

CHCA General Meeting Minutes

Wednesday, March 22, 2023

7:30pm

I. Welcome

17 attendees via virtual (zoom) meeting

Elena, Irene, Dawn, Joyce, Gloria, Geri & Mike, Elizabeth, Scott Megan, Lauren,
Deirdre, Bruce Sandy, Pat, Mario, Guest Speaker: Ray Inello

II. Committee Reports

a. Treasurer

i. January 30th (no meeting)

- Opening Balance: \$4,770.77
- Income: \$1,123.88
- Expenses: \$1,179.85
- Ending Balance: \$4,114.80

ii. March 22 meeting

- Opening Balance: \$4,114.80
- Income: \$3,926.21
- Expenses: \$935.00
- Ending Balance: \$7,106.01

b. Membership

i. Successful February membership drive – 101 thus far

- 95 Households
- 6 Businesses: *Boyer2 Accountants, Gabriel Bundschuh & Assoc, Gordy's Steak House, J&G Deli & Market, RXP Team@Real Broker, 490 New Rochelle Rd LLC*

c. Civic Affairs

- Fire House – Fall 2023 opening?** Water main broke in basement resulting in a setback, handicap ramp and bathroom out to bid. Suggested to get Clerk of Works.
- New J&G** - Community generally happy a deli has returned to the area, Town reported no issues.
- Coffee Lab Roasters** – Opening to be determined. Due to town ordinance, mural will be painted over once the weather warms up.
- CVS** - Not in operation and not occupied by any tenants. Town continues to monitor the trash/dog waste situation. From time to time they still find household trash thrown over the fence and green dog waste bags.
- Mobil** - Court summons issued for property maintenance. Town is continuing its weekly inspections and have found no current activity of rats.
- Alyssa Marie Hair Salon** - (490 New Rochelle Rd – site of old CH bakery) - Permits issued for new hair salon and is currently under renovation. Inspections are underway and should be nearing completion.
- Smoke Shop** - Town constantly checking smoke shop too ensure not a dispensary and apparatus not displayed near window.
- Governor's Housing Compact:** Due to severe NY housing shortage, down state municipalities are to increase housing by 3% every year for 3 years, and rezone for density housing (multi-family dwellings) within .5 mile of a train station. Local Town boards & bipartisan Legislature are not supporting this initiative - Refer to Eastchester Supervisor Colavita and Bronxville Mayor Marvin responses. Please contact your government representative prior to the April 1 State budget vote!

- ix. All businesses in the area that generate food waste and trash have been diligent in keeping their trash area tidy and clean.
- x. **SHOP LOCAL, KEEP OUR STORES THRIVING**
- d. **Welcome Committee**
 - i. Committee keeps track of CH housing sales
 - ii. All new neighbors are greeted personally, receive a CH welcome letter & house plant (typically purchased at Crimson)
- e. **Beautification**
 - i. Highway to clean gazebo and replace playground wood chips in spring.
 - ii. Earth Day cleanup – Volunteers needed
 - iii. Green area/gazebo plantings to commence late April/early May
 - iv. This is also tree planting season, Contact the town if you would like a **tree planted** in front of your house. We will post procedure and indicate the types of trees available.
 - v. Residents are reminded to pick up after their dogs
- f. **Events**
 - i. Trivia Night - March 29th Gordy's – Thanks in advance to host Scott Misner
 - ii. Spring Tag Sale – May
 - iii. Picnic – tbd
- g. **Communications**
 - i. 283 email subscribers: 238 unique addresses, 33 non-CH, 12 businesses.
 - ii. E-weekly is emailed every Sat at 8am includes Community events, issues, CHCA notices, classifieds
- h. **Scholarship**
 - i. Applications out – due back May 15.
 - ii. CHCA scholarships will be awarded at our May 31 general meeting.
 - iii. “Adopt a HS Senior” will continue to gift all graduating CH seniors regardless of membership with \$25 gift card and candy.

III. **Guest Speaker: Raymond Inello**

- a. Ray is a former CH resident, past CHCA board president and 7 year real estate agent for Houlihan & O'Malley (across from Bronxville Train station)
- b. Discussed Interest rates and real estate trends in the Westchester market– refer to presentation for facts and figures
- c. Informed us that realtors will evaluate your home and work side-by-side with you to get your house ready to sell. It's good to start the discussion early because sometimes it takes years.
- d. Contact Raymond Inello at raymondi@hom-realestate.com for more information or to sign up for MLS listings

IV. **Comments**

- a. Tuckahoe UFSD has 2 open board seats – May budget election
- b. If interested in joining a CH walking group text Alyson Bamford
- c. There is continuously a call for CHCA volunteers. Please email chcaboard@outlook.com if you would like to help. *ie: Spring Plantings and Gazebo Decorating, Picnic planning, anything else you would like to see or a talent you would like to share*

Meeting adjourned 8:35 pm

Submitted by: Irene Sarno, CHCA treasurer and acting recording secretary in AM absence