



Dalton Farm News

Volume 1, Issue 1

September, 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 meets each month at the Roosevelt House at 7pm. Please join us! For the next meeting date, please contact Leeann or Tina

2010 Calendar

September 11 - Family Fun Day

September 18 - Fall Tag Sale

October 3 - Westchester Dinner Theater

October 8 - Oktoberfest Theme Pot Luck Dinner

October 23 - Children's Halloween Party

December 5 - Roosevelt House Decorating Party. Volunteers are needed! Please contact Vicky Euvino (227-9306) or Jan Marchese (227-3605)

December 11 - Children's Holiday Party

December 17 - Holiday Potluck Dinner
Please contact Vicky Euvino (227-9306) or Jan Marchese (227-3605)

Ongoing Events

Wednesday Morning Coffee: This neighborly get-together is held every Wednesday from 10:00am to 11:30am in the Roosevelt House. Drop in and meet your neighbors! New hosts are always needed.

Mah Jongg: Meets on Wednesday evenings at 1:00pm at the Roosevelt House. Anyone interested in playing, regardless of 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 Mondays at 1:00pm on the second floor of the Roosevelt House.

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Oktoberfest Theme Pot Luck Dinner

DATE: October 8th
PLACE: Roosevelt House 7:00pm
HOSTS: Al & Cynthia Barsuhn
(226-5072)

WHAT TO PREPARE – Specialty German recipes will be provided for your selection by our hosts at each Wednesday morning coffee hour or by calling Al or Cynthia (226-5072).

ENTERTAINMENT – During the entire evening, cheerful German music will be played and after dinner we will all learn to speak German and sing German folk songs, and be entertained by German

singers. Also, Walter Dauerer (a Bavarian) will play his accordion for us.

SPECIAL NOTE – Based on the past years success, make your reservations early. This is clearly one of the most heavily attended Pot Luck dinners of the year.



DRAFT Dalton Farm Homeowners Association Meeting Minutes August 24, 2010

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

Representing Spinnaker Management: Tina Williams, Leeann Ireland

Meeting called to order by president Frank Marchese at 6:35pm

Public Comment: 29 Mount Pleasant addressed the Board regarding their neighbor's commercial truck and the noise that it creates

Approval of Minutes: The minutes of the July 27, 2010 meeting were approved with several grammatical changes.

Financial Information: The financials ending July 30, 2010 were approved

Committee Reports:

Grounds Committee: A few proposals for a new aerator were reviewed. The Board would like to have model #s so that they can look at them on the internet as well as an additional proposal from H2O Operations for a 1 HP aerator. H2O also needs to clarify if they are including wiring in their proposal. Tom Cordy will also be contacted regarding aerators as he offered to do some research for the board. There is a tree on common property near 95 Van Scoy that is dead and could be hazardous to property if it fell. The grounds committee will get an estimate to have the tree removed. Also, there is an erosion problem behind 31 Bush Creek that the grounds committee will look at to determine what the problem is and who is responsible for repairing it. Additionally, there is a homeowner on Underhill South who would like permission to remove a dead tree from common area that does not pose a risk to any property. The homeowner will be advised that the board has approved his request but that a certificate of insurance from the contractor removing the tree must be provided to the association prior to the tree being removed. Currently the Grounds Committee meetings are held during the day, they will be adding an evening meeting to accommodate those who work during the day.

Roosevelt House Committee: No report, no one has stepped forward to chair this committee so it will remain a committee of the Board until someone does.

Social Committee: The calendar of events will be included in the newsletter. If anyone would like to organize an event, please let the Board know. Again, as no one has stepped forward to chair this committee, it will remain a committee of the Board until someone does.

Finance Committee: No report.

New Business:

- There has been considerable vandalism in the gazebo at The Commons as well as on Griffen Street. It appears that teenagers pulled the wiring out of the light in the gazebo to disable it and certainly risked being electrocuted in the process. The Board would like this mentioned in the next newsletter so that parents are aware of what has been happening and can speak to their children. Spinnaker has been asked to get pricing for security cameras.
- There was discussion regarding a conflict with a resident and one of the security guards which they have satisfactorily resolved on their own.
- The Board received a copy of an updated report on all of our ponds from Berger Engineering. Frank has asked that all of the Board members spend some time reviewing the information and we will discuss it at our next meeting.

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- A homeowner has asked if their tenants can park a car in the visitor parking for 6 months so that she can use the garage to store her belongings. The Board believes that the owner should store their belongings elsewhere and the tenant can then park in the garage. There was also some question regarding a wall that was built in the garage, possibly an additional room which would also limit the ability to park in the garage. Leeann will call the building department to see if they have a C.O. for an additional room in their garage.

ARB Submissions:

- 8 Equestrian Way, flower garden APPROVED
- 11 Equestrian Way, tree planting, steps and lattice on deck, new unilock walkway to replace bluestone and an awning, APPROVED
- 15 Mt. Pleasant, retaining wall, block lighting, flower bed and driveway apron, APPROVED

The Board entered into Executive Session at 8:00pm to discuss legal/personal issues.

The Board Reconvened at 9:05pm

Frank made a motion to adopt the bidding process that was presented by Charles and George for implementation by the Board, Charles seconded, all were in favor.

A motion was made by Frank to uphold the decision that the Board made in June regarding the commercial vehicle, seconded by George, approved (8 yes, 1 abstain).

Next Meeting Date - September 28, 2010

Meeting adjourned at 9:10pm

Respectfully submitted by Tina Williams

Cell: (845) - 674 - 0513

Fax: (845) - 897 - 0002



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Dalton Farm Family Fun Day

Games, music, and fun for all ages!

Saturday, September 11
 (Rain Date: Sunday, September 12)

3:00pm at the Roosevelt House

For Dalton Farm residents, families
 and guests.

Bring your children and
 grandchildren and join the fun!

This is a Pot Luck so you are asked
 to bring an entrée, salad, side dish
 or dessert to share.

RSVP by September 1st to:

Vicki & Frank Euvino 227-9306 or
 Mary & Bob Martin 223-1998

Let us know how many are coming,
 the ages of the children, your phone
 number and what you will be
 bringing.



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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Fall Tag Sale

When: Saturday, Sept 18, 9:00 AM till 3:00 P.M. (NO RAIN DATE)

Cost: \$10.00 per household @ Home & \$5.00 @ Great Lawn.

Please RSVP: Rebecca Florance, 6 Griffen St, 227-8516 Tag Sale Committee Chairman

(Please put responses in black box (sign is on box) next to front door at 6 Griffen St)

Deadline: Monday, Sept 13th
No late comers please!

Note: The success of this event depends on the signs. The committee desperately needs help

in putting out signs the week and the day before the event. You will be given a sign and a location. Please contact Rebecca if you wish to help. Thanks in advance for your help.

For those holding their first sale:

The "early birds" begin to arrive and drive around the neighborhood at 8:00 a.m.

There are buyers who look forward each year to this sale, Rain or Shine.

Please encourage buyers to only park on one side of the street and not to block any driveways of homeowners that are not participating.

Please do not remove the RED direction arrow signs. They direct buyers to participants based on map.

*The Great Lawn is the best place. Buyers like to park and shop from numerous spots.





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1/4 Page	\$250	Full Page	\$600

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

Dalton Farm Homeowners Association Meeting Minutes July 27, 2010 (Revised)

In Attendance: Frank Marchese , Charles Marasca , George Gati, John Terceira, John Meade, John Lange and William Barbour.

Absent: Joanne Bundy, William Cox

Representing Spinnaker Management: Tina Williams

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

Public Comment

- A homeowner discussed the discrepancy in blacktop and sealcoating prices that were being charged to individual homeowners.
- Rebecca Florence volunteered to run a separate Tag Sale Committee if the Board would create one so that there could still be two tag sales each year. She said that while the spring tag sale has more people that take part in it, there are still many homeowners who look forward to the fall sale and it is at no cost to the association. She requested the purchase of a few new directional signs and stands as each year we lose a few signs to vandalism or theft.

Approval of Minutes

The minutes of the June 22, 2010 meeting were approved with the following changes: all committee chairs are to report to the Board and under the Grounds Committee section, move the bidding process to the general meeting discussion.

Financial Information – The financials ending June 30, 2010 were approved.

Committee Reports

Grounds Committee- The Board discussed an invoice received from Villegas, as there was a discrepancy in what was proposed and what was billed. Spinnaker will check with them and report back to the board. Frank would like Joe Berger to mark out the exact area on Recreation Road the association owns.

Roosevelt House Committee- No report

Social Committee- Flyer will be attached to minutes.

Finance Committee – No report.

Continued on Page 7

New Business

- A homeowner sent in a letter regarding the pruning and cabling of the estate tree in the Glens as well as permission to remove a tree on common property. The Board will have Red Cedar address all of the estate trees. The homeowner may have dead tree removed at their own expense provided Dalton Farm is given proof of insurance and a certificate showing Dalton Farm as additional insured.
- The display boards in the mail sheds need to be cleaned up and cleared of old flyers. There are also green stains that need to be removed from the exterior of the sheds.
- The Dalton Farm signs are deteriorating and need to be addressed. The board would like to have the signs looked at by a professional.
- A Dalton Farm logo is still needed. It was suggested that we put a notice in the next mailing that we are looking for a new logo and encourage homeowners to submit a design. The artist of the "chosen" logo will receive one month's free of common charges. All logos need to be submitted before the September meeting.
- The overflow parking sign at the clubhouse is too close to the ground and an additional sign should be ordered.
- The sign on the dumpster at the clubhouse is in poor condition. A new dumpster sign that incorporates both of the existing signs (Clubhouse use only, \$100 fine for dumping) will be ordered and installed.
- Spinnaker was asked to obtain proposals for a new aerator for the pond on corner of Dodge Street and Fortington Road.
- Charles asked that Villegas be sent back to Equestrian Way as they left three water shut off valves pulled out of lawn areas.
- A homeowner wrote a letter regarding the vandalism at the gazebo in The Commons. Mike needs to look at the signs that are in the gazebo at The Glens and then get a similar sign for The Commons gazebo.
- The fan in the bathroom at the clubhouse is making noise, Tina will ask Mike to repair or replace it.

ARB Submissions

- 85 Roosevelt, replace front porch APPROVED
- 57 Van Scoy, add pergola roof structure to deck APPROVED
- 54 Bryant Street, remove and replace tree in front yard. NOT APPROVED
- 32 Skidmore Road, install patio, slider and replace windows APPROVED
- 12 Osborne Glen, remove and replace tree in front yard. NOT APPROVED

John T., John L., George G. and the ARB Committee will examine all laneway trees and come up with suggestions on what types of trees can be used as replacements. This is to make sure that there is some uniformity when requests are made to remove and replace them. The two homeowners who did not receive approval this month will be told that they will be approved once a list of suitable trees has been determined.

The Board entered into Executive Session at 8:35 pm. to discuss legal/personal issues. The Board reconvened at 9:20 pm.

Charles made a motion to approve the request to create a Tag Sale Committee and appoint Rebecca Florence as the chair, John T. Seconded, all were in favor. Any income from the sales from last year will be used to purchase new signs.

A motion was made by John L. to amend the rules, under parking, as follows:

- No van, car or truck that belongs to a Homeowner, Lessee or Homeowner's employer ***or overnight guest*** that displays commercial advertising on it shall be permitted to park in driveways or the guest lots.

Seconded by John M. All were in favor.

Next Meeting Date – August 24, 2010

Meeting adjourned at 9:43 pm

Respectfully submitted by Tina Williams

**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



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Dalton Farm HOA
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Dalton Farm Homeowner
Homeowner Address
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