

Ossining Camp Meeting Association

Campwoods Grounds

Ossining, New York

About Us

Campwoods Grounds is an area of Ossining that was originally established by The Methodist Church for the conducting of religious services during the summer. It is important that Campwoods residents take an active interest in the historical preservation of Campwoods Grounds and maintain its annual ecumenical services during the summer.

Campwoods is owned and managed by the Ossining Camp Meeting Association, which is legally represented by its Board of Trustees (the Board). The Board of Trustees issues ground leases, levies and collects various assessments, supervises the maintenance of the common grounds and physical services, determines and enforces general rules and regulations, and conducts summer services.

The Ossining Campwoods Meeting Association will not discriminate, nor tolerate discrimination, against any prospective or actual resident or employee on the basis of race, creed, color, national origin, sexual orientation, gender identity, disability or sex.

Letters or requests to the Board will be addressed at the next monthly meeting of the OCMA Board of Trustees. Any requests requiring Board approval should be submitted at least one week before the next scheduled Board meeting. Emergency situations will be addressed immediately and should be submitted via email or contacting a Board member.

Contact Us

The OCMA Board of Trustees may be contacted by:

1. placing a letter in the **OCMA mailbox**, a white mailbox labeled OCMA located at the bottom of the stairs on the side of the Campwoods Auditorium;
2. mailing a letter to 37 Campwoods Grounds Ossining, NY 10562; or
3. sending an email it to OCMAmail@gmail.com.

Rules and Regulations

The following Rules and Regulations are issued by the Board of Trustees for the common welfare of the community. All residents and visitors are subject to these Rules and Regulations. As set forth in the lease, the Board of Trustees reserves the right to cancel a lease, to not renew a lease, or to levy a fine for violation of any of the Rules and Regulations. Despite this, the OCMA Board is not in a position to settle disputes between neighbors; issues of this nature must be worked out amongst the neighbors. All Village, Town, County, State and Federal laws and ordinances are applicable in addition to these rules and regulations.

We hope that a penalty will never have to be imposed. After all, we are a community and not forty-five individual homes. It is unfair for a few homes to ignore the rules and thereby disrupt the beauty of the grounds at the expense of the entire community.

Homeowners in violation of any of these Rules and Regulations will be notified in writing and be provided with details of the required remedy. Continued violation may result in fines. Fines will be determined based upon the severity and duration of the violation but will be no less than \$25 per incident. Fines may continue until the violation is remedied.

Thank you for your cooperation in ensuring a clean, safe and pleasant community.

Households

1. Written notice of intent to sell or transfer a house must be filed with the Board of Trustees prior to any public announcement of intent. Further, the Board of Trustees must approve any buyer prior to completion of a sale. Until prospective buyer has been interviewed and approved in writing by the Board, no lease will be granted. Review of applications, following receipt of all application materials and fees, is made at regular meetings of the Board of Trustees, held every month unless other accommodations have been made.
2. The Village of Ossining has zoned Campwoods Grounds as s-75, One-Family Residential.

OCMA cannot and does not exempt any Campwoods dwelling or resident from the One-Family Residential requirements of the Village of Ossining Municipal Code.

With regard to One-Family Residential, the Village of Ossining's Municipal Codes state that:

A family is defined as one or more persons, whether or not related by blood or marriage, living and eating together as a single housekeeping unit and sharing common expenses and household tasks.

A dwelling may have one occupant per room having floor area of at least 50 but less than 120 square feet, two occupants per room having floor area of at least 120 but less than 180 square feet, and three occupants per room having floor area of 180 or more square feet.

In every dwelling unit of two or more habitable rooms, every room occupied for sleeping purposes by one occupant shall have a minimum gross floor area of at least 70 square feet. Every room occupied for sleeping purposes by more than one occupant shall have a minimum gross floor area of 50 square feet per occupant thereof. However, in the cases of children under six years of age, the requirements shall be 35 square feet per child for two or more children. Every room used for sleeping purposes shall have a minimum width of seven feet. Kitchens shall not be used for sleeping purposes.

3. At least one resident whose name appears on the lease must reside in said house as their primary residence.
4. No person residing in a house may have more than one concurring Ground Lease in Campwoods Grounds.
5. No house, or any portion thereof, may be rented or sublet at any time.
6. Cottage owners may petition the Board to increase their plot area to include adjacent common ground.
7. Written permission must be obtained from the Board of Trustees before adding:
(a) permanent fences or storage sheds; (b) any type of underground pipes or underground wires; (c) outdoor pouring of concrete, asphalt or similar man-made materials; (d) alterations or additions to houses that change the building footprint or (e) external structural changes to houses including, but not limited to, changing sizes of doors and windows, additions or structural changes to porches and decks.
8. All electrical, heating, and plumbing work in the house must comply with the requirements of the Village of Ossining, Town of Ossining, County of Westchester, and State of New York. No such work may be done on site (grounds or homes) except by properly licensed and insured contractors. Notice must be provided to the Board of any project that will require shutting off of utilities (water, sewer, electricity, gas) to all or some of the community. Such notice must be provided at least 24 hours in advance. Homeowners will be responsible for notifying neighbors.

9. The homeowner is responsible for all repairs, maintenance, etc. on the house and within the perimeters of the individual ground plot. Certain infrastructure projects (sewers, retaining walls, etc.) may be the responsibility of OCMA. A determination will be made on a case-by-case basis.
10. Unless required to complete the construction project, vehicles must not block roadways for extended periods of time. Contractors may block roadways temporarily to load and unload equipment, but must park either in Visitors parking or on the street. Notice must be provided to the Board of any project that will require blocking the roadway for an extended period of time. Such notice must be provided at least 24 hours in advance. Homeowners will be responsible for notifying neighbors and/or placing signage or cones to redirect traffic.
11. Each homeowner must ensure that there is sufficient heat or properly installed pipe heaters in their home to keep the water pipes from freezing and bursting. Each homeowner must maintain and repair their water pipes and keep them in good condition at all times. Please be advised that each homeowner has the obligation to make prompt repairs or replacement of broken or leaking pipes as are necessary and turn off outdoor spigots.
12. We welcome member's contributions to improving "common grounds" (e.g., clean up and gardening activities); however, such activities require prior Board approval.
13. Trees may not be excessively pruned or removed without prior Board approval. Hedges or permanent barrier shrubbery between plots may not be planted or removed without written permission from the Board of Trustees.
14. Each homeowner is responsible for the yard maintenance and lawn care of their cottage and is required to keep it looking respectable.
15. Each leaseholder or representative must provide at least 8 hours of community service to the Ossining Campwoods Grounds. Service may include, but is not limited to: serving on the Board of Trustees, serving on a committee, participating in Community Work Days, or helping to set up, breakdown or run Community events. Community members that do not provide community service will be charged an additional \$15 per hour for unserved hours for a maximum of \$120 after the year end tally is completed.

Quality of Life

1. The close proximity of many houses requires that residents be considerate of each other. Games, entertainment, and amusements shall be limited to those that do not disturb the peace and quiet of the vicinity or of any religious services on the Campwoods Grounds. The volume of radios, television sets, stereos, etc. must be regulated so as not to disturb neighbors, particularly after 10:00pm and on Sundays after 6:00 pm during summer services.
2. Signs are not permitted without Board approval, with the exception of political signs displayed no more than one week before an election, and which must be promptly removed following elections, as per the Village and Town ordinances.
3. No bonfires are permitted on the Campwoods Grounds at any time. No burning of leaves or trash is permitted.
4. Outdoor picnic grills or chimineas/fire pits may be used if they are placed at least ten feet from a house or structure. Care must be taken to extinguish grills thoroughly after use to prevent a possible fire hazard.
5. The use of any type of firearm or igniting of any form of fireworks or explosive device on the Campwoods grounds is strictly prohibited at all times.
6. All members of the Campwoods community have a responsibility to treat each other with consideration and respect. Accordingly, engaging in behaviors that harass, intimidate, bully, threaten or harm another member of the Campwoods community or visitor does not support a respectful and civil living environment and will not be tolerated.

Sanitation

1. All residents are to use identified receptacles for trash and recycling.
2. Lids to all receptacles must be able to close completely. If the receptacles are full, you must bring your refuse another day. Overstuffing of the dumpsters will result in additional fees from the garbage removal company.
3. Do not place any fluorescent bulbs, computer, televisions, electrical equipment, large metal items, tires, paint, chemicals, propane tanks (and similar items) in the dumpsters or the dumpster area. These must be recycled at the Westchester County recycling plant.

4. Christmas trees must be placed outside the Campwoods, not blocking the sidewalk, for pick up by the Village.
5. Items that cannot fit in the dumpster are considered bulk and pick up must be arranged by the household at their own cost.

Schedule of Sanitation Collection:		
Regular Garbage	Three times Weekly	
Cardboard/Newspaper	Once per week	
Co-Mingles	Once per week	
Leaves	Sunday evening	Please place leaves in a paper leaf bag and leave on the grass curbside (not leaning against the wall) at the main entrance.
Bulk Items	By Appt.	Some bulk items will be carted by the garbage removal company at the homeowner's expense. Please contact the board with specific information including type of material and size of item so that we may obtain an estimate for the cost of removal. Once an agreement is made and we receive a scheduled time, you will be notified to leave your items outside of the dumpsters after 5pm the night before the appointment.
Freon Items	By Appt.	Purchase a sticker from the Ossining Public Works and schedule with them a date for pickup.

Pets

1. Owners must ensure that all on-site pets have all vaccination as may be required by New York State or local authorities including, without limitations, all dogs and cats must have up-to-date rabies vaccinations. Proof of vaccination must be made available to the Board upon request.
2. Homeowners are responsible to ensure:
 - a. Cats must be brought inside if they are creating a nuisance.
 - b. Dogs must be on a leash or in a fenced in area at all times while outdoors.

- c. Dog owners must take responsibility to clean up feces immediately.
 - d. Dogs cannot be left outdoors unsupervised and must be brought inside if creating a nuisance.
 - e. Dogs and Cats shall not:
 - Damage property
 - Bother pedestrians
 - Display dangerous or vicious behavior
 - Disturb the peace, comfort or health of any person of reasonable sensitivity by making loud, unnecessary and continuous noises.
3. By extension, all other species of pet must be kept and maintained in accord with what is reasonable and appropriate for that species' to similarly co-exist without disturbing the quiet enjoyment of Campwoods. To the extent that any pet that is deemed or in fact demonstrated to be incapable of meeting such expectations, the pet owner may be fined and/or pet not permitted to remain on Campwoods Grounds.
4. The homeowner and/or pet owner is wholly responsible for all damage, cost, or expense caused by a pet.

Parking & Vehicle Policies

General:

1. The speed limit is five miles per hour.
2. The main roadway is one-way. Driving the wrong direction in Campwoods Grounds is prohibited. Two traffic is permitted only to enter and exit the 100 and 700 parking areas.
3. Limit standing time on the roadway and do not unnecessarily block roadways.
4. Driving or parking on lawns or other unpaved areas is prohibited. If it necessary to drive on lawns for delivery or home repairs, you must obtain approval from the Board. Plywood or other protective measures must be used to limit damage to the lawn. The homeowner will be responsible for any necessary lawn repairs.
5. Helmets must be worn when riding bicycles or push scooters within Campwoods Grounds in accordance with New York State law

Parking:

1. Any leases issued after October 1, 2011, will guarantee one parking space per cottage. However, the location of said spot will not be guaranteed as an addendum to the lease.
2. Each cottage is permitted to park no more than two vehicles on Campwoods Grounds. Residents' second car should park in spots designated as "resident only." These open spots are available only to residents and are available on a "first come, first served" basis. No cottage owner can "claim" an unmarked spot as their own: these spots are available to all residents. Residents can only use the unmarked spots when their primary, assigned spot is in use.
3. OCMA will provide two parking passes to each cottage. These passes must be displayed in all resident vehicles when parked on the Campwoods Grounds. Campwoods Replacement passes will cost \$15 each.
4. Extended stay non-residents (i.e., non-residents that park overnight more than 50% of the month) will be considered as "residents" for parking purposes and all Resident parking rules apply.
5. Residents can park in the "Visitor's Parking" area ONLY when their assigned spot(s) and all of the unassigned spots are in use. However, residents must use the Visitor's Parking spots ONLY as a last resort and can remain in visitor spots for only 24 consecutive hours. Keep in mind, Visitor Parking areas are for Visitors, not for long term or regular resident use.
6. Cottages having more than two resident vehicles must find street parking for the additional vehicles. Parking permits for street parking are available from the Village of Ossining.
7. Campwoods Visitors can park in the visitor's parking lot. It is your responsibility to inform your visitors where they should park. Please notify the Board if visitors are staying for more than two nights.
8. Visitors that are repeatedly improperly parked may be towed at the owner's expense.
9. House sitters or other long-term visitors (visitors that park overnight for more than three consecutive nights) may use the resident's assigned spot or Resident Only parking so long as only two vehicles per cottage are parked at Campwoods

Grounds. The Board should be notified if a visitor will be using Resident Only parking. Parking passes must be displayed.

10. Vehicles, including vehicles owned by Residents that are improperly parked, i.e., parked in Resident Only without a parking pass; parked in Resident Only spots when their primary spot is not in use; in front of dumpsters; in fire zones; in the circle; or on the grass may be towed at the owner's expense.
11. Residents are required to register the make, model, and license plate of all resident vehicles, including without limitation, "extended stay non-residents". This information can be placed in the OCMA mailbox located at the bottom of the auditorium side steps or emailed to OCMAmail@gmail.com.
12. Upon sale of a cottage, assigned parking spots become available to the entire community through a lottery except when the accessible parking policy applies. The lottery system is as follows: When there is a sale of a cottage all residents will be informed of the space up for lottery. Residents then may apply to be in the lottery. Names will be drawn with at least one member of the Board and one non-interested party. Residents that have been in the community from 0-5 years will be given 1 chance, residents from 5-10 years will be given 2 chances, and 10-15 years will be given 3 chances in the drawing. The maximum number of chances is 3.
13. Residents can petition the board to request changes to the location of their assigned spots to one of the "Resident Only" spots or to exchange parking spaces with another resident. To exchange parking spaces with another resident, both parties must petition the Board.
14. All vehicles parked on Campwoods Grounds must be able to fit into a standard parking space as designated throughout the parking areas. Any vehicle that interferes with traffic or the parking of vehicles in adjacent spots will be considered in violation.
15. There are extended length parking spaces intended to fit two vehicles (tandem space). Residents assigned tandem spaces cannot use Resident Only parking for a second vehicle. Both Resident vehicles must park in the tandem space. If both resident vehicles do not fit in the space, the space may be reassigned. The space would be made available through a lottery (lottery procedure described above) to any homeowner with two resident vehicles.

16. Unregistered vehicles and vehicles without plates cannot be stored on Campwoods Grounds. Such vehicles will be towed at the owner's expense.
17. Residents are required to monitor and clean their parking spots for any significant spills, stains, and other types of soiling/contaminating and/or damage to tarmac, surrounding plant life and signage. Any damage caused by negligence of homeowner to maintain their vehicle in proper order must be remediated. Failure to do so will be considered a violation.
18. Servicing of motor vehicles (oil draining, motor work, etc.) inside the Campwoods Grounds is prohibited. Minor repairs (tires, batteries, etc.) are permissible. Washing and polishing or waxing of motor vehicles is permitted in parking areas only.

Accessible Parking Policy

The OCMA Board will make reasonable parking accommodations for Residents that have either a permanent or temporary disability.

1. All requests for parking accommodations must be made to the Board in writing.
2. The Board may require that any Resident requesting accommodation provide proof of disability including but not limited to a disabled hang tag/license plate or doctor's recommendation.
3. Residents with the nearest appropriate spaces will be asked to voluntarily switch parking spaces to allow for disabled parking. If there are no volunteers, the Board will select the Resident with the least seniority (shortest residency at Campwoods). The displaced Resident will have the choice of switching parking spaces with the requesting Resident or any Resident Only parking space. For temporary disabilities, the parking assignments will revert to the original assigned spaces once the need for disabled accommodation has ended.
4. Any Resident that is displaced from their assigned spot to accommodate a permanent disability parking space will be given the opportunity to "claim" a parking space that becomes available through the sale of a cottage prior to the parking lottery.
5. Parking spaces for any new Resident with a disability will not be put up for the parking lottery if the current assigned space will accommodate the disability. Otherwise, the Board will follow the procedure outlined in paragraphs 3 and 4 of this policy.

