

HorizoNews

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www.horizon-house.com

July 2018

Barrymore Film Center Coming Soon



Fort Lee is poised to be the home of a facility of international importance, the Barrymore Film Center. To be constructed on the corner of Main Street and Park Avenue, the Film Center will house a museum of movie history, film archive, and 260-seat theater. The Chairman of the Fort Lee Film Commission, Nelson Page and its Executive Director, Tom Meyers, came to Horizon House in April to screen a new video describing the project and take questions from an enthusiastic audience of Horizon House film buffs.

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Meet Your Fort Lee Library

The Fort Lee Library, located at 320 Main Street, is a vibrant, modern facility offering more than just books. There are ebooks, audiobooks, large print books, CD's, DVD's, and many resource materials. The library also hosts ESL and adult language classes, a writing workshop, computer training classes, career support services, and health and wellness programs. There are book discussions held by



at least four different book clubs and there's also a poetry discussion group.

Library Director Chris Yurgelonis was eager to alert *HorizoNews* readers to the Fort Lee Library's summer events. The summer edition of the Library Looking Glass is chock full of a variety of activities. Admission to events is free with your Fort Lee



(Cont'd on Page 11)

HorizoNews, an informative and entertaining newsletter serving the Horizon House community, is written and published by the volunteer members of the HorizoNews staff.

Around the House

New Board Now in Place

The votes are in for the Horizon House Board of Directors and the results are as follows:

- Kathy Hechtlinger: 348,140 (elected to a two-year term)
- Steve Austin: 344,140 (elected to a two-year term)
- Tony Adamo: 331,235 (elected to a two-year term)
- Howard L. Pearl: 295,040 (elected to a one-year term)

All those elected were incumbent Board members. The tally for Kudret Topyan was 183,055.



Board officers were elected at the June 18th Open Board Meeting. They are:

- Richard Ng, President
- Steve Austin, First Vice President
- Tony Adamo, Second Vice President
- Kathy Hechtlinger, Treasurer
- Howard Pearl, Secretary

Letter from the Board of Directors — See Page 12

HorizoNews

Managing Editors: Dean Freedman,
Elaine Samet

Classifieds Editor: Katherine Howie

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

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 |
| Andrew Juliano, 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 |

Horizon House Applications Now Submitted and Processed Online



As of April 16, all prospective Horizon House home buyers have been able to apply online via eApply. Paper-based three ring binder submissions that were required in the past are no longer accepted. In the new application process, all parts of the application are filled out online, leading to a quick turnover time once all documents are submitted for review. A First Service transfer agent reviews the application for completeness and adherence to Horizon House admission guidelines. Then it goes to the Board for the in-person interview and final approval. General application questions can be emailed to Tanya.Goodwine@fsresidential.com (the transfer agent). For technical support on the new system, assistance can be provided by Dan.Moran@fsresidential.com.

Garage Repair Work Approved

The garages in Buildings 5 and 6 will be undergoing major repair work starting as early as July. At the June 18th Open Board Meeting, the Horizon House Board approved a contract not to exceed \$4 million, with an additional \$400,000 contingency fund. The winner of the contract, Structural Preservation Systems (SPS), was the low bidder. SPS has previously done "make safe" work on the garages. The new work will cover full-depth concrete repair, waterproofing, aesthetic upgrades including painting, and additional lighting improvements. Board President Richard Ng stressed the critical importance of the work needed in the Building 5 and 6 garages and added that garage repairs in Buildings 1, 2, 3 and 4, though not a part of the current contract, are anticipated to be undertaken after this work is finished.

Riser Replacement Project Making Progress

The project to replace the pipes that carry hot and cold water to the air handling units in the apartments of Buildings 5 and 6 is well underway. So far, four new riser pipes have been completed and two more are in progress. In the winter, when heat was temporarily shut off in affected apartments for several weeks, space heaters were provided by Management for each room where work was being done. The apartments that are currently affected have been supplied with freestanding air conditioning units. There are 16 pipes in each building that must be replaced, so the project will take approximately three years in total. The old black iron pipes, now being replaced with copper, had corroded badly since the buildings were built and that has resulted in several costly floods.



Youth Reporter Wanted

HorizoNews would like to start a column by and for the young people who live here. We will be happy to work with your school to arrange credit for this extracurricular activity, which will look great on your college admission applications. If you would like to volunteer, please drop us a note at the Building 5 Management office.

New Scissors in the House

Horizon North Haircutters in Building 6 is offering something new: haircutting for women. Norma (below left) has joined Louie (right) at the shop. She's been cutting hair for 22 years and is known around town from her prior work at Hair Creations on Abbott Blvd. and the Tino D'este Salon in Linwood Plaza. She does long and short hair cutting for adults and girls, highlights, color, keratin treatments, perms, blowouts, updos and more.



Louie, who has been at Horizon House for over 25 years and used to share his space with two other barbers, says that he has been looking to expand his shop's services to include women for almost two years. He is very happy to have found Norma: "She's a sweet lady, very nice, and she's great at what she does." The shop, on the lobby level of Building 6, has two rooms, one for men and another for women.



Call Norma at 201-888-8988 for a special "new customer" rate. For men's cuts, call Louie at 201-886-7377.

Barrymore Film Center Coming Soon

(Cont'd from Page 1)

Named after actor John Barrymore, a Fort Lee resident at the time when the town was the center of the American film industry, the Film Center will be not only a monument to the birthplace of the industry, but also an active hub of events like film festivals, special screenings, and filmmaker boot camps.

The museum will house displays related to Fort Lee film history, as well as on-loan exhibits from all over the world.

The cinema will show classic American and foreign films, silent movies shot in Fort Lee, art films, and productions created by students and independent film makers. Anticipated groundbreaking for the building is sometime this summer.

For more information and to view the video about the new Film Center, visit fortleefilm.org.

There is also a newly installed exhibit on Fort Lee's film history at the Fort Lee Museum, which includes artifacts, archival photos, restored costumes, and extensive information about the soon-to-come Barrymore Film Center. The museum is located at 1588 Palisade Avenue, near Monument Park, and is open weekends from noon to 4 pm and Wednesdays from 7 - 9 pm. Admission is free.



Nelson Page and Tom Meyers

Events Around the House: Recent Happenings

Obama Portrait Presentation

In May, Lee Rosenbaum gave us a rundown on her trip to Washington DC to witness the unveiling of the new portraits of President Barack Obama and First Lady Michelle Obama at the National Portrait Gallery. There was a lively conversation based on Lee's impressions and the photos she showed in her PowerPoint presentation. Some Horizon House art critics loved the portraits, some had mixed opinions. Everyone learned a lot and enjoyed the friendly commentary.



Lee Rosenbaum



Wine Tasting with Jake Lee

Wine Tasting

Undoubtedly this year's most popular event so far, the Events Committee's wine tasting evening in April with Jake Lee of Linwood Wine & Liquor, was a smash. A sold-out crowd learned all about wine from Jake and enjoyed plenty of samples!

More Events for Kids?

The Events Committee offers films, coffee hours, current events discussions — all geared for adults. What's missing are events for kids, programs designed to appeal to a younger audience. If you are a parent who has ideas of what programs can be scheduled for kids, please volunteer now. We need your thoughts and input. After all, why should the grownups have all the fun? Any parent interested in volunteering, please email Ilene Singh at ilenewithi@yahoo.com.

Around Town



Los Compadres

New restaurants and points of interest are popping up all around us. Here are some of the latest.

Mexican Food

Los Compadres, at 1224 Anderson Avenue, is a small taqueria next door to newly rechristened Mood Food (formerly Taste Eatery).

Falafel

Mamoun's Falafel, on Main Street in the Hudson Lights complex, brings a new, middle eastern taste to Fort Lee. It's sandwiched between Bean & Bean and Paris Baguette.



Mamoun's



New Bench at Hudson Lights

Movie Bench

Fort Lee has installed a bench memorializing our borough's film history on Main Street in the Hudson Lights complex. It's right in front of Paris Baguette.

New Bus Terminal/Shopping Mall

Well, it's not exactly in Fort Lee, but it's the best jumping off point to get here! The newly renovated George Washington Bridge Bus Station is not just a place to pick up a bus. It's now a full-fledged shopping mall. Marshall's and a Gap Factory Store are already open and many more stores are on the way.



GWB Bus Station in Manhattan

Summer Movies, Concerts, and Events



The Jack Alter Fort Lee Community Center is hosting a large number of concerts and movies on the lawn this summer.

All events are free to the public. Only limited seating will be provided, so please bring your lawn chairs or a blanket. Address: 1355 Inwood Terrace, Fort Lee, NJ.



Saturday night events – Movies and Music Under the Stars – are presented by the Fort Lee Film Commission and Office of Historic & Cultural Affairs and will begin at 7 PM, rain or shine. The Wednesday Evening Concerts will begin at 7:30 PM and rain dates will be announced as required.

Sat. – June 30 – Live Show: Coney Island Sideshow Circus / Movie: Pinocchio (1940)

Sat. – July 7 – Music: Caravan of Thieves / Movie: The Greatest Showman (2017)

Wed. – July 11 – Music: Good Vibrations, a Beach Boys Tribute (rain date 7/12)

Sat. – July 14 – Music: The Nerds / Movie: Star Wars Episode VIII - The Last Jedi (2017)

Wed. – July 18 – Music: All Power Soul (new to Fort Lee) - 7:30 PM (rain date TBD)

Sat. – July 21 – Music: Doubledown / Movie: Grease (1978)

Sat. – July 28 – Music: The Black Flamingos / Movie: Beach Party (1963)

Wed. - Aug. 1 – Music: The Duprees (rain date TBD)

Sat. – Aug 4 – Music: The Slippery Chickens / Movie: Black Panther (2018)

Sat. – Aug. 11 – Music: The Amish Outlaws / Movie: Abbott & Costello Meet Frankenstein

Wed. – Aug 15 – Music: Mike DelGuidice and Big Shot – a Billy Joel Tribute (rain date TBD)

Sat. – Aug. 18 – Music: Gotham Easy / Movie: Wonder Woman (2017)

Sat. – Aug. 25 – Music: Brother Josephus & the Love Revolution / Movie: Isle of Dogs (2018)

Sat. – Sept. 1 – Music: The Avalon Jazz Band / Movie: Peau d'ane (1970; film is in French with English subtitles)

Saint Rocco

The 88th annual Saint Rocco's Italian Feast will be held this year from August 2nd through the 6th. Several blocks of Main Street will house food carts, stages, rides and games. This year's hours have not been announced yet, but last year's festivities started weeknights at 6 pm, Saturday at 4, and Sunday at 2. Live entertainment is typically at 7 each night and the festival should remain open until 11 pm.

Bergen Mama

Looking for fun things to do with your family? The website Bergen Mama has lots of listings and information about events and services available to families in Bergen County. Visit: bergenmama.com.

Did You Know... About These Places to Go?

Fresh Blueberries



Did you know that the state fruit of New Jersey is the blueberry? That the area surrounding Hammonton, New Jersey produces 80% of the state's blueberries? That the highbush blueberry plant was also developed here in New Jersey?

One of the largest and oldest family-owned producers in the state is the Atlantic Blueberry Company on Weymouth Road in Hammonton, NJ. Every year around this time, they begin to harvest the blueberries and, while you can't pick your own at this location, you can buy the freshest blueberries just picked each day during the season. Their store sells blueberries by the pint or by the flat of 6 or 12 pints. In addition, at some point in the season, they sell 10 lb. boxes of individually quick frozen blueberries to keep in your freezer.

If you want a special treat, check before you go to see if they have any pints of their "Select Jumbo" blueberries. These are larger than the average blueberries found in supermarkets.

Atlantic Blueberry Company, 7201 Weymouth Rd, Hammonton, NJ 08037. Call 609-561-8600 for hours or get more information at: atlanticblueberry.com.

Rather pick your own? Lindsay's Farm, also in Hammonton at 436 Pleasant Mills Road, opens its fields in mid-June. Hours are 8 am to 6 pm, Thursday through Monday. Call 609-561-2474 for more information or go to: www.facebook.com/LindsaysBlueberries.

Hammonton is about 2 hours from Fort Lee, so be prepared for a long day.

Mining Museum

Did you know that New Jersey was once one of the biggest mining states in the country? The Sterling Hill Mining Museum at 30 Plant Street in Ogdensburg, NJ is about an hour drive from Fort Lee and houses an amazing collection of minerals, some of which are phosphorescent! Mine tours are held daily at 1 pm and, in July and August, at 10 am and 1 pm. The tour is \$12 for adults, \$11 for seniors, and \$9 for children (children under 4 are admitted free). Wheelchair accessible. The mine is chilly, so a light jacket is suggested. Call 973-209-7212 for more information or visit: sterlinghillminingmuseum.org.



PEZ

Did you know that PEZ candy has been around since 1927? If you are traveling this summer with children, here is a fun "if you're in the neighborhood" place to visit: The PEZ Visitor Center, located off I-95 at exit 41 in Orange, CT.

It's a place devoted to all things PEZ, including an extensive collection of memorabilia, the world's largest PEZ dispenser, and a PEZ motorcycle built by the Orange County Choppers. There's even a viewing area where you can see where the dispensers and candy are packaged on the production floor (Monday through Friday only). Admission is \$5 for adults, \$4 for seniors and children from 3-12. Admission is free for kids under three. 35 Kindle Road, Orange, CT. Open Monday - Saturday 10 am - 6 pm, Sunday 12 - 5 pm. Note that the production floor will not be open July 2 - 16. Call 203-298-0201 for more info or visit: us.pez.com. Wheelchair accessible. No pets allowed.



Overpeck Dinosaurs

Did you know there are dinosaurs in New Jersey, very nearby in fact? Field Station Dinosaurs in Overpeck Park in Leonia is just a 15-minute drive from Horizon House. Over 30 life-sized animatronic dinosaurs are on display in this outdoor park. Summer hours begin June 26 are Tuesday through Sunday 10 am to 6 pm. Admission is \$16.75 plus tax for a full day pass. The Black Light Puppet Show is an extra \$5. Children under two are admitted free. Overpeck County Park, Henry Hoebel Section, Fort Lee Road, Leonia NJ. Wheelchair accessible. From Fort Lee, go via Main St/Fort Lee Rd through Leonia and turn right at the first park entrance (just after the train tracks). Call 855-999-9010 or visit: fieldstationdinosaurs.com for more info.

Overpeck Horses

Did you know you can ride horses in Overpeck Park? The Bergen Equestrian Center welcomes riders of all ages five and up. Special private lesson rate for Bergen County residents is \$56.64 for 30 minutes. Visit their 25-acre facility for more information and to see the horses. It's at 40 Fort Lee Rd in Leonia. From Fort Lee, go via Main St/Fort Lee Rd through Leonia and turn left at the first park entrance (just after the train tracks). Call 201-336-3370 for more info or visit: bergenequestrian.com.



Overpeck Park Kayak Center Boat Launch

Overpeck Boating

Did you know you can rent a kayak in Overpeck Park and take a spin on the cleansed Hackensack River? It's \$15 for two hours' rental. The Kayak Center also rents canoes and paddleboards. Children must be 5 or older to ride in a canoe with 2 adults (kids 5 - 8 ride free). Children 8 or older can paddle a tandem kayak with an adult; you must be at least 16 and have previous paddling experience to rent a paddleboard. From Fort Lee, go via Main St/Fort Lee Rd through Leonia and turn left at the first park entrance (just after the train tracks), then bear right to get to the paddling center's parking lot. Hours are 10 am to 6 pm weekdays and 9 am to 7 pm on Saturday and Sunday. Call 201-957-3085 or go to: facebook.com/paddleoverpeck for more information.

Welcome New Residents

Since the March issue of *HorizoNews* was published, 20 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: Joseph T. Cappadona, Jeanne Cappadona and Chad Cappadona

Building 2: Sandra P. Alvarado, Phillip Song, Young Hi Song and Joyce Kim

Building 3: Adena Andrews and Chad Jones

Building 4: Francisco Rojas and Nguyen Thi Thu Trang, Sophia Rojas

Building 5: Maureen York and Donald Jerie

Building 6: Nesmet A. Badawi and Yusuf Dian, Hyong R. Kim and Peter I. Kim, Allan and Fran Rosenberg

Stop Means Stop



Question. Who owns Horizon Road? Many Horizon House residents may not know that it is a municipal thoroughfare, not a part of our complex. There are advantages: the town is responsible for keeping the road in good repair, clearing snow, and keeping it clean. Take note of the fact that it is also subject to the traffic regulations of the Fort Lee Police Department, who patrol the area, sometimes in unmarked cars. A review of these regulations by Horizon House residents can prevent accidents and traffic tickets.

- Be sure not to exceed the speed limit of 25 mph.

- Come to a COMPLETE stop at stop signs, including the ones where the south and north sides of Horizon Road merge. Look closely for pedestrians on both sides of the street and be sure to give them right of way before you continue. With improved weather, more

residents will be crossing the street to reach the tennis courts, picnic area, and playgrounds.

- Don't park within 25 feet of crosswalks or within 15 feet of fire hydrants.

- Until façade repair work is completed, you may park on either side of Horizon Road if you've been displaced from your regular deck parking spot. Please be sure to display the special orange parking permit. Also note that Fort Lee requires residents to register their cars for long term parking privileges. This applies to both sides of Horizon Road.

- Make sure to move your car for street cleaning on the designated schedule (see street signs for details).

- Signage along Horizon Road is the responsibility of the Borough of Fort Lee. If a sign is missing or damaged, please inform Management or Security and they will pass the information along to the Borough.

No tickets. No accidents. No harm to you and others.

Have a Laugh! — Mini Edition

The Unknown Columnist is on summer hiatus, but these tidbits were anonymously beamed onto our transporter pad. Like science? Hope so.

What is CH₂O?

Seawater

Two blood cells met and fell in love.

But it was all in vein.

Puns about bones are humerus.

Au.

Did you hear the pun about gold?

Why don't they galvanize boats?

Because that would make them zinc.





Meet Your Fort Lee Library

(Cont'd from Page 1)

library card. The Library Looking Glass can be found here: fortleelibrary.org. The clickable links are right under the image of the calendar.

Sarah Pardi, head of children's services, is enthusiastic about the programs offered for our Fort Lee children and teens. The Children's Room has its own schedule of events and programs that include STEM events, Reading Clubs and a Hula Hoop tournament. For teens, there are volunteer opportunities, clubs and programs along with summer reading and even a Silent Dance Party on Friday, July 27 from 7 - 9 pm. They provide the headphones and music and the teens provide the dancing (space is limited to first 60 people). The summer schedule of events for Children and Teens can be found at: fortleelibrary.org/kids/kids-programs.

Staff is friendly and helpful and generally excited to let residents know all that is going on. Books can be reserved and even brought to the Fort Lee Library from any other library in the Bergen County Cooperative System (BCCLS).

The library has computers, as well as printers that can be used with your wireless devices. There is a per page fee for printing. You can obtain help with downloading books and emagazines to your ereaders, tablets and laptops. The emagazines are yours to keep and they have some emagazines in Korean.

There are 2 meeting rooms available for Fort Lee residents to reserve: one with a capacity of 15 or one with a capacity of 100. The rooms need to be reserved in advance.

There is also a Books on Wheels program for library card holders who are unable to visit the library in person due to illness or disability.

More information is available under "Services" at fortleelibrary.org. To register or become a volunteer, contact jeanette.shelley@fortlee or call 201-592-3614 x4001.

To get your library card, go to the circulation desk with a form of ID that has your address on it. Your Fort Lee card can be used at all 77 public libraries that are part of the BCCLS system in Bergen, Essex, Hudson, and Passaic Counties.



Fort Lee Library Interior

The library's parking lot can be little tricky to find. Enter via Center Avenue, a block prior to Main at the corner of Hoym St. Make a left at the "No Thru Traffic" sign. If you miss the first entrance, you can make a left a little further up the block at the "Municipal Parking" sign. That also leads to the library's parking lot. Note that you must request a parking pass from the library's service desk if you are planning to be there for more than three hours.

LIBRARY HOURS

Mon - Thurs: 9:30 am - 9pm

Fri & Sat: 9:30 am - 5pm

Sunday: 1 - 5 pm

CHILDREN'S ROOM HOURS

Mon & Wed: 9:30 am - 9 pm

Tue & Thu: 9:30 am - 6 pm

Fri & Sat: 9:30 am - 5 pm

Sunday: 1 - 5 pm

The Library will be closed on the 4th of July and September 1, 2 & 3 for Labor Day weekend.

FROM THE BOARD

A significant turning point in Horizon House's recent history is the 2016 election when you, our fellow shareholders, decided to elect a new Board majority. When the new Board majority was finally set up by the Special Election of January 2017, we went to work immediately and began to lay the foundation for a new chapter in Horizon House's history. And now, for the first time in a long time, we have a united Board. Working cohesively, we have accomplished some amazing things.

previous Board majority with the current Board majority. Our process involved over 30 prospective counterparties, including Fannie Mae's Delegated Underwriting & Servicing (DUS) Lenders, Freddie Mac's Approved Conventional Lenders, investment banks active in structuring and leading mortgage-backed securities transactions, life insurance companies, portfolio lenders and mortgage brokers.

| | New Mortgage | Previous Mortgages |
|------------------------------------|---|--|
| Interest Rate | 3.96% Fixed Rate | 5.79% Fixed Rate (weighted average) |
| Maturity | 20 Years | 10 Years (for longest tranche) |
| Principal | \$ 89.9 M | \$ 87 M |
| Annual Interest Expense | \$ 3.6 M | \$ 5.1 M |
| Interest Savings from New Mortgage | \$ 1.5 M (annually) \$ 30 M (over 20 years) | |
| Interest-Only Period | Full-term | Full-term |

1. A Historic Refinancing

The Board is pleased to inform you that after more than a year of diligent work, the Board completed our historic mortgage refinancing on April 30, 2018. We will save approximately \$30 million over 20 years with this refinancing. The Board's expeditious execution of the loan closing process saved our co-op an additional \$425,000.

The Board formally began the refinancing process in early 2017, shortly after the January 2017 Special Election when you replaced the

The Board conducted a highly professional, comprehensive, competitive, and well-managed process, which resulted in the exceptional terms that we obtained for you. Multiple prospective counterparties indicated to us that in their many years in the mortgage business, they had not seen a more professional, comprehensive, competitive and well-managed process than the one that our Board conducted. Obtaining the best terms for Horizon House required that the process be well-managed and confidentiality was particularly important.

Rather than hiring a mortgage broker, for whom we could have paid nearly \$1 million, the Board conducted the refinancing process with inputs from an independent mortgage expert, Mr. Stuart Bruck, for whom we paid less than \$10,000. Mr. Bruck and several prospective counterparties indicated to us that rarely had they seen a refinancing process as comprehensive, as competitive and as well-managed as the process that this Board conducted. Mr. Bruck agreed that we negotiated an exceptional deal on the refinancing.

There are tremendous benefits from locking in a low interest rate over the next 20 years, especially in an increasing interest rate environment. We plan to transfer this \$1.5 million annual savings to Horizon House's capital reserve fund so that we may continue to repair, maintain and enhance our complex.

2. The Best Financial Results in Over a Decade

The Board delivered the best financial results in over a decade.

- 2017 operating income before transfer to Operating Reserves: \$2.3 million vs. \$0.5 million budgeted
- 2017 operating income after transfer to Operating Reserves: \$2.0 million vs. \$0.2 million budgeted
- We strengthened our Operating Reserves with a contribution of approximately \$350,000

In addition, we took steps to increase financial transparency. In 2017, for the first time in the history of Horizon House, we included the current year operating budget in the prior year's audited financial statements.

We continued this practice in 2018 when we released our 2017 audited financial statements.

3. Other Significant Accomplishments of the Board

The Board began/completed numerous capital projects since early 2017. The larger projects include:

- Façade repair in Buildings 1-4
- Riser replacement and isolation valve installation in Buildings 5-6
- New chiller installation in Buildings 1-6
- Lighting upgrade in Buildings 1-6
- Window and sliding door repair in Buildings 5-6
- Garage repair in Buildings 5-6 to begin later this year (Repair in Buildings 1-4 will begin after the completion of repairs in Buildings 5-6)

Horizon House was built over 50 years ago. Many capital projects were deferred, while others were financed primarily with borrowing. This Board inherited an aging complex burdened with three large mortgages. Although our long-term capital plan may appear to be ambitious, the projects therein are necessary. As we complete these capital projects, the process of renewal will continue at Horizon House, a renewal that will improve the quality of life, our shareholder value, and the attractiveness of living at Horizon House.

The Board's operational accomplishments include:

- Significantly reduced processing time for apartment purchase and rental applications

(Cont'd on Page 14)

(Cont'd from Page 13)

- Introduced eApply, a web-based platform for the submission of apartment purchase and rental applications
- Introduced new landscaper, saving over \$200,000 over three years
- Negotiated a new laundry room contract, resulting in new washers and dryers and higher laundry rental income for Horizon House
- Completed the most recent New Jersey five-year housing inspection with the lowest penalty among our last five cycles

The Board also focused on site improvements and our accomplishments include:

- Re-upholstered chairs and benches in our six lobbies
- Replaced the wood chips at our three children's playgrounds
- Added new signage
- Repaired concrete at our pools and performed maintenance work at our tennis courts
- Repainted lines and numbers on our exterior parking lots

The Board implemented numerous expense controls, including:

- Installed boiler monitoring system
- Installed more energy-efficient air conditioning and lighting equipment
- Negotiated a less expensive workers compensation insurance package with a potential experience-based refund for better-than-expected claims history
- Replaced our security vehicle with a more energy-efficient electric vehicle
- Maintained greater oversight of expense chargeback

Respectfully yours,

The Horizon House Board of Directors

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

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) can be left at the Building 5 Management Office, Attention: HorizoNews Letters.*

Letters for the next issue should be received by September 21.

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.

Air Conditioning Enclosures -- I am an Artist/Craftsman who designs and builds custom AC enclosures. They are painted or stained to match your interior. Additional services include painting, molding installation and decorative faux finishes such as Sponging, Stenciling and Antiquing. Paint techniques can be applied to your walls, furniture, etc. I build custom furniture and built-ins such as bookcases and cabinets. I restore, refinish and repair antiques and furniture. Other services are available. Call Charles for a free estimate or to see samples of our work. 917-783-9820.

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.

Certified Kitchen and Interior Designer- "Time for a New Look" Create a fresh, updated space with the help of a Nationally Certified Kitchen and Interior Designer. Reasonable hourly consultations available for space planning, furniture layouts, paint and product selection, reducing clutter and overseeing installation for your Kitchen, Bath, or Interior Project. Designer discounts passed on to clients. Please call Susan Shaub NCIDQ CKD at 201-224-4502.

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 Zelenaia 201-496-6451 mzeleniaia@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, 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.

Free Carpool Ride- I am looking for passengers to ride for FREE across the GWB in the mornings Mon-Fri. I can drop off at the GWB Bus Station. Departure time is around 7:15 am. Please email me at CH07024@gmail.com or call 917-652-8073.

Freelance Graphic Designer- Need a logo, ad, newsletter, brochure, direct mail or marketing material to promote your business? HH resident looking to solve your marketing, promotion, packaging or print needs in a creative, professional and eye-catching manner. Over 20 yrs experience in creative development of promotions, marketing material and packaged goods. Project development from initial concepts through photography, final art and print production. Call today for a free estimate and upgrade your business graphics 914-954-8008.

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 - Customized travel experiences for individuals and groups designed by knowledgeable and experienced travel professional. Think about a Safari in East or South Africa, River Cruises in Europe, the Galapagos or Amazon. Explore China, Vietnam, Thailand or Myanmar. Family celebrations worldwide. Bar/Bat Mitzvah Tours to Israel. Getaways to Italy, France, Morocco and much more. The world is waiting. Licensed Travel Insurance Specialist. Call or email for a personal appointment: globalvisionstravel@aol.com or 201-282-4434.

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 \$17.99! 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; wills, POAs, health care directives (living wills), leases, contracts, entity formation; document drafting & review; available for consultations in your home or by phone; 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.

Math Tutor — Horizon House resident with many years teaching experience in Bergen County schools, including Fort Lee High School, as well as many years tutoring experience for middle and high school mathematics and SAT math prep. New Jersey State certified. Reasonable rates. Call 201-224-7178.

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. 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

Speech Therapy- Home visits for children and adults. HH resident NJ licensed speech therapist. Follow-up on early intervention, pre-school, school programs and adults. Please call Phyllis at 201-224-4434.

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

Wanted: Caregiver/Companion- Pleasant, organized and reliable companion needed for sweet, easy-going, self-sufficient HH senior. Must have car and references. Hours are flexible. Please call 201-768-3988.

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.*

British Wedgewood China-Kutani Crane Pattern. Perfect Condition. Cream, Ivory finish with hand painted design. 16 five-piece settings: Dinner plate / Salad plate / Bread & Butter plate / cup and saucer and 8 soup plates. Other pieces: 5 oval shape serving platters of different sizes - One round platter, one square platter and two vegetable bowls. Also, one Teapot, one Coffee pot, one sandwich tray, and more. Value approximately \$3,200 on Replacements.com. Reasonable offers entertained. Phone Thalia @201-370-2725. *

Koehler Cast iron Kitchen Sink - Style: Mayfield. Color: Bisque - New in box \$210 (List price \$373.50). Email: Rivermile@aol.com**

Le Creuset Cast Iron Signature Skillet. Color: Marine Blue. New in box. \$130 (List price \$200). Email: Rivermile@aol.com**

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.

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

Horizon House Online Community on Slack - Find out what's going on in our community and communicate with each other more easily. The slack channels feature is excellent for bringing conversations and people together; web links, pictures, announcements, and files can easily be shared. Interest groups, both public and private, can easily be formed such as #ChessClub, #BicycleClub, #wineTasters, #ridesToNYC, #parentsWithKids, etc. Imagine the possibilities. If you are interested in joining, please go to the following link that never expires. <http://alturl.com/t8vq9>

Looking for a Mahjong Game. Please call Lucille @ 917-547-8580.

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 horizonnews.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 Zelenia, resident Horizon House composer and concert pianist, on her website:

<http://www.margaritazelenia.com/music/video-gallery/>
 Scroll down to "The Lion that Couldn't Roar", an exciting music fairy tale for children and the "Fantasy" on Rimsky-Korsakov's "Scheherazade" written for Four Pianos that continues the tradition of Russian romanticism, a music style that changed the world. An intrigued listener, on one hand, can recognize the familiar melodies, but, on the other hand, to feel an unusual sound of the highly virtuosic Piano orchestra, with all possible nuances. In 2015, it was commissioned and premiered by the "Pianissimo!" Four pianos Chicago based ensemble.

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 for the next issue should be submitted no later than September 21. Please deliver your ads, and letters of 300 words or less, to 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.