

WELCOME TO BRETTON WOODS

TELEPHONE NUMBERS

HOA Office.....	698-4861
Receptionist Desk.....	698-4513
Gatehouse.....	698-8564
Maintenance M-F	698-2497
Maintenance Emergency (Nights and Weekends)..	698-3383
Police.....	852-6400
Fire Departments.....Selden	732-1234
Coram	732-5018

Clubhouse Hours	Mon., Tue., Sat	7 am – 10 pm
	Wed – Fri.	7 am – 11 pm
	Sunday	7 am – 8 pm
Clubhouse CLOSED	New Years Day, Easter Sunday, Thanksgiving Day, Christmas Day	
Reception Desk Hours	Monday – Saturday	9 am – 10 pm
	Sunday	9 am – 8 pm
HOA Office Hours	Monday – Friday	9 am – 5 pm
Gym Hours	Open Daily	See Clubhouse Hours
Restaurant & Snack Bar Hours	Posted	
Indoor Pool Hours (Seasonal)	Monday – Saturday	10 am – 8:45 pm
	Sunday	9 am – 7:45 pm
Outdoor Pool	Open Memorial Day thru Labor Day (Weather Permitting)	

***** Speed Limit in Bretton Woods Is 25 Miles Per Hour. All traffic laws must be followed *****

CLUBS AND ACTIVITIES

39 Plus/Minus
Aquanauts
Basketball
Billiards
Bocce Leagues
Bowling Leagues
Book Club

Bridge Club
BW Players
Camera Club
Democratic Club
Republican Club
Golf Club

Ladies Golf Club
Library Group
Mah Jong Club
Ping Pong
Shuffleboard
Tennis Club
Veterans Club

Bretton Woods consists of nine (9) independent condominiums, and the Bretton Woods Homeowners Association. **YOUR CONDO IS RESPONSIBLE FOR BUILDING MAINTENANCE OUTSIDE YOUR UNIT. It is essential that you review your prospectus and understand your rights and responsibilities AND THE RELATIONSHIP BETWEEN YOUR CONDO AND THE HOA.**

Brettonews is published monthly and mailed to every Bretton Woods residence and absentee homeowner.

Dumpsters are provided for household refuse, only.

Large household items, carpet, etc., removed by residents, are picked up Monday and Friday. These items should be placed next to a dumpster on Sunday or Thursday evenings only. Dumpsters must be left clear for the refuse pickup truck to operate properly.

DO NOT LEAVE ITEMS TOUCHING, IN FRONT OF, OR BEHIND DUMPSTERS

++Contractors are not permitted to leave any debris in or around dumpsters.++

NO SOLICITING ALLOWED!



BRETTON WOODS HOME OWNERS ASSOCIATION, INC.

1027 Clubhouse Ct
Coram, New York 11727
Phone: (631) 698-4861
Fax: (631) 698 - 0287

Enclosed in this packet are all of the rules and regulations pertaining to the Community and Amenities. These policies are put in place for the safety of all residents and their guests to ensure that everyone has an enjoyable experience in the Community.

Below is the guideline of disciplinary measures that will be followed for those who violate the rules and regulations.

1st infraction - \$100 fine & 30-day suspension of membership rights.

2nd infraction - \$250 fine & 90-day suspension of membership rights.

3rd infraction - \$500 fine & 180-day suspension of membership rights.

Please understand that it is the hope of the Board of Directors and the Administration that none of the above penalties will have to be levied for any resident or guest. However, our goal and purpose are to provide a safe and fulfilling environment for everyone. To ensure that we are successful in that enterprise, the above will be enforced justly and swiftly.

Residents are responsible for their guests, and the suspension and fines will be levied against the resident for the actions of their guest.

All owners who rent their unit(s) and do not reside in the community forfeit their access to their renter(s). Use of the facilities while not a current occupant of the community is considered a violation of our rules and regulations, and the owner will be subject to the above fines.

We take speeding and running stop signs to be a direct violation of our rules and regulations and an egregious offense. If you or your guest don't follow the traffic laws, the above actions will take place immediately. If the behavior continues, further actions will be taken in addition to the above.

Please note that the above is a guideline that we will attempt to follow. Depending on the severity of the action, The Board of Directors and the Administration in its sole discretion, may reduce or increase the disciplinary measures.

We are happy to welcome you to Bretton Woods and hope that you enjoy your experience in our community.

We believe that Bretton Woods is truly a Hidden Gem in the Hamlet of Coram!

Sincerely,
Bretton Woods Board of Directors and Administration

HOMEOWNERS' ASSOCIATION (HOA) RULES

1. New Residents wishing to obtain Passes must complete an application provided by the Reception Desk. The landlord or renter must pay an administrative charge before passes will be issued to renters.
2. The replacement cost of an ID card is \$10.00 for 1st replacement and will increase to \$20.00 for all subsequent replacements. Bar code vehicle stickers will be replaced at \$15.00 each.
3. Each unit is entitled to one free Guest Pass covering thirty recreational uses per year. This does not include use of the golf course. Replacement Guest Passes are available for \$30.00.
4. A Resident must have a Pass in his/her possession and abide by all rules to use the HOA facilities.
5. An Adult living alone may be issued a "One Other" Pass valid for one free guest. The "One Other" Pass may be used on the golf course.
6. Each resident is limited to a maximum of six (6) guests using the facilities at any one time. An Adult resident must accompany all guests.
7. Children under the age of 14 are not permitted to use HOA facilities or be in the Clubhouse unless accompanied by an Adult.
8. Pets are not permitted in any HOA recreation area, excluding service dogs.

PARKING AND COMMERCIAL VEHICLES

1. All vehicles must be registered, inspected, and insured.
2. Abandoned vehicles may not be parked anywhere in the community and will be towed at the owner's expense. For the purpose of this rule, abandoned vehicles are vehicles that are not currently registered or insured, and have not been moved from their current location for more than thirty days.
3. Commercial vehicle parking is only permitted in the HOA's Long-Term Parking Lot. See the Front Desk for more information. Commercial vehicles for this rule are any vehicle with lettering or commercial plates.
4. For additional information regarding specific parking restrictions, please contact your condo board of managers.

CLUBHOUSE

1. There is NO SMOKING OR VAPING in the Clubhouse, balcony, pool deck, or within 50 feet of any entrance/ exit doors of the clubhouse.
2. Guests must have a current Guest Pass and be accompanied by a Resident.
3. Residents and Guests must register at the Reception Desk and leave their Passes when issued any HOA/Condo equipment or keys. Any equipment damage will be charged to the Resident/Homeowner.
4. Proper attire must be worn in the Clubhouse; No bare feet, golf shoes, or swimwear.
5. Clubs and/or Private Parties must clean Rainbow Room and not leave room in disarray after a meal or party.
6. The following are not permitted and will result in immediate expulsion from the Clubhouse and/or surrounding area:
 - Damaging any HOA or personal property
 - Any activity that blocks entrance to, egress from, or movement within the facility
 - Any behavior that could result in personal injury or damage to HOA or personal property

- Foul, abusive and/or excessively loud language
- Excessively overt displays of affection.
- Lying on furniture
- Placing feet on furniture
- Running, pushing, and other forms of horseplay
- Raising volume on the TV to a level that is objectionable

A staff member may ask you to leave if you are found doing any of the above or if they find your conduct/actions inappropriate.

RAINBOW ROOM

1. Private Parties are permitted in the Rainbow Room and can be catered by the HOA Restaurant Operator or private caterer if licensed and insured. Specific rules and requirements for renting the room are provided with the rental application. Please see the Front Desk for more information.
2. Use of the room is first-come, first-served unless previously booked for an event.

BILLIARDS ROOM

1. Equipment is available at the Reception Desk. Passes will be returned when equipment is returned in good condition.
2. No food or drink is permitted.
3. Covers must be replaced.

BOWLING ALLEY

1. Use of the lanes is first-come, first-served.
2. Open bowling is not permitted during scheduled league times.
3. Bowling shoes are required for play.

GYM

1. You must be 14 or older to use the gym.
2. Proper attire and footwear are required.
3. All equipment/benches should be wiped down after use.
4. Follow all directions and posted signs when using equipment.
5. Please keep all noise levels from oneself, personal devices, and TV to a minimum.

SAUNA

1. Children under the age of 14 are not permitted to use the sauna.
2. All posted instructions must be followed.

LOCKER POLICY

1. If there are lockers available for rent, a rental form will be provided by the Receptionist. There is a yearly rental fee of \$50 per Golf Locker and \$15 per standard locker.
2. Each renter must renew his or her rental each year. Any lockers not re-registered will have the locks removed and the contents discarded.
3. The HOA is not responsible for any contents left in the locker.

BASKETBALL

1. Equipment is available at the Reception Desk. Passes will be returned when equipment is returned in good condition. If not returned, the Resident will be billed for a replacement.
2. Proper attire is to be worn on the court at all times. Tee shirts, tank tops or other suitable clothing is to be worn. NO BARE CHESTS.
3. All players are responsible to keep the court and area around the court clean.
4. No foul or abusive language is permitted on the court.

GOLF COURSE

1. Golf Club Membership IS NOT required to use the golf course.
2. Scorecards containing rules of play and the layout of the course may be obtained in the pro shop, from a Ranger, or in the box at the first tee.
3. Passes must be carried at all times and shown to the Ranger.
4. A Resident who does not play golf must accompany his/her guest to the first tee. The Ranger will pair the guest with a resident(s). If unable to physically get to the tee, the resident can call the Ranger.
5. Guests, up to a maximum of three, must play with a Resident. Players, not to exceed four, must start at the first tee.
6. Fees are required for guests. The Ranger will collect the appropriate fee or ticket.
7. Each player must have at least five clubs and a golf carrier or golf bag. Bags and/or carts are not permitted on Greens, Aprons, Tee Boxes, or between Traps and Greens.
8. Golf shoes with soft spikes or sneakers are required on the course. Shirts with collars must be worn at all times. No cut-offs, athletic shorts, tank tops, undershirts, work uniforms, halter-tops, mini-skirts, or bathing suits are permitted.
9. Activities other than golf are prohibited on the golf course. Practice is not allowed on the golf course and spectators are not permitted to walk with golfers.
10. No alcoholic beverages are permitted on the golf course.
11. Tees must be used when teeing off.
12. All divots must be replaced.
13. Sand traps must be raked.
14. Slow players must permit faster players to play through.
15. Proper etiquette and dress code will be enforced at all times.
16. Absolutely no dog walking is permitted on the golf course.

TENNIS & PICKLEBALL

1. Tennis shoes must be worn on the courts.
2. Shirts must be worn at all times on the courts.
3. Only players are permitted on the courts.
4. Benches, chairs, or other impediments are not permitted on the tennis courts.
5. An adult, who will be responsible for the child's behavior, must accompany children under the age of 14.
6. Courts to be brushed and lines to be swept after match is complete.
7. Guests, up to a maximum of three, must play with a Resident.
8. All posted rules must be followed at all times.

SWIMMING POOLS

1. All posted rules must be observed.
2. Pool monitors are responsible for all individuals in or around the pool area and may eject or discipline any person who violates the pool rules or whose conduct is objectionable.
3. An adult or a guest, at least 18 years old, must supervise a resident under the age of 14 in the pools.
4. **Swimwear must be worn at all times when using the pool.**
5. Bathers who are not "potty trained" or incontinent are not permitted in indoor or outdoor pools unless they are wearing swim diapers.
6. Bottles, glassware, or other breakable items are not permitted in or around the pool or pool deck area(s).
7. Food is prohibited in the indoor pool and enclosed outdoor pool areas.
8. Bicycles, skateboards, and/or motorized vehicles are not permitted on any pool deck or walkways.
9. Running, jumping, pushing, and other forms of horseplay are not permitted anywhere in or around the pool areas.
10. Pools may not be used when a pool monitor is not on duty.
11. Persons with infections, skin eruptions, fever, cough, cuts, bandages, or non-waterproof casts are prohibited from using the pools.
12. Changing stations are provided in the locker rooms.
13. Radios, stereos, tape players, etc. may not be played in such a manner as to cause objection.
14. All debris and garbage must be placed in appropriate disposal units prior to leaving the pool area.
15. No barbeques or cooking devices are permitted on pool deck, including but not limited to, electric, sterno, etc.
16. NO SMOKING OR VAPING permitted anywhere on the pool deck, including bocce ball & shuffleboard courts.
17. Scuba equipment is not permitted.
18. Jumping or diving from the side of the pool is prohibited.
19. Children under the age of 14 are not permitted in the Jacuzzi.
20. Recreation/Guest Passes will be checked and wristbands issued based upon occupancy.
21. Only one person is permitted on the diving board at a time and divers may not bounce more than once.
22. Jumping or diving from the shallow end of the pool is prohibited.

Tot Lots

There are Tot Lots provided for the entertainment of your children and/ or young guests throughout the community.

FRONT GATE ACCESS

1. Access is provided through the Resident's Gate with a bar code strip, or the Visitor's Gate (proper identification required for residents and guests).
2. One ID card is issued free of charge to each resident in a unit. One bar code strip is issued for each vehicle registered to each unit. Lost or damaged ID cards will be replaced for \$10.00 each for first replacement and increase to \$20.00 for each additional replacement. Bar code vehicle stickers will be replaced for \$15.00 each.
3. Residents and guests who go through the visitor lane will be asked for ID and have their registration scanned. Any resident or guest who does not comply or is confrontational with the Guard, will be subject to denial from entering the complex.

BRETTON WOODS HOA FACILITIES

Standards of Conduct

All residents and guests assume an obligation to behave in a manner consistent with the intent of the Bretton Woods governing documents. The HOA retains the right to maintain security and to exclude those who are disruptive to the enjoyment of other residents and guests. Please see your Condo and the HOA prospectuses, and "Welcome to Bretton Woods" for more details.

Security

All persons using the HOA's Common Facilities are urged to properly secure their personal belongings. When using lockers, make sure the LOCKERS ARE ALWAYS LOCKED WHEN UNATTENDED. It is also advisable to avoid leaving money and personal valuables inside lockers. The HOA is not responsible for any damaged, lost or stolen personal belongings. Do not leave personal property unattended anywhere on HOA Property.

Injury and Accident Reporting

All injuries sustained in recreational activities should be reported to the HOA immediately, preferably using an HOA Incident Report. Please be aware that the Bretton Woods HOA assumes no responsibility for injuries sustained in any activities on HOA Property.

Legal Information

Notice to users of Bretton Woods HOA facilities:

Be advised that there are a number of risks associated with entry into and use of the association's common areas and facilities. By entering onto and using the association's common areas and facilities you're knowingly and freely assuming all such risks, known or unknown relating to your use of such facilities. The Bretton Woods HOA is not responsible for negligent use or behavior.

The Bretton Woods HOA is not responsible for injuries to spectators as a result of any recreational activity on HOA property or negligence.

HOA Fees

ADMINISTRATION – HOA Office Support

- Entrance Fee **\$1000**
- Seller's Administrative Fee **\$ 500**
(Additional information provided in the seller's packet)
 - ✓ \$300 refunded when RECEIPT OF DOCUMENTS and Recreation Passes are returned
- Refinancing/Reverse Mortgage Fee **\$150**
- Replacement Prospectus/By-Laws **\$75**
- Rental Administrative Fee (per lease) **\$500**

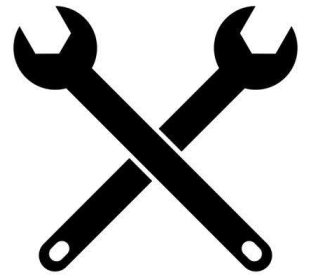
*\$250 refundable with the return of ID cards at the end of lease.

GOLF BOOKS: 5/10 TICKETS

- **\$75/\$150**

MAINTENANCE

- **Minimum charge:** One (1) hour; **\$40**
 - **Subsequent** time: \$40 per man hour
- **Minimum charge for after hours' emergencies:** **\$175**
 - Subsequent time (after 2 hours): **\$75.00** per man hour



For non-emergencies:

Below is a list of work HOA Maintenance staff can perform for you.

Bathroom: Toilet Bowls, filter valves, tank handles, flapper assembly, Vanity, medicine cabinets, faucets, stems & seats, shower cartridges, shower heads, drain pipes under the sink, supply hoses, tub drains, trip levers, grab bars, shower doors, towel bars, and angle stops.

Kitchen: Supply hose, angle stops, faucets, stems & seats, and supply lines.

General: Interior doors, closet doors, front doors, storm doors, door bells, door knobs, curtain rods, pictures, window sills, dryer vent cleaning, air filters, light fixtures, and sliding doors. Replacing hose bibs- which is usually a Condo generated task.

The HOA does not do major electrical or plumbing. If you need electrical or plumbing done, it must be performed by a licensed & insured contractor. Please refer to the Brettonews for outside contractors.