



---

**\*\*\* Stone Ridge Unit Owner Update \*\*\***

---

Wed, Jun 21, 2023 at 2:51 PM

Dear Unit Owner - A meeting of the Stone Ridge unit owners was held last night in Katie Lawrences apartment. Thank you Katie for your hospitality.

Robert Teijia from the accounting firm of Lawrence Honigman reviewed the 2022 Stone Ridge Financial Report. The association operated within their budget for 2022.

The total cash assets (Reserve Fund) was 42,218 at the end of the 2022 fiscal year. A copy of the Stone Ridge 2022 Financial Report is available to download from the managing agent's website. [www.robertorlofsky.com](http://www.robertorlofsky.com)

The managing agent gave an update on the deck replacement and restoration project. So far 5 decks have been replaced. A3, B8, B9, B6, B7. Work will resume next week on B5.

In 2015 the decks to units B1, B2, B3, B4 and the main staircase to B building were replaced. These decks and staircase will be inspected and repairs will be made as needed. The decks and staircase, after inspected and repaired, will be power washed.

Once the work in B building is completed the contractor will move forward with continued deck replacement in A building.

Our office and the contractor, Gary Bettino from CLV construction, will contact the unit owner giving notice when work will start on their deck.

The condominium has a Capital assessment in effect of \$200 per unit which translates to 3,600 per month for the deck work.

The current balance in the reserve fund before payment of the recently replaced decks is \$52,219.

The plan is to continue with the work and hopefully complete the project this year barring any unforeseen construction issues.

Repairs and Maintenance projects under consideration for this year include painting the fire escapes, repairs to the long wood fencing on top of the retaining wall between A & B buildings, landscaping improvements in the area of open space between A & B where trees were removed, ongoing staining of the exterior where the wood siding is showing signs of peeling.

The Board of Managers and unit owners in attendance voted to impose a 500.00 annual sublease fee on any unit being rented out. Those owners subletting their unit will have the sublease fee assessed to their account on the upcoming July statement.

Very truly yours,

Stone Ridge at Rye Condominium  
Board of Managers

Katie Lawrence  
Debby Monroe  
Carol Fausel  
Laura Laura



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)