



---

**\*\*\* Stone Ridge Update \*\*\***

---

Tue, Apr 4, 2023 at 1:39 PM

Dear Unit Owner,

With the mild weather in December and early January, we were able to move forward and replace 3 decks that had structural issues.

The decks replaced were A3, B8, B9. The total cost for replacement of these decks was \$23,974.

During inspection, the contractor and engineer determined that some of the original concrete footings, that supported these decks, had either failed or were not poured properly that contributed to the decks sagging and movement.

There does not appear to be any major footing issues with the other decks, however several more decks will require service work along with repairs to the steps, handrails and decking.

We plan to restart again in late April to check and service the remaining decks.

There is currently \$36,000 in the Stone Ridge Reserve Fund after payment of the 3 decks that were replaced.

The monthly capital assessment raises 3,600 per month that is transferred to the Reserve Fund. So by the end of April, Stone Ridge will have 40,000 in the Reserve Fund that hopefully will be enough to complete a substantial amount of the service work for the remaining decks.

**Power Washing and Staining**

After all of the decks are repaired the plan is to obtain proposals to power wash and stain all the decks, railings and staircases leading to the decks.

The project will be priced out with two Options.

Option 1 - Deep clean and power wash all decks, handrails and staircases.

Option 2 - Deep clean, power wash and stain all decks, handrails and staircases.

We should be ready with proposals for this work later this month and the Board of Managers will call for a Meeting of the Unit Owners at that time.

Have a Happy Easter and Passover Holiday!

The Management

**\*\*\*\* SECOND HAND SMOKE \*\*\*\***

It has been reported that residents in Stone Ridge are smoking, creating a second hand smoke condition that is impacting their neighbors. While Stone Ridge does not have a policy that prohibits smoking, creating second smoke that is adversely impacting your neighbor and neighbors children is a problem.

If you are a smoker, you are required to either smoke outside or install a fan within the unit that would mitigate the second hand smoke.

If the second hand smoke conditions cannot be controlled, then the Board of Managers would need to initiate a legal action against that unit owner to gain compliance.

We trust no further action will be necessary regarding second hand smoke and look forward to your cooperation.

Cc: Ronald Sher, Esq.  
Himmelfarb and Sher



ROBERT ORLOFSKY REALTY  
7 Bryant Crescent, Suite 1C  
White Plains, N.Y. 10605-2603  
Office: 914.328.6962  
[www.robertorlofsky.com](http://www.robertorlofsky.com)  
E-mail: [info@robertorlofsky.com](mailto:info@robertorlofsky.com)