

January 28, 2022

**TO THE UNIT OWNERS OF STONE RIDGE AT RYE CONDOMINIUM
ANNUAL MEETING OF UNIT OWNERS
WEDNESDAY FEBRUARY 9 – VIA ZOOM**

Please be advised that the Annual Meeting of Unit Owners of Stone Ridge at Rye Condominium has been scheduled for Wednesday, February 9th, at 7:00 pm “VIA ZOOM”.

The meeting is being held virtually because of the Omicron Variant. The Stone Ridge Board and Management feel it is safer to hold the meeting virtually than in a confined indoor space.

In order to attend the Webinar, please click on the link in the email that you receive from our office.

Enclosed is the official notice of the meeting and the Proxy Statement. In order to ensure that an election can take place, your Board of Managers will solicit your Proxy.

If you do not plan to attend the meeting on February 9th, please sign the enclosed Proxy Statement and return it to Stone Ridge at Rye Condominium, 7 Bryant Crescent, Suite 1C, White Plains, New York 10605, or e-mail to info@robertorlofsky.com

By signing the Proxy Statement, you are giving authority to the Board of Managers to vote on your behalf.

2021 Financial Report

Enclosed is a copy of the Stone Ridge Condominium Financial Report for the period ending October 31, 2021.

On page 3 Statement of Operations, Stone Ridge had total income in 2021 of \$107,943. The total expenses for 2021 was \$113,715. Accordingly Stone Ridge had an operating loss in 2021 of \$5,773 before adding back the Capital Assessment.

Grounds, Snow removal and Tree maintenance were much higher in 2021. There was a lot of snow last January through March. There was so much snow that we needed to bring in a machine to push all of the piles of snow around to clear the driveway and parking spaces. We also had to remove the dead trees at the side of A building, relandscaped that area and removed two other large dead trees in the courtyard between A & B. There were electric expenses relating to the upgrade of the pole lights throughout the property to LED.

Lawrence Honigman, the accountant for Stone Ridge Condominium, will be attending the Webinar to discuss the report in more detail and answer your questions.

Future Capital Improvements and Major Repairs

An important topic for discussion is how to move forward to finance the replacement of the remaining decks and to provide for other major repairs being considered. Besides the decks, several areas of the concrete sidewalks are in disrepair and need replacement.

The last major capital improvement was replacement of the roofs and skylights. Although there were installation issues at the beginning of the job, the work was completed and is holding up very well. The cost to replace the building roofs and skylights was \$158,400. The money to finance the project was raised by imposing a special capital assessment.

Since the roof replacement was completed and the Reserve Fund was depleted, the Board has left the Capital Assessment of \$200 a month in place to rebuild the Reserve Fund. Currently the balance in the Reserve Fund is \$25,343.

The Board has requested that we investigate the option of taking out a construction loan that would finance the deck replacement.

Proposal for a Construction Loan

Attached for your review is a proposal for a construction loan from the Valley National Bank who is merging with The Westchester Bank.

The loan amount being considered is \$175,000. The money would be used to complete the replacement of the decks.

The loan is self-liquidating and would be paid off in 5 years from the date of the drawdown.

For a construction loan Valley Bank is proposing an interest rate of 5%. The monthly payment would be \$3,300. (See amortization table attached)

Currently Stone Ridge has 2 assessments in place. One is an operating assessment of \$2,606 and the second is a Capital Assessment of \$3,600. (See attached)

The Capital Assessment of \$3,600 is being used to build back up the Reserve Fund. The operating assessment is used to balance any day-to-day operating shortfall or unforeseen repairs.

The proposal to replace the remaining decks needs to be updated but will likely be in the \$125,000 + range. There has been a huge increase in material costs since the project was first estimated back in 2017.

Here are two options to consider to finance replacement of the decks.

Option 1

Draw down the full \$175,000 once there is an updated proposal to replace the decks. The monthly Capital Assessment of \$3,600 (\$200 per month per unit) would service the interest and amortization costs to pay off the Construction loan in 5 years.

Option 2

Continue the Capital Assessment until enough of a Reserve Fund is established to move forward with the project. If the Capital Assessment is not increased it would take 36 – 48 months before Stone Ridge builds up enough cash depending on the amount of the assessment which is currently \$200 per month.

So, with either option in order to raise enough funds to replace the decks, the Capital Assessment would need to remain in place.

Capital Improvements Looking Back

The Stone Ridge Board and unit owners have done an exceptional job in planning for major capital improvements.

In 2017 the driveway and entire parking lot was milled and resurfaced at a cost of \$80,000. Just two years later Stone Ridge moved forward with the roof and skylight replacement in the amount of \$158,000. For both jobs a capital assessment was imposed on the unit owners.

Stone Ridge at Rye Condominium only has 18 units owners to maintain a property that is valued at \$6,300,000. All of the decisions to move forward with options to finance capital improvements have been made with the input and approval of all of the unit owners.

The meeting on February 9 is important and we look forward to your attendance and participation.

Very truly yours,

STONE RIDGE AT RYE CONDOMINIUM
BOARD OF MANAGERS

Katie Lawrence
Carol Fausel
Debby Monroe

NOTICE OF ANNUAL MEETING OF UNIT OWNERS
OF
STONE RIDGE AT RYE CONDOMINIUM

PLEASE TAKE NOTICE that a meeting of Unit Owners will take place on Wednesday, February 9th, at 7:00 p.m. Via Zoom;

1. To elect three Directors;
2. To review the Financial and Managing Agent Reports and
3. To transact such other business as may come before the meeting.



Katie Lawrence, President

Dated: January 28, 2022
White Plains, New York

STONE RIDGE AT RYE CONDOMINIUM

PROXY STATEMENT

The undersigned hereby appoints Katie Lawrence, Carol Fausel, Debby Monroe or,

as proxy for the undersigned at the Annual Meeting of Unit Owners of
Stone Ridge at Rye Condominium to be held on Wednesday, February 9th, 2022 Via Zoom at
7:00 p.m., or any continuation or adjournment thereof, with full power to vote and act for
me and in my name, place and stead, in the same manner, to the same extent, with the
same effect that I might were I personally there at, giving my Proxy full power of
substitution and revocation and I hereby revoke any other proxy heretofore given to me.

Dated: _____, 2022

SIGNATURE(S) OF UNIT OWNER(S): _____

UNIT NO. _____

PLEASE SIGN AND RETURN PROXY STATEMENT TO STONE RIDGE AT RYE
CONDOMINIUM, 7 BRYANT CRESCENT, SUITE 1C, WHITE PLAINS, NY 10605,
OR E-MAIL TO INFO@ROBERTORLOFSKY.COM