

HorizoNews

Vol. 28 No. 1

www.horizon-house.com

Spring 2019

4-Year Labor Contract Approved

At a Board of Directors meeting on April 8th, the Horizon House Board approved a Memorandum of Understanding to enter into a contract with the union representing Horizon House's employees that will save shareholders approximately \$2 million over the next four years. The agreement was hammered out after several months of negotiations and has many provisions that benefit both Horizon House shareholders and our workforce. Employees will receive a one-time bonus of \$750 this year in lieu of a wage increase. Starting next year, employees will receive a \$.30 per hour increase in salary for each of the following three years of the contract. Paid time off will be decreased from 45 to 43 days.



Chief among the shareholder protections is a clause that caps Horizon House's share of any possible increase in the union's pension fund liability at the current amount. Importantly, if the pension fund's assets strengthen over the course of the contract, Horizon House's potential share of any liability will be reduced to reflect that. Because of this hard fought protection, we were able to continue to offer our employees a pension, albeit at a lower rate than previously, so the creation of a 401k plan was not necessary. The union's Program C New Jersey pension plan is substantially less expensive to

(Cont'd on Page 11)

In this issue...

1. 4-Year Labor Contract Approved
1. The Mayor's in the House
2. Letter from the Board
3. To the Editors
4. Around the House
6. Around Town
7. Events Around Town
9. More Details on the New Spectrum Deal
10. Waste Not, Want Not
11. What is So Rare as a Day in June?
12. How to Keep Your Newly Resurfaced Balcony in Tip-Top Shape
13. American Dream Megamall Set to Open — Finally
13. Have a Laugh!
15. Classifieds
15. Welcome New Residents

The Mayor's in the House

Fort Lee Mayor Mark Sokolich visited Horizon House on March 28th and gave a packed Community Room a thorough rundown on important happenings around town. The Mayor was accompanied by Councilperson Ila Kasofsky. Here are some of the highlights from the Mayor's presentation:

- The Modern and Hudson Lights are bringing in significant tax revenue, approximately \$7 million per year. As a result, Fort Lee has been able to reduce municipal taxes.
- Horizon Road should be repaved by mid-summer.

(Cont'd on Page 4)

LETTER FROM THE BOARD

April 22, 2019

Dear Shareholders and Residents:

After extensive negotiations, Horizon House and SEIU 32BJ ("Union" or "32BJ") recently agreed on a new Collective Bargaining Agreement ("CBA") pertaining to the employment terms of our union staff. This CBA represents a tremendous victory for Horizon House and our shareholders.

For many years, Horizon House had succumbed to most of the union's demands. This is the first Horizon House Board of Directors that has obtained significant concessions from the union, resulting in substantial savings for our shareholders.

Union Health Plan

Before this agreement, we had been overpaying into a significantly more expensive union health plan catering to New York employers. The current Board successfully negotiated for a transfer to a less expensive union health plan that still provided comprehensive family

coverage to our employees. As a result, the Board expects to save Horizon House approximately \$1.2 MILLION between 2020 and 2022 (see endnote 1 on page 14). Horizon House will continue to pay 100% of the cost of this new health plan.

Union Pension Program

Many of the employers of union workers are in New York City. Over time, as more employees outside New York City unionized with 32BJ, the Union Pension Fund created less expensive options for employers outside New York City. On January 1, 2008, the Union Pension Fund created a significantly less expensive union pension program for New Jersey employers. In the 2010 and 2014 negotiations with the union, Horizon House was not made aware of this less expensive union pension program by the union and Horizon House's attorney. As a result, for nearly a decade, Horizon House overpaid into a NYC pension program even though a significantly less expensive NJ pension program was available. In addition, our

(Cont'd on Page 14)

HorizoNews

Managing Editors: Dean Freedman,
Elaine Samet

Classifieds Editor: Katherine Howie

Writers: Dean Freedman, Francisco Rojas,
Elaine Samet, Anne Wagner, The
Unknown Columnist

Guest Writer: Vicki Sidrow

Design/Production: Dean Freedman

Photos: Dean Freedman (unless
otherwise noted)

Management Personnel & Phone Numbers

Management Office	201-224-6300
Michael Denker, General Manager	201-224-6300
Thomas Ottina, Operations Manager	201-224-6300
Fran Belfor, Asst. Executive Manager	Ext. 202
Michael Walsh, Facilities Manager	Ext. 203
John Gugliotta, Service Manager	201-224-3314
Security Office	201-886-3205

TO THE EDITORS



**Re: Mental Health Matters,
HorizoNews' Winter 2018 issue**

The article, well written by Vicki Sidrow, was informative. I had heard about brain stimulation therapies; however, there is also TSM, according to a psycho pharmacologist that I know, which is probably part of that protocol. In addition, maybe I missed something, but there did not seem to be mention of genetics as one of the other reasons for depression as well. I know of several families in which parents, and ultimately their children, exhibited depressive symptoms which interfered with their lives.

Especially around this time of year, it seems, we anticipate celebrations with friends and family and it just doesn't meet our expectations. Disappointment, extra calories, not enough exercise, less sunshine, cold weather, the hassle of shopping and travel, etc. all contribute to a general feeling of malaise and even despair, at times. As Shakespeare once wrote, "Ah wind if Winter comes, can Spring be far behind?"

Remember that folks!

Lissa Roy
Building 3

From Vicki Sidrow: Dear Lissa, thank you for your comments regarding my article on depression. The article was meant to give an overview of the illness and local available resources. I hope it was helpful to someone. You are right in that genetics does play a part in depression and that celebrations (any time of year) can bring disappointment. As we enter spring with other celebrations, e.g. Easter, Passover, Memorial Day, it's a good time to

remind folks how to "spring clean" their mental health as well as their homes.

To wit:

PHYSICAL HEALTH: Getting outdoors, going for a walk and doing physical activity are good for your mental health, as is eating healthier. While it may seem difficult for those with depression, it's worth the effort. Take one step at a time, one day at a time!

SOCIAL ACTIVITIES: It's been a long cold winter. Try out some new outdoor social activities (join in the upcoming Tennis Round Robin): volunteer to clean up a park, try yoga (HH has a class!), call a friend, or join a walking group (maybe let's start one at HH!). It's social and it's physical!

THINK POSITIVE: Listening to the news is not always good for your mental health! Turn off the news, watch a comedy, listen to music, stop complaining, find new friends who enjoy life and see the glass as 'half full'; lose some bad habits and be grateful for what you do have. As I tell my kids..."It could always be worse"!

There's lots of ways to "spring clean" your mind: check out www.lifelineconnections.org/springcleaningforthemind.

ENJOY THE SPRING!

Editors' note: Lissa Roy contacted us just before publication with this additional thought, expanding on something Vicki alluded to: Do some volunteer work. While helping others, this activity also makes us feel useful and reminds us of the good fortune we still have. My philosophy is, "If you have something to complain about, it can't be ALL bad!"

Around the House

The Mayor's in the House

(Cont'd from Page 1)



- Ground has just been broken on the new post office building, which will also house the Fort Lee Parking Authority and Board of Education. The building will be adjacent to the newly constructed 400-car parking garage. The new post office will offer a full suite of services, including passport applications, and will be wheelchair accessible. The old post office will be demolished and a public park will be built on the vacated land. Art lovers will be happy to know that the murals in the old post office building are being removed and preserved. Exactly where they will be re-

installed has not yet been determined. According to the Mayor, they may be installed in the new post office or possibly the Jack Alter Community Center.

- All public parks now have free Wi-Fi service.
- Over \$200,000 in aid was raised for families displaced by the Linwood Park fire.
- The remaining empty lot in Redevelopment Area 5, near Hudson Lights and the Modern, will be the home of a new hotel. The process has begun to get final approvals for the project from the Planning Board.
- Councilperson Kasofsky announced a new community garden will be opening in Fort Lee on 15th St., near the Charlton condominium complex. She also pointed out that the Fort Lee Public Library is celebrating its 100th year of service and is offering many special events in 2019 in commemoration. (See event listings on page 6 for details.)

More information about local activities can be found at Fort Lee's new website: fortleenj.org.

A video of the Mayor's appearance can be seen at Horizon House's Vimeo page: vimeo.com/horizonhouse/albums. If you need the Vimeo password, contact the Management office at 201-224-6300.

Horizon House Foodies Enjoy Cooking Presentation

Chef Jenna Eden Leder and her assistants Holly and Robert presented an evening of Cooking and Sampling in the Community Room on February 21. It was a delightful and delicious cooking demo for a room full of Horizon House food lovers. Thanks to the Events Committee for organizing the festivities.



Tennis Round Robin: Spring is Here

The Horizon House Tennis Club is holding its Spring is Here Round Robin on Saturday May 18. There will be matches of intermediates and advanced players. All play will be doubles (you will be matched with a partner in your category). For Horizon House residents only, 21 years of age and over. Note, you do not need to be a Horizon Tennis Club member to participate! You can find the sign-up form in your mailroom or in the Management office in Building 5.

Western Facing Balcony Railings Completed

The installation of new balcony railings on the west-facing façades of Buildings 1 through 4 has been completed. Residents are now able to enjoy the spring weather from their repaired and updated balconies.



Garage Work in Progress

Extensive upgrades to the Building 5 deck and garage have necessitated the re-routing of traffic in front of Building 5. A temporary drop off area has been created in the parking lot between Buildings 5 and 6.

Kid Stuff

The Events Committee would like to organize more activities for children and families. If you would like to volunteer, please contact Natalia at natalia.novak@gmail.com.

Meet the Candidates

Candidates for the Horizon House Board of Directors will give their presentations and take questions on Wednesday May 8 from 7:30 to 10 pm at Fort Lee High School, 3000 Lemoine Ave.

Letter Carriers Food Drive

On Saturday May 11, put a non-perishable food item in a bag and leave it in the mailroom. It will be delivered to a local food bank.

Around Town

Share Your Memories

The Fort Lee Public Library is collecting memories, stories, and memorabilia for the library's 100th anniversary. If you are a longtime Fort Lee resident and library user, you are invited to apply to be interviewed for their oral history project. If you'd like to be considered for an interview, or to contribute memories, stories, or memorabilia, please contact Kerry Weinstein at kerry.weinstein@fortlee.bccls.org or at 201-592-3615 ext. 4010.

Become a Film Center Member

The Fort Lee Film Commission has begun a membership campaign for the coming Barrymore Film Center. Go to barrymorefilmcenter.com/membership for more information.

Did you know?

Fort Lee is the 21st largest city in New Jersey and has its own low-power radio station? It's 1630 on the AM dial and can be boosted to higher power, for greater reach, in times of emergency.

New Eats Around Town

Opened in late February, Ventanas is a large "modern American-Asian-Cuban fusion" venue located at 200 Park Avenue between the two towers of The Modern. It's owned by the Duran family, the same one that owns Son Cubano at Riverwalk in West New York. David Burke is the Culinary Director.



A new Vietnamese restaurant, Pho Today, has opened at 2151 Lemoine Avenue, near Walgreens. It's in the space that was formerly Five Guys burgers.



A new specialty restaurant has opened at 1400 Anderson Avenue,

across from the Jack Alter Community Center (next to El Malecon Dominican restaurant). The Katsune Donkatsu Cafe offers a variety of deep fried katsu dishes in a relaxed setting. It occupies the space formerly used by the short-lived Mother's and Callahan's restaurants.



Events Around Town

Upcoming at the Fort Lee Library

Note, this is only a partial schedule of upcoming events the Library is sponsoring. For a more complete listing, visit their website at fortleelibrary.org and click on The Library Looking Glass. The Library is located at 320 Main Street.

Dances of Love, East and West: Balam Dance Theatre

Sunday April 28, 2 pm

Dances of Love, East and West celebrates spring and love. Highlighting an eclectic diversity of world and historical dance styles, including Balinese, Japanese Noh, Spanish folkloric, and salsa dance, it also will feature excerpts from Bach's Cello Suite No. 3 in C Major played live on Baroque cello.

Olga Vinoker

Sunday May 5, 2 pm

Acclaimed pianist and a dynamic vocalist Olga Vinokur performs.

How To Become a United States Citizen

Thursday May 16, 10 am to 12 pm

Learn about the naturalization process and what you need to become a United States citizen. Presented by U.S. Citizenship and Immigration Services.

100th Anniversary Celebration, An Evening in the Stacks

Saturday June 1, 7 to 10 pm

A festive evening of small bites, dessert, drinks and dancing in honor of Fort Lee Public Library's 100th anniversary. Cocktail attire suggested. 21 & over. \$50/person. Tickets on sale online at: flpeveninginthestacks.com and at the Library.

Genealogy Workshop with Randi Koenig of Legacy Genealogy Services

Tuesday June 4, 6:30 pm

Researching your family history? This interactive class will help guide your investigations and discuss essential research methods and strategies. Learn tips on how to locate relevant records and documents. Domestic, International record sources and DNA will be discussed. Registration encouraged to assist the presenter in preparing for demographic questions.

A Fun Filled Romp Through the American Songbook

Sunday June 9, 2 pm

Vocalist Ellen LaFurn, with guitarist Vic Cenicola, bassist Ron Naspo, and drummer Patrick Cuttitta will take you through the great American songbook.

Woodstock 50th Anniversary

Tuesday June 11, 7 pm

In August 1969 the most famous music festival in history happened: the Woodstock Music and Art Fair. Jim Shelley was one of the 500,000 who attended. He is now a docent at Bethel Woods Center for the Arts and will present the pictures he took that weekend, discuss the concert, and answer any questions.

Family Programs at the Library



Family Movies: Wednesdays at 3:30 pm

BYOS – Bring your own snacks! For all ages.

May 8: Mary Poppins Returns June 5: Spiderman — Into the Spiderverse

Maker-Day

May 22 at 4 pm

Work on fun and educational craft projects with your friends! For ages 5 and up. Registration required.

Library Lego Lab

Wednesday June 12 at 4 pm

Build, construct and create. Bring your imagination; the library will supply the LEGOs. For all ages.

Super Smash Bros. Tournament

Wednesday June 19 at 4 pm

Test your battle skills during our Nintendo Switch competition! For ages 5 and up.

More Upcoming Events Around Town

You+ Emotional & Mental Wellness Fair

Saturday April 27 from 2 to 7 pm

Fort Lee Community Center on Anderson Avenue

DEA National Rx TakeBack

Saturday April 27 from 10 am to 2 pm

Fort Lee Police Headquarters, 1327 16th St. (across from the Fort Lee Community Center)

Bring in your unused and unwanted prescription medications for safe disposal.

Third Annual Paint & Sip for Women's Health

Tuesday May 14, 6:30 pm

Doubletree Hilton, 2117 Route 4 East, Fort Lee

Painting session led by Pinot's Palette Edgewater. \$50 per person includes dinner and wine. RSVP by May 2nd to 201-592-3500 x1510.

2019 Battle of the High School Bands

Friday May 17 at 7 pm

Fort Lee Community Center on Anderson Avenue

This year's judge and MC will be DJ Christine Vitale. Winner take all prize of \$500. Call 201-693-2763 to apply to perform. Deadline for applications is May 13.

Fort Lee Arts & Music Festival 2019

Sunday June 2, 11 am to 6 pm

Lemoine Avenue between Main St. and Bruce Reynolds Blvd.

For more information, or to register as a vendor, call 201-693-2763.

Dinner Dances at Nest

The Richard and Catherine Nest Adult Activity Center at 319 Main Street offers monthly dinner dances with live music. All are held on Sundays, from 5:30 to 9:30 pm. Upcoming dates: May 19, June 23. \$15 for Fort Lee residents, \$18 for non-residents. Call 201-592-3500 x1300 to reserve your place.



More Details on the New Spectrum Deal

Since we published our last issue, we've heard from several shareholders that more details on the new bulk cable and Internet deal are needed. This follow-up summarizes what we know about the new deal and provides additional information on how to get the most from your service.



As you've probably noticed by now, our monthly maintenance invoices currently include a "cable fee" of \$48.90. This is composed of the \$46 monthly rate, plus \$2.90 in FCC fees & taxes. (Since the new, heavily discounted bulk contract with Spectrum is a 100% deal — meaning all apartments must be included — every maintenance bill includes the \$48.90 cable fee.) You should not be getting a separate bill from Spectrum with any additional charges if you haven't requested options beyond the equipment and services listed below, which are included in our bulk deal.

If you inadvertently made a payment directly to Spectrum after the new pricing scheme became effective, you should have a credit on your account. If you do, there are two options: you can ask for a refund by calling Spectrum's Community Solutions number for bulk package customers at 833-697-7328, or you can apply the credit to another product or service, like a movie rental.

Here's a list of key services and equipment that are included at no extra charge:

- Twice the Internet speed of the old deal (200 Mbps vs. 100).
- A cable modem/wireless gateway with free Home Wi-Fi.
- Bronze + HD channel package.
- HBO and HBO on Demand.
- Showtime and Showtime on Demand.
- A DVR (cable box with built-in digital video recorder).
- An additional cable box.
- Two remote controls.
- Installation of cabling and equipment.

There are no additional equipment rental or other fees for the listed items.

Note that the Tenant Bronze + HD channel package is not offered to individual consumers; our analysis is that it includes the same channel lineup as Spectrum's publicly available Silver tier of service. A service bundle similar to the one we have — but without HBO and Showtime — is currently being promoted to the general public for \$89.98, approximately twice the price of Horizon House's bulk rate.

In addition to the included cable and Internet service, Spectrum offers bulk customers like us an optional home phone service, currently priced at \$9.99 per month. If you wish to add this service, call 833-697-7328 and ask for "bulk billing," then request the special bulk customer rate for home phone service.

(Cont'd on Page 10)

(Cont'd from Page 9)

Get the Most from Your Service

Not sure you're receiving the 200 Mbps Internet speed you are entitled to? You can run a speed test on your computer at this website: www.spectrum.net/support/internet/spectrum-speed-test/

To test Internet speed from a mobile device, you can use the free Ookla Speedtest app, available at the Apple or Google Play app stores.

Slow speed can be due to a number of factors, including issues with old or damaged cabling in your apartment or the hallway, or equipment in your home that is not able to support the new 200 Mbps service.

If your speed tests show less than 200 Mbps download speed (and 10 Mbps upload), you should contact Spectrum at 833-697-7328 and ask for "bulk Internet repair."

Waste Not, Want Not

Trash and recyclables have become front page news around the country, especially since China has reduced the amount of recyclable material they are now buying from the United States without regard to condition. As a result, New Jersey, like most other states, has established regulations to improve the collection of recyclables and reduce the size of landfills.

Presently about 75% of trash in U.S. is recyclable, but only 25% actually is. To reverse this situation, residents need to be informed about the do's and don'ts. Here in Horizon House we have facilities to dispose of trash and items that can be re-used or re-processed.

Newspapers, magazines, old telephone books and boxes should be placed neatly on the rack provided. Using reprocessed paper saves trees.



Metal and aluminum cans, glass containers, and plastic containers from packaged food and drinks are to be placed in the large yellow bag. Please rinse materials to remove food particles or other material that might attract insects.

Some materials should not be placed in the recycle bag or in the trash shoot because they might be hazardous to personnel or equipment. For example, light bulbs, rechargeable batteries, motor oil, paint cans, consumer electronics, ceramics, mirrors, and plastic bags. Save plastic bags from food stores; they might become valuable if New Jersey follows the lead of New York in prohibiting them. Instead of discarding, re-use them when you do your food shopping.

Bergen County holds regular collection events for hazardous materials. Information on locations and scheduling can be found here: www.bcua.org.



4-Year Labor Contract Approved

(Cont'd from Page 1)

Horizon House than the New York Program A plan previously in place. Importantly, employees who have been here for many years will not lose the pension benefits they had accrued under the previous plan.

Additional savings were achieved by the shift of the previous New York State-based

employee health care plan to a more economical New Jersey-based plan. Union members will still receive full benefits, at no cost to them, for both themselves and their families.

Please see *Letter from the Board* on page 2 for more details.

What is So Rare as a Day in June?

The answer is a day at Storm King Art Center. Located less than an hour from Horizon House in the Hudson Valley of New York, it is the home of spectacular outdoor, contemporary and modern sculpture. The site of 500 acres of rolling hills and valleys is a natural setting for the hundreds of pieces.

The art is accessible by walking or bikes that can be rented for \$10 for two hours on weekdays or \$12 weekends. No private bikes are permitted. Free tram rides, accessible to wheelchairs and strollers, provide an easy way to view this vast area.

Indoor space and food, mostly organic and locally grown, are available, so spending a day is easy and desirable. It is suggested that visitors wear comfortable walking shoes and come equipped with sunscreen and insect repellent.

The center is open from 10 am to 5:30 pm Wednesday through Sunday (closed on

Monday and Tuesday). Admission is \$18 for adults, \$15 for seniors, \$8 for children 5-18 and students. Children four and under are free.



More information is available by calling 845-534-3115 or by visiting their website at stormking.org. Parking is available but can be overcrowded on weekends so a weekday visit might be preferred. If using GPS, the address is 1 Museum Road, New Windsor, NY 12553. ENJOY!

*And what is so rare as a day in June?
Then, if ever, come perfect days;
Then Heaven tries earth if it be in tune,
And over it softly her warm ear lays;
Whether we look, or whether we listen,
We hear life murmur, or see it glisten...*

— James Russell Lowell

How to Keep Your Newly Resurfaced Balcony in Tip-Top Shape

Now that spring is here, residents with West Side façades of Buildings 1 through 4 are able to go out onto their terraces again. Some shareholders opted to prepare their balconies for tiling and others chose to have Sikalastic coating only.

This waterproof coating has a warrantee of five years from installation, but is expected to last for many more years with proper care and maintenance. With that in mind, please see below the recommendations made by Sika, Inc. and Falcon Engineering as to care and upkeep.

Maintenance

Sika recommends that cleaning be done with a light detergent, water, and soft-bristle brush. When necessary, a skilled person may use a pressure washer to clean any dirt marks that may remain.

Sikalastic membrane can be abraded. For this reason, Falcon Engineering has recommended that plastic glides be placed on the bottom legs of any furniture to avoid scratching the Sikalastic surface.

Coverings

Sikalastic coating is grey in color. You are not able to paint a new color on top of the

Sika, as it may damage the material or make it impossible to properly re-coat at a later date.

Materials which will hold water are not recommended. Approved materials can only be installed over a grid system that will allow water to drain and is free from any sharp edges or corners that could damage the membrane.

Tile may be installed by a Sika-certified installer, but only after proper preparation. (If you opted to tile, this process has already been done.) First, the membrane must be clean of all dirt and debris and be fully dry. The existing membrane must be wiped down with Xylene to ensure a good bond to the new topcoat. A layer of Sika LO-VOC 736 must be applied to the entire area with 16-Mesh angular sand broadcast throughout. Once fully cured, the tile may be applied using high quality exterior grade thin set mortar.

Future Modifications

All installations should be performed by a Sika-certified installer. It is recommended that Sika be notified to review any plans and details if the membrane or its terminations will be disturbed.

Write to Us

HorizoNews provides residents with a forum to express their thoughts about life in and around Horizon House.

- We encourage letters that provide an exchange of ideas about issues of importance in the Horizon House community.*
- Letters to the editors (300 words or less, please) should be left at the Building 5 Management Office, Attention: HorizoNews Letters.*

Letters for the next issue should be received by June 30.

American Dream Meadowlands Megamall Set to Open — Finally

After roughly 16 years of delays, the newest and second largest mall in the USA is near completion and set to open in August, according to its developer, Triple Five Group. American Dream is located between MetLife Stadium and the western spur of the NJ Turnpike. The complex is designed to be 45 percent retail, with 500+ stores expected in its 2.8 million square feet of retail space, and 55 percent entertainment. Big Snow America will feature a 16-story, 800-foot-long indoor slope, the largest in the Western Hemisphere, for skiing or snowboarding complete with a chalet and ice-climbing wall. The Megamall



will also include two separate eight-acre, glass-domed, indoor theme parks with rides and attractions, DreamWorks water park and Nickelodeon Universe. An observation wheel as tall as the Statue of Liberty will offer views of New York City, with a full revolution taking approximately 25 minutes. Additional entertainment will include a Sea Life Aquarium, Lego Discovery Center, an NHL sized ice skating rink, KidZania, arcades, a bowling alley, two mini-golf courses, live music performances, and a CMX luxury cinema.



Have a Laugh!

By the Unknown Columnist

Spaced Out. Or, more specifically, out of space. The Unknown Columnist is bummed to tell you his/her carefully crafted, hysterically funny, contribution for this issue of *HorizoNews* has been bumped in favor of actual news, event listings, and other items of "critical importance." But fret not, dear readers, your favorite author has decided to take a long break in the woods to come up with even more hysterical material of dubious value for the next issue. In any event, since I'm not sure the editors are actually reading this, and counting every word, I will sneak in an incredibly abridged version of the bumped column. It revolved around the concept of interesting names that sound like maladies or common phrases; Sal Monela, for instance, or Ginger Vitus. And let's not forget Justin Case, the lawyer you should have on retainer, just in case. I have invited Justin to spend the weekend with me at my cottage in the Catskills.

So, until we meet again...
Your Unknown Columnist

Letter from the Board

(Cont'd from Page 2)

overpayment resulted in Horizon House being allocated a far greater share of the enormous pension shortfall.

The current Board was determined to address this very costly mistake. Given our persistence and diligence, the current Board persuaded the union to concede to several major demands.

- The union conceded to the Board's demand to move to the less expensive NJ pension program. As a result, the Board expects to save Horizon House approximately **\$1.1 MILLION** between 2020 and 2022 (*see endnote 2*).
- The union conceded to the Board's demand to cap the dollar amount of our pension withdrawal liability during the term of the CBA.
- The union conceded to the Board's demand that during the CBA term, we have an annual comparison of the pension withdrawal liability, whereby if the withdrawal liability increases, Horizon House would leave the pension fund at that time and our withdrawal liability would be capped.
- Finally, the union conceded to the Board's demand that at the end of the CBA term, (i) Horizon House may unilaterally decide whether or not to withdraw from the union pension program, and (ii) if we decide to withdraw, our withdrawal liability would be capped.

These are significant concessions from the union that not only saves us a lot of money, but also provides substantial protection to our shareholders.

Hourly Wage Increases

Under the new CBA, employees will receive hourly wage increases totaling \$0.90 per hour over the term of the CBA. To mitigate some of

the impact from the first year wage freeze, we offered a one-time \$750 bonus to each of our union employees.

Paid-Time-Off ("PTO")

Previously, the maximum number of PTO days was 45. The union conceded to a 2-day reduction, resulting in a maximum of 43 PTO days. Nevertheless, this remains far in excess of the standards in the private sector.

In summary, this Board negotiated an excellent deal for our shareholders, while still offering a very competitive employment package to our valued employees. In 2022, Horizon House will be back at the bargaining table. It is essential that we learn from the negotiation over the last nine months. One reason for our success is that the vast majority of shareholders supported our Board and Management in our effort to negotiate a fair deal for Horizon House.

We thank you for your support.

Richard Ng, Board President
 Steve Austin, First Vice President
 Tony Adamo, Second Vice President
 Kathy Hechtlinger, Treasurer
 Howard Pearl, Board Secretary
 Charles Kolber, Director
 Jeff Gurnari, Director

Endnote 1: Based on current staff level of 76 union employees. For each year, savings are calculated based on the difference between the NY rate and the NJ rate for that year.

Endnote 2: Based on current staff level of 76 union employees. For each year, savings are calculated based on the difference between the NY Pension Program A rate and the NJ Pension Program C rate for that year.

Classifieds

Services

Adult Home Health Care Services- I am a resident of Horizon House Building 2 with 50+ years of nursing experience in gerontology. I assess the needs and wants of the individual seeking in home health care. I can provide exceptional CHHA's at affordable rates. Please feel free to call me for a free in-home evaluation and blood pressure screening. It would be my pleasure to assist you in any way that I can - Joyce, RN, BSN, MSN (201) 917-3395 between 9AM - 8PM

Affordable Science Tutor- 26 years experience in private tutoring for all levels from middle school to college level. Please contact me @ 201-400-9814.

Auto Repairs- import and domestic vehicles. From oil changes to state inspections - we do everything. As a mechanic who lives in the Horizon House complex I can take your car to work with me and bring it back home. You don't have to leave your apt! Since we are neighbors you will also receive 10% OFF on any work. Please call Axel at 201-245-0282.

Can you help out a neighbor? Very sweet, independent elderly lady residing in Building 3 is looking for someone to help her get dinner on the table during Sat/Sun around 5:30pm. Hours are flexible. Please call her daughter - 201-768-3988.

Caricaturist- One of the best party caricaturists in the tri-state area also happens to be a neighbor in Bldg 2. For more fun at your next party or event, call Bud Geisenheimer for samples and rates at 201-224-7754. Or email him at: ourwaystudios@gmail.com.

Cat Sitter- Purrfect care when you're not there®. Loving cat care while you work or travel. Insured. Bonded. References. Guaranteed. Call 201-490-4498, email: Deborah@YourCatSitter.com or visit us online at www.YourCatSitter.com

Certified Home Healthcare Aide- recently certified by Freedom Home Healthcare. Looking for full-time or part-time work, preferably on Horizon House premises. I live in Bldg #6. Hours are flexible. Also have past work experience and references are available upon request. Please call Rosa @ 201-224-4468.

Certified Home Health Aide (HHA) — Seeking full-time position. Will live in or live out. Light cooking and housekeeping. Has experience and references. Call Mariya (201) 284-0777.

Composition, Piano, Improvisation, Theory Lessons - Live the Music! Every lesson is an exciting experience. Individual approach and careful choice of direction in regards to every student. The lessons are always productive, and inspire the students to study on their own. It does not matter whether the student wants to be a musician or study for pleasure and cultural development. I invariably succeed in bringing the very best out of every single person I set my heart on instructing. Please contact Margarita Zelenia 201-496-6451 mzelenia@nj.rr.com

Daughter for a Day – Horizon House resident for 17 years, retired business woman, available to help you with bill paying or organizing your home office, taking you to and from doctor's appointments (and waiting with you), driving you wherever you need to go, grocery shopping,

Welcome New Residents

Since the last issue of *HorizoNews* was published, 23 new residents who have become part of our community have given permission to include their names in *HorizoNews*. Please join us in welcoming them.

Building 1: Michelle Schwartz

Building 2: Feroz Ali and Andrea Gonzalez Orrego, Daniel Galves, Yuxin Mao, Nawras Soukar

Building 3: Kwangsoo Kim, Joseph F. Lombardo, Seong Yeon Moon, Barbara and Keith Paciello, Annammal Varky

Building 5: Michael Franzblau, Dragica Katava, Laszlo & Edna Berkovits

Building 6: Anibal Escobar, Gina Cassa, Kasil and Emily Karzhevsky, Henry C. Tausk and Judith Abraham Tausk, Melija Semsedin

light meal preparation and airport drop-offs. Please call Marlene @ 201-290-8481.

Dry Cleaning, Tailoring and Shoe Repair - Cleaner America Inc, owned and operating by a Horizon House resident provides the following services. Full service Dry Cleaning, Shirt Laundry, Tailoring. Pick up and delivery to your doorman five days a week with one to two day turn around. All work done in my 4500 sq foot plant. Leather, Suede and shoe repair available. Price lists available at front desk. Call 201-998-4106 for service.

Get Your Gold Out.... Turn scrap unused and broken jewelry into cash today. Horizon resident owner has worked in the jewelry business for 30 years. I can top every price on the market. Call 201-314-4711.

Global Visions Travel- Memorable travel experiences designed by a knowledgeable travel professional. Think about a Safari in South Africa, River Cruise in Europe, traversing Asia, discovering the Galapagos or sailing on the Amazon. Expert in designing inter-generational family celebrations worldwide and Bar/Bat Mitzvah Private Car/Private Guide tours to Israel. The world is waiting! Please call or email for a personal consultation: globalvisionstravel@aol.com or 201-280-3015.

Home Improvements — Arthur Esposito, President of A.C.E. General Contracting, has lived in Horizon House for 32 years. He and his team of talented and dependable craftspeople have worked in over 400 Horizon House apartments, handling projects involving electrical, plumbing, painting, kitchen and bathroom, tiling, wood flooring and more. His company is state certified and fully insured to meet Horizon House's high standards. To see a prime example of his work, visit Building 5's lobby — A.C.E. did it! For a free and reasonable estimate, contact Arthur: 201-224-6333 (O), 201-650-4693 (cell), espo924@verizon.net (email)

Horizon Deli in Building 6 offers a wide variety of fresh food and household items. A great place for breakfast, lunch or a snack. Eat in or take out. Try our weekend special: 1/2 dozen bagels, 1/2 lb. cream cheese, 1/4 lb. lox -- all for just \$18.99+tax! Call (201) 886-8882 for free delivery, no minimum required.

Horizon North Haircutters — Louis has been in the complex for over 25 years. He thanks his loyal customers for their continued support, and looks forward to new ones. The shop now offers women's hair cutting by Norma, who also does highlights, color, keratin treatments, perms, blowouts, updos and more. We also offer a full line of quality hair care products. Hours: 8:00 am to 5:00 pm Tuesdays-Saturdays. Call 201-886-7377 to make an appointment with Louis or drop by the shop in the Lobby Level of Bldg. #6. For women's services, please set up an appointment with Norma at 201-888-8988.

Horizons Classic Physique — Fully equipped and conveniently located in Building 5. We cater to all age groups from pre-teen to seniors with all types of medical conditions. In addition to one-on-one training we now

offer couples training and half hour sessions for the budget conscious. As always all trainers are degreed and or certified with more than 17 years of training experience. We also have an in house nutritionist/dietician by appointment. For a free consultation contact Michael Esposito at 201-886-9371 to discuss all of your needs.

Legal Services – Attorney admitted in NY and NJ, 30 years of practice serving individuals & small businesses. General practice, focusing on estate planning & administration; residential real estate; entity formation; commercial and personal leases. Available for consultations in your home. Contact Melinda B. Maidens, Esq.; (201) 321-8166 or gindigar@gmail.com.

Looking for Social Media Promoter- to help promote a new full production quality CD with 26 original songs. Please call Howard at 201-303-1000.

Mortgage Financing/Loans - Experienced licensed mortgage broker (20 Years) NMLS #705682. 2 Horizon House resident. I have the knowledge and expertise needed to explore the many financing options available from Purchase (incl Coops & Condos,), Refinance, Conventional, Jumbo, FHA & VA, Reverse Mortgages & Renovation Loans. I strive to build lasting relationships by providing personalized mortgage solutions, competitive rates, and unsurpassed service. Call or email me for free consultation in your home or on the phone. Jacki Katz (201) 981-4444 Email: talk2jacki@gmail.com

Passion for Fashion- Time for a new look or just want to update your wardrobe? Certified Image Consultant and Personal Shopper (FIT Graduate) can help. Call Karen at 551-574-2723.

Piano Lessons- Experienced educator and composer who has an original fun approach suitable for all ages and abilities. Free introductory lesson. Music videos can be viewed at You Tube- George Eckhardt Music. Please call George Eckhardt @ 551-265-0102 or 201-969-9593.

Pro Web Design- Boost your business or promote your personal practice with our full service web development. Quick turn-around with specific focus on supporting your goals. From content architecture, copy creation to original photography and design, we walk you through the process of launching your ideal website live. Mobile responsive, Search Engine Optimization, E-Commerce and more. Trilingual capabilities. Call Suzie for a free quote at 917-767-6769 or email SuzieOfficialNY@gmail.com

Tailoring Services- Horizon House resident with 30 years of experience in tailoring for ladies and gents. Please call 201-224-5822.

Tax Preparer- Individual and Corporate Taxes - Designated as a Registered Tax Return Preparer by the IRS. Tax returns expertly prepared by professional accountant with many years of satisfied clients. Free consultation at your home with no obligation. Your tax is

my business. Please call Norman: 201-280-3074 or 201-282-4434. email: nh630@aol.com

Goods

An Enormous Estate Sale -Antique, vintage, decorative items, collected and loved for many years from designer's collection. French, English, African, China, Sterling Silver, Glass, Quilts, Oil Paintings, Frames, Set of old Dickens books, Sports memorabilia, Furniture, and so much more. Please call 201-336-2120. *

Furniture For Sale- Downsizing- Building 5 Resident looking to sell off various furniture pieces: 1 Custom Made White Wall Unit- approx 8'h x 7.5'w- lighted bar area, mirrored back and shelving 3 Section Walnut Wood Entertainment Center- all 3 pieces total approx 8' h x 6' w Sofa Bed- 2 cushion seating- approx 6' w in Black print fabric: Roll Top Desk- 4' high x 5' w. If interested please call to schedule appointment - 518-392-4596.**

Italian Furniture/Paintings/Dishes & More-for sale. All Top Quality. By Appointment only. Please call 201-917-3359 or 845-499-7799. **

Mont Blanc Fountain Pen- Meisterstock Model 149, c. 1980. Fountain pen is Black with gold trim, 14K gold nib medium size Number 4810. The pen is a **piston**-filler that operates smoothly and holds lots of ink. The pen measures a huge 5 7/8" capped. Comes with original case and paperwork. Please call 201-224-7160. Please note unwanted calls are rejected or blocked if unidentifiable (robo-calls,etc.)**

Superlight Scooter- mobile seated scooter made by Wheelcare Inc. Asking \$400. If interested please call 201-224-5822 **

Vitamix – 750. (The Best of the Best!) NEW in box. (List price \$599) For sale for \$485. Please Email: PASSJR@NJ.rr.com **

Waterford crystal, other glassware- Set of 12 water goblets in hand-cut Rosslare pattern, no nicks or cracks. Asking \$20.00 each or \$225.00 for the set. Also 2 traditional Pilsner beer glasses - asking \$10.00 for the pair. 2 Lenox crystal candle holders- asking \$15.00 for the pair. Contact Melinda Maidens- 201-224-0453 or mmaidens@verizon.net. *

WANTED: LP's/ CD's/ DVD's- all genres of music, movies and TV. Please call Andrew - 551-265-8473.*

Community Blogs

CHAIR YOGA AT HORIZON HOUSE GOOD FOR EVERYONE!! No getting up and down on yoga mats!! Come and try a great new class being offered to all residents. Stretch, breathe, and relax all while sitting in a chair. Strengthen and balance out of the chair and use the chair for support. **Fun group.** Mondays &

Wednesdays @ 9:30 am. All classes \$10. Building 6 card room. Sign up in Management Office.

CORHH- Concerned Owners & Residents of Horizon House- Are you a resident/shareholder who is interested in knowing what is going on in our community? Please reach out to CORHH at 1horizonhouse@gmail.com and we will add you to our email list.

Dear Horizon Friends. My book "Liberal Theology" was just published. The e-book version, costing \$0.99, is available at amazon.com. The free online version is available at: <http://pages.csam.montclair.edu/~kowalski/LIBERAL9.htm>. Please share this link with other potential readers. Would be interested in any feedback and I would be happy to discuss the book, in small groups or at meetings, if invited. kowalskiL@mail.montclair.edu

Do you have hearing problems? My recently composed essay, about relatively inexpensive PSAs (Personal Sound Amplifiers) is at: <http://pages.csam.montclair.edu/~kowalski/aps.edu>. Feel free to share this link with those that might be interested. The PDF file with my essay will be emailed to those who request it. KowalskiL@mail.monclair.edu

Thursday night poker game-has room for alternates, fun bunch of guys- Building 6. Call George 201-947-8580

CHESS...CHECKERS...SCRABBLE...DOMINOS... Interested in coordinating a games activity at Horizon House? Please contact Genesis Guzman at genesis.guzman@fsresidential.com or at 201-224-6300 x204 if you would like to volunteer to help put this activity together.

Want to be part of our Horizon House monthly HOT TOPICS IN THE NEWS GROUP? We meet the 3rd Weds of each month in our Community Room, Bldg 5 at 7:30 PM. Charlie Kolber is a resident and our volunteer Moderator. This is sponsored by the Horizon House Events Committee and refreshments are served. Drop by for one or more evenings as we share our knowledge and opinions in a neighborly fashion.

Want to Form a Knitting Circle? Can you crochet or knit? Would you be willing to teach others? The Events Committee would like to help organize a knitting group so if you are interested in leading it or participating in it, email ilenewithi@yahoo.com and indicate your level of proficiency. Beginners will be welcomed.

WANTED: REPORTERS for HORIZONEWS - Takes minimum time. Provides fun and satisfaction. Send an email to horizonews.editors@nj.rr.com or call the Management Office (201-224-6300) and tell them you are interested and we'll get in touch with you.

To Horizon House Music Lovers - Please check out the new posts by Margarita Zelenaia, resident Horizon House composer and concert pianist, on her website: <http://www.margaritazelenaia.com/music/video-gallery/>. I have just finished my 2 act opera named "Caligula's Favorite Play" (based on the Camus' play). Here is a link to the 9 minute DEMO that consists of 7 different arias and monologues: <https://youtu.be/03vv9jSM0Rg>

To All Horizon House Contributors to the Building 5 Library -- The Library Committee thanks all who donate books to our library. To help us make the library more effective, please:

1. Place all contributions and returned books on the library cart, NOT on the shelves.

2. Limit donations of nonfiction soft covered books to those published in the last 10 years. Limit donations of hard covered fiction books to those published in the last 20 years. Dates can be found on back of title page.

3. NOTE THAT WE DO NOT ACCEPT COOKBOOKS, SELF-HELP BOOKS, BOOKS ON RELIGION, BOOKS IN BAD REPAIR, SCHOOL TEXTBOOKS, OR TRAVEL AND GUIDE BOOKS.

Ads and letters of 300 words or less for the next issue should be submitted no later than June 30. Please drop them off at the Building 5 Management Office in envelopes addressed either to *HorizoNews* Classifieds or *HorizoNews* Letters as appropriate.

Ads must meet the following criteria:

- *Ads must be 85 words or less.*
- *If commercial goods and/or services are offered, the advertiser's primary place of business must be within the Horizon House complex.*
- *Ads must be accompanied by the **advertiser's full name, building, apartment, and telephone number**. This information is needed by the *HorizoNews* staff for verification purposes and will not appear in the ad except at the advertiser's request.*
- *Upon acceptance, ads for "Services" and "Community Blogs" will appear indefinitely unless cancelled in writing.*
- *Upon acceptance, ads for "Goods" and "Real Estate" will appear for two issues unless renewed or cancelled in writing. First-issue ads will appear with a single asterisk; second-issue ads, with two asterisks.*

Classified ads in *HorizoNews* are provided as a service to the community and are limited to services and goods provided TO Horizon House residents BY residents or commercial tenants in good standing in Horizon House.