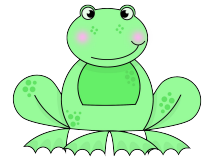
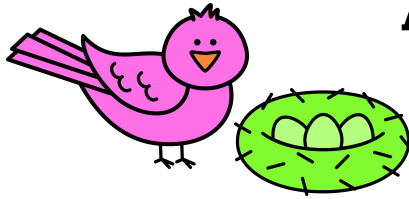


Dickerson Pond Association

April 2026 Newsletter



May 7th Annual DPA Meeting

Election to be held



At the annual meeting on May 7th, elections will be held. It is required that 51% of the owners be in attendance either in person or by proxy. If you cannot attend, please be sure to submit your household proxy. (You may print the proxy from the following slide)

You can submit your proxy in the following ways:

Mail to:

Anita Pellegrino, secretary
% Ferrara Mangagement Group, Inc.
50 Plainfield Avenue
Bedford Hills, NY 10507

Email to:

vquerrero@ferraramgmt.com

Fax to: 914 - 377 - 5411

You may also give your proxy to Historic (Condo 1) Board members, or Lakeside (Condo 2) Board members who will bring it to the meeting.

Listed below are the Val II names and addresses of where you can drop off your proxy. There will be a box or an envelope at the front door:

Stephen Berman 4 Bonham
Mark Levin 21 Bonham
Elaine Heyda 2 Bernheimer
Frank Bartok 11 Langeloth
Grace Kim-Lorch 28 DeForest



DICKERSON POND ASSOCIATION, INC.
Annual Members Meeting
May 7, 2026
7:00 PM

PROXY

Know all by these presents, that I, (print name) _____ Owner of _____, Town of Cortlandt, County of Westchester, State of New York, do hereby constitute and appoint _____* or Anita Pellegrino, Secretary, as my proxy to attend the Annual Meeting of the Members of the Dickerson Pond Association to be held on May 7, 2026, 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 and with the same effect that I might were I personally present there at, giving to said Proxy Holder full power of substitution and revocation and I hereby revoke any other Proxy heretofore given by me.

Date: _____, 2026

Time: _____AM/PM

Unit Owner's Signature(s): _____

Print Name: _____

Unit # : _____

Address: _____

* Please insert the name of the person you are designating as your Proxy. If no name is inserted, the Secretary of the Board, Anita Pellegrino, will be appointed as your Proxy for attendance and voting purposes.

Note: In case title is held in more than one name, only one vote can be cast per unit and all unit owners must sign. If no person is named on your proxy, your proxy will be used for determination of quorum only.

Pool update : Construction of the new pool is actively underway after receipt of all the required approvals from the Westchester County Board of Health and the Town of Cortlandt. All demolition is completed, and the rough plumbing and gravel has also been completed. Work has continued and the forming of the pool began the week of 4/20/26 and the rebar installation will begin on 4/27/26. The Town is scheduled for Friday 5/1/26 to perform the required inspections for the plumbing and rebar installation. Guniting work is scheduled for approximately 5/7/26-5/9/29. Gibbons Pools, our contractor, has agreed to move up construction by 5 days without any additional cost. The Valeria construction team had requested and received a bonus proposal from Gibbons to improve their schedule for an earlier completion date; unfortunately, the proposal was deemed too costly and without sufficient penalties for Gibbons, and was rejected. The team and Gibbons continue to search for ways to speed up the construction. We are still anticipating a pool opening for the middle of the summer. As a reminder the construction completion date is not the pool opening date. Final inspections will have to be conducted by the Town and the WCBOH before the pool can be opened. Since the work is moving along now, we will try to update the community bi-weekly on the pool progress.

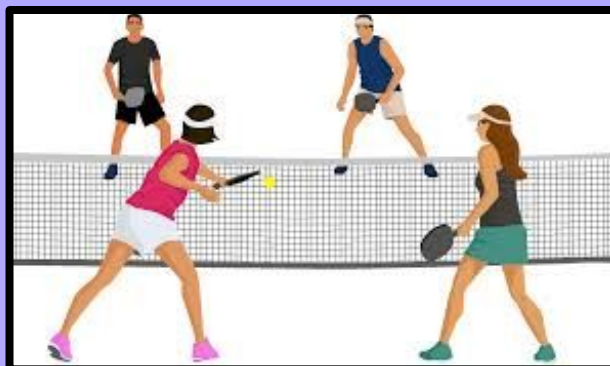


Buildings and Infrastructure Committee :

We are very pleased to report that the Buildings and Infrastructure Committee is off and running. We have appointed a secretary, established core member assignments, and have taken a comprehensive tour of the Clubhouse and Meeting Hall, facilitated by Joe Badolato (Ferrara) with valuable input from Lou Marino (Capital Projects Committee). The entire group will now be undertaking fact finding and due diligence, which down the road will lead to recommendations to the Board.

Recreation Committee :

The recreation committee is up and running! New dedicated pickleball nets are on the horizon. Expect a survey coming soon; please take the time to fill it out.



Historical Archive Committee :

Our first meeting will take place soon! In the meantime, a portrait of Jacob Langeloth, donated by the Langeloth Foundation, is now hanging in the Clubhouse Ballroom, and a plaque, also from the Langeloth foundation, is in the Ferrara office for safekeeping until we determine its appropriate placement.

Please consider joining this committee if you're interested in tracking down and organizing information and artifacts related to Valeria's rich history. If you have interesting documents about Valeria's history you'd like to share, please contact me at debra.schaeffer@gmail.com





VALERIA HELPING HANDS COMMITTEE COMMUNITY COLLECTION DRIVE

Supporting the “Moms for Moms” Program
Community Center of Northern Westchester (CCNW)

We are collecting:

- ✓ Diapers (Sizes 4, 5 & 6)
- ✓ Baby Wipes
- ✓ Baby Food Pouches
- ✓ Feminine Care Products



Collection Dates:

April 23 – April 30

Collection will be in the lobby
of the Meeting Hall



Thank you for supporting local families in need!



Valeria Social Committee



*The Valeria Social Committee
invites you to*

Ladies Who Lunch

Tuesday, May 12th
12:30 PM
512 Bistro Bar & Restaurant
512 N State Rd
Briarcliff Manor

RSVPs are required and should be sent to
lzimbler@msn.com by May 5th.

Carpooling is available upon request.
Please bring cash.

*Let's celebrate the
spring season together!*

Valeria Social Committee

On May 25th, there will be a Memorial Day Pot Luck event. Flyers will be sent soon containing details and sign-up procedures. Stay tuned...

Valeria Social Committee would like to host a Casino Night for the community in late September. They would hire a company that provides professional dealers, set-up, and 'house-playing chips' for the evening. The event would be just for fun with no cash winnings or prizes.

In order to move forward, the committee is required to sign a contract and to place a nonrefundable deposit with the casino company.

The Valeria Social Committee would pay for a large portion of this event, but an estimate of a minimum of 40 attendees, at a cost of \$25 per person, is needed to help cover the remaining cost of the evening.

If you have an interest in attending this event, please email Adrienne Morganstein: asmorgan325@aol.com or Natalie Tochilin: tochilin2928@gmail.com by Thursday, April 30th





Poker Anyone???

A small, friendly group of men (all Valeria residents) playing poker every other Thursday evening is looking to expand its player pool.

This is a low-stakes, friendly game, where having a good time is almost as important as the poker.

Play Dealer's Choice from 7 - 9 pm. For details, contact:

Fred Ringel Fringel@pobox.com
or Vic Zammit zammivi@gmail.com



It Takes A (Valeria) Village...

It was the day before Passover, and my guest count had unexpectedly risen to 18 people for a seder. In desperate need of an additional folding table, I reached out to Suzanne who, turns out, didn't own one. I asked Doreen, who did have one, but it was very heavy and in the basement. "If I could find someone to lift it", she'd be happy to lend. In the meantime, Suzanne got back to me to say that Brendan told her that Anita and John (currently in Florida) have one in their house, and if I reach out to them, he'd be able to go in and get it.

And why did Brendan have access to their house? Well, because he changes their filters while they are away! Brendan (the now designated 'table lifter') accompanied me to Doreen's house to fetch the table, which as it turned out, was unnecessary because I was able to carry it after all.

But, in the end, this circle of events, comprised of helpful neighbors and a table, shone a spotlight on the interconnectedness and helpfulness of my neighbors and speaks volumes about the vibe of our Valeria community.

Do you have a Valeria story you'd like mentioned in our newsletter? Email to me at Laurenmerd@gmail.com When room in the newsletter, I'll be happy to include!

Key Contacts

The property management team should be the first point of contact for DPA community issues, questions and concerns. Your individual HOA or Condo Association should be the first point of contact for issues, questions or concerns related to each of the individual communities.

Here are the key names and contacts for the DPA property management team, typically available during 9-5 business hours:

Joe Badolato PM	914-888-2099 x1018	JBadolato@ferraramgt.com
Vanessa Guerrero Asst. PM	914-888-2099 x1026	VGuerrero@ferraramgmt.com
Jaclyn Tierney Resales	914-888-2099 x1004	JTierney@ferraramgmt.com
Accounts Receivable	914-888-2099 x1016	accountsreceivable@ferraramgmt.com
Robert Ferrara President	914-888-2099	RFerrara@ferraramgmt.com

Emergency Contacts

In addition, Ferrara does have an emergency response program. For emergency use only.

Call 914-888-2099, and follow the voice prompts or 1-800-674-3641.

Please be prepared to provide your name, address (including house number), telephone number and the nature of the emergency.