Pleasant Drive –Curved block walls at ends of driveway APPROVED
- 29 Mt. Pleasant Drive – Landscaping APPROVED
- 39 Bush Creek Lane – Decking, patio APPROVED
- 146 Roosevelt Drive – Mailbox, walkway APPROVED
- 16 Cornwell Drive – Extend back step APPROVED

The Board entered into Executive Session at 8:45 pm. to discuss legal/personal issues. The Board reconvened at 9:10 pm.

Next Meeting Date – October 25, 2010

Meeting adjourned at 9:15pm

Respectfully submitted by Tina Williams

Phone: (845) 897-2307

Fax: (845) - 897 - 0002



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SECURITY & CAR PASSES—HALLOWEEN

Due to it's success, once again, we are hiring security for Halloween to address safety concerns in Dalton Farm. Security will be hired from 5 pm to 10 pm on Halloween. Three guards will be on duty, one for the entrance to The Commons, one for the entrance to The Glens and one to patrol the upper sections of Dalton Farm. The Glens and The Commons entrances will be blocked so that only homeowners can enter the area. Two car passes per home will be issued. We are asking that you walk with your children and NOT drive them around, as it is very dangerous. A letter including car passes will be sent out prior to Halloween to the homeowners in The Commons and The Glens.

Annual Dalton Farm Halloween Parade

For the children and grandchildren of Dalton Farm residents

Where: The Glens

Note: Festivities will be held outside

When: Saturday, October 23th 1-3 pm

Rain date-Sunday, October 24th

Note: Parade will start promptly at 1:15 pm

Remember to wear your costumes!

- ★ Decorate a banner
- ★ March in a parade
- ★ Pick a pumpkin
- ★ Enjoy refreshments

Please RSVP by October 16th to:

Laura Blaha 223-7936

or

Lorraine Owens 223-6802



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WE DO ALLOW WITCHES ON BROOMS AT DALTON FARM BUT :

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Children's Safety Tips for Halloween

- **Have adult supervision.** Accompany your kids if you don't think they're old enough to trick-or-treat on their own.
- **There is safety in numbers.** If they're old enough to trick-or-treat without an adult, tell your kids to stay in a group.
- **Map out your plan.** Designate a route before your kids begin trick-or-treating, and make sure they stick to it.
- **Take the long way 'round.** Have your kids trick-or-treat in areas where there are a lot of people around. They should also avoid taking short-cuts through alleys and parking lots.
- **Try tick-or-treat-friendly homes.** Ensure your kids only visit houses with lights on. And, you might also suggest the houses they visit have some sort of Halloween decoration on the porch.
- **Stay outside.** Make sure your kids don't go inside someone's house. They can get their candy from the porch.
- **Remain visible.** Dress your kids in a bright costume so others can see them. If their costume is dark, have your kids wear reflective strips or carry a glow stick or flashlight.
- **Remember, shorter = safer.** Goes without saying but just in case you forget, ensure your kids' costumes aren't so long that they can trip over them.
- **Don't cover the face.** Instead of masks, have your kids wear make-up so they can see better.
- **Quality-check treats.** Check your kids' candy before they eat it. Throw out any candy that is not in its original wrapper or looks like it has been tampered with.
- **Say "no" to strangers.** Tell your kids to never accept a ride or go anywhere with a stranger.
- **Obey the law.** Encourage your kids to follow all the regular rules for walking around. That includes looking both ways before crossing, obeying all traffic laws and using cross walks and crossing lights where available.
- **Have a great time!** Finally, make sure your kids have tons of fun and get lots and lots of candy.



HAPPY HALLOWEEN

The UL Halloween Safety Guide

It's the scariest night of the year! But with a little attention to safety, you can keep it fun and not frightful. Here are a few tips for you to follow and review with your kids. Boo!

Don't Frankenstein Your Lights

Do not connect more than three miniature light strings together. Also, be sure to check the rating on your extension cords and do not plug in more than the recommended wattage. Cords should not be run under carpets or tacked-up with metal nails or staples.

Inspect Decorations with Fiendish Care

Inspect all of your electric lights and decorations for damage or wear. Cracked sockets, frayed or bare wires and loose connections may pose a fire or shock hazard. Look for a red UL mark to indicate that lights are certified for both indoor and outdoor use. A green UL mark indicates certification for indoor use only.

Beware of Candles!

Candles, especially in a Jack O'Lantern, should be off the ground and out of children's reach. Try battery-operated LED candles for an even safer option.

Don't Trip Up Your Goblins

Halloween costumes should allow full movement for your kids. Costumes that drag, constrict or drape pose a dangerous hazard, especially at night. Check to ensure that costumes don't restrict your children's vision, and instruct them to watch out for tripping hazards, such as cords.

Say Boo! to Unsafe Costumes

Be sure to purchase or make costumes out of flame-resistant materials such as nylon or polyester as these specially marked fabrics will resist burning and extinguish quickly. Make sure your child knows to stop, drop and roll in case their costume catches fire.

Be Safe and Bright

Choose costumes that are lighter in color and attach reflective materials to costumes. Make sure each child has a flashlight to help them see and be seen.

Keep Hungry Monsters from Feeding

Never let your kids eat Halloween candy before you inspect it in the light at home. Even if you know your neighbors, you should always check to be safe and throw away open candy or anything that looks at all suspicious.

Talk to your Little Ghouls About Safety

Make sure to go over the safety tips on the opposite page.



**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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