

THE BLUFFS AT FOX HILL

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May 2, 2011

Greetings to All Bluffs Homeowners,

Thanks to the strong response from homeowners in supplying our management company with your e-mail addresses, we are able to communicate with the Bluffs community in a cost-saving, timely and eco-friendly manner. When unrestrained from considerations of cost, we can also share information with you more frequently.

First, we want to assure you that, in all our communications, each e-mail address will be protected and will not be visible to any other homeowners – it’s called a blind copy. Second, we will also post our e-mail communications on our website and our bulletin boards. For the few remaining residents who have not yet given us an e-mail address, you can do so at any time by calling Alan at the management company (631 403-4256).

As usual, Shakespeare probably said it best: “Now is the winter of our discontent.” Surely, this was a winter not only for the record books but one that challenged all of us in numerous ways. Here at The Bluffs, lost siding was quickly replaced and Alan’s crew and Ziggy kept our parking areas, roads, walkways and stairs clear – a constant battle, given the frequency and severity of many of our storms. Our beach stairs suffered little damage, while other neighboring stairways were nearly destroyed. So we’ve come through this brutal season with our community intact and can now look forward to the friendlier days of spring, summer and fall when The Bluffs is at its best.

No homeowner could fail to notice that, at last, the eyesore building at The Knolls is in the process of being demolished and should be completely razed within a few weeks. Hurrah!

The coming seasons are the usual time for homeowners to have work done on their Units. We remind you that for any renovation you may be planning, you must inform Alan and he will guide you in the necessary procedures.

We will shortly begin the major project of seal coating our roads and parking areas. More details on this project will be forthcoming, and we ask that you read them carefully as this is a complicated undertaking and will require everyone's cooperation

Each year, as required by our By-Laws, we distribute our yearly financial statement. This year, as a further cost-cutting measure, we will be sending the statement electronically.

The nine members of your Board of Managers have been busy throughout the winter, holding meetings via phone conference when some of us were away, but now we have returned to our monthly in-person meetings. Of course, the wicked winter blew our snow-removal budget wide open, but we are vigilantly watching all expenditures in other areas to make up for this deficit. Charlie Drowns is now serving as our Treasurer. Since the election of new members last fall, our Board has meshed nicely into a productive and cooperative working group.

You, too, have the opportunity to communicate via e-mail, in response to our newsletters or on any issue that you feel warrants attention. Please send your e-mail to Foxhillcondos@aol.com

As our flowers and trees start to bloom and our lawns turn greener, we can all look forward to a gentler time. Soon, kids will be splashing in our pool and balls reverberating off of tennis rackets will be heard – sure signs of families enjoying the great facilities at the beautiful Bluffs. To those homeowners who have been away, we say Welcome Back. To everyone, we say Enjoy.

Thanks,

Marie, Kathy, Charlie, Dick, Matt, Bob, Joe, Pat and Sally

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