

FOR YOUR INFORMATION

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MAY 21, 2002

Old Farm Lake Board of Directors

Aurelie Cavallaro - Mark Freyberg - Len Gersten - Lou Graziano
Larry Pauline - Ron Peters - Arnie Reifer - Howard Sklar - Deborah Weiss

1. Upon personally conducting on-location investigations and receiving the recommendations of Andrew Whitelaw, our on-site OFL/Carnell Engineering architect and our Managing Agent Mary Hartnett, your Board of Directors has unanimously voted to sever its relationship with Coffey Bros. as the Cemplank installing contractor for the Phase Three Deer Run and Birchwood Close buildings at our complex. It is our firm belief that the fiduciary responsibility of your Board of Directors demands that we crack a tough whip to protect the interests of our OFL homeowners and to provide outstanding value as we spend scarce resources for the projects we must complete. We have found Coffey Bros. to be deficient in a number of areas, including the size of the installation crew, the number of days worked per week, clean-up procedures, a lack of communications, failure to adhere to the specifications for our Deer Run building, and an unresponsiveness to our concerns. In consequence, your Board of Directors, with the advice and consent of our Carnell Engineering consultants and our attorney, are in the process of retaining the services of another siding contractor to complete the Birchwood Close and Deer Run buildings. You can be assured that we will hold the new contractor to the same high standards we always demand. PLEASE SEE ATTACHMENT #1.
2. In response to numerous recent instances of vandalism, a recent meeting at police headquarters between Detective James Wilson, of our New Castle law enforcement agency; Vice-President Deborah Weiss; Secretary, Arnie Reifer; and President Larry Pauline, concluded with the understanding that the New Castle police will patrol our complex and pay special attention to those people in and outside our clubhouse. Detective Wilson said the Town will prosecute anyone in violation of the law. In addition, the police department will accept OFL surveillance tape as proof of infractions. Additionally, your Board has filed a letter of trespasser arrest authorization with the New Castle Police Department which grants permission for our law enforcement agencies to prosecute trespassers utilizing our facilities after eight o'clock in the

evening. PLEASE SEE ATTACHMENT #2

3. We would like to remind you that Old Farm Lake and Silver Pond are designated as NYS DEC classified wetlands, which means our waterways are larger than 12.4 acres and are under the jurisdiction of New York State and the New Castle Town Wetlands Ordinance. As a result, any activities within the lake or within 100 feet of the Lake fall within the purview of New York State and New Castle Law. In consequence, it is against the law to throw any type of debris into the lake or to undertake any unreasonable activity which may harm the waterways.
4. For a quieter summer, some reminders about the Town's noise ordinance: In general, all residential activities are not to exceed 60 decibels from 8 a.m. to 6 p.m. or 45 decibels at night. Amplified sound (TV, stereos, tape recorders, etc.) and late-night parties cannot be audible on any other residential property from 8 p.m. until 10 a.m. and at other times the sound must not be "unreasonably intrusive." The Police Department is the enforcement agency, 238-4422.
5. The results of our poll regarding satellite TV reception follows: Of the 177 residents living at OFL, approximately 55 indicated that they preferred and would pay for satellite TV reception. The Board is still negotiating with satellite TV providers. If the Board finds that the terms of the providers are unreasonable, it will issue installation guidelines to residents who may wish to purchase the service on their own. In the meantime, please do not attach a TV dish to any part of the outside of your unit until you hear from us.
6. We have contracted with and will pay a monthly retainer to the Lyons Exterminating Company to care for our Old Farm Lake outdoor needs. Please feel free to phone them directly at (914) 287-0884 if the outside of your unit needs exterminating services. There will be no individual charge to residents for this service.
7. Joe Cavallo Inc., the landscaping company we have under contract, has merged with a family member and is now known as Scenic Inc. Same people, different trucks.
8. **TENNIS PLAYERS WANTED - ALL LEVELS** Looking to play a friendly game of tennis or need someone to just volley or practice?

Now that the tennis season is upon us, the Old Farm Lake tennis courts are ready for use. If you want to play tennis but need a partner, we might have the answer. Just write down your name and phone number on the **Tennis Players Wanted List** resident Melanie Gerber will keep on the clubhouse bulletin board. If you're looking for a player, check out the list and give one of your neighbors a call.

9. **CALLING ALL FISH ANGLERS** According to our Town of New Castle Environmental Coordinator, it would be advisable for us to reduce the number of huge carp living in the waters of Old Farm Lake. In consequence, we are holding a carp fishing contest from Saturday, June 29 to July 7, 2002 to see who can (1) catch the most carp, and (2) catch the heaviest carp. We are offering a \$50 prize for each category. Claims must be signed by two adult OFL residents and photos will be accepted. OFL resident and fishing expert, Pytr Tsipenyuk, has agreed to be present and to provide advice on how to catch carp. This contest is only open to OFL residents. Please send prize claims, in writing, to Larry Pauline, 65 Pond View Lane.

10. We are well aware that the installation crews that worked on the Birchwood Close and Deer Run buildings negligently damaged some window and door screens. All damaged screens will be repaired and the cost charged back to the contractor. If your Phase Three unit has screens that were damaged by the workers, please phone the office of Tom, our superintendent, at 238-5424, and leave your name, address and phone number so we can create a master work list and repair the screens. Please put your name, address and phone number on the call-in list even if you previously contacted a Board member about your situation. We may also take photographs of the mutilated screens to present as evidence.

11. We are again extremely embarrassed to address the garbage issue at our beautiful complex. It seems that some people just don't get it. Residents can not put plastic bags containing food by the side of the road for pick-up. Racoons, birds and other animals tear the bags apart to get at the food and leave a reeking mess scattered along the road. As a result of our neglected exhortations, the Board will begin a serious campaign of fining residents who break the rules. Our simple objective is to make this the cleanest summer ever!

Larry 05/21/2002

