Springtime means different things to different people. College students think of spring break, gardners think of this year’s plantings, and tennis and golf enthusiasts think of perfecting their swing. But, for those of us in Palisades who make old houses our homes, more practical things come to mind. Spring is a time to repair the leak in the roof, scrape the peeling paint from the clapboard and finally make plans to replace the drafty windows. And for those of us who feel really ambitious, spring additionally symbolizes the time to enlarge a kitchen or bath, replace a porch, add a room, or as in our case, all of the above. Speaking from experience, I am here to tell you that spring is a dangerous time for the Old House owner.

Four springs have come and gone as we phase by phase restore and now add a garage and bedroom to our house. We hope this spring will see the completion of our reconstruction phases. If you are reading this article and have owned an old house through as many springs as we have, you realize I speak of false hopes. However, if you recently moved into an old house or are about to add some creature comforts unavailable when your 19th century home was originally built, I offer you the following advice.

Do not lose sight of why you choose to live in an old house. The sense of history and legacy that are within and around the homes of Palisades and Snedens Landing outweigh the uneven floors that require matchbooks under a table leg and the substandard electrical circuitry required to run 20th century appliances.

When you decide to update your 18th or 19th century treasure, sacrifice on the side of convenience and not history. It is sometimes a difficult choice, but you won’t regret it. When we began our addition, we chose to build it slightly larger than needed rather than reorganize interior spaces that by today’s standards are considered inefficient. As a result, we have kept the original old house intact.

Of course, sometimes the choice to retain the historical elements of a house and err on the side of convenience is the better choice. However, it is important to remember that history is important and to strive to preserve as much of it as possible. This is especially true in Palisades, where the historic character of the homes is a major draw for many residents.

10964 thought its readers might be interested in an article about the changes in real estate in Palisades over the past several years. This is essentially an over-all view of what happened, why it happened, and what the future holds. I want to thank Palisades realtors, Jacquelyn Drechsler, Suzanne Freil, and David Sanders for their invaluable assistance.

Buying a house is perhaps the single most important investment one will make and may also be the most profitable one as land is a vanishing commodity. Suzanne Freil who has been in the real estate business since the 1960s can attest to this as can long-time Palisadians. Twenty-five years ago, houses were selling for $25,000 to $35,000 with carpenter specials going for $25,000. An acre of land was going for $7,000 to $10,000. But let us not dwell on the past of lost opportunities but go forward to the present.

We are all aware of the frenzied real estate market of the eighties when prices went out of sight. People bought houses like crazy, outbidding one another while sellers sat back, waiting for a higher bid and reaping unexpected profits. Some buyers would then turn around and sell, pocketing a tidy sum. The economy had picked up, confidence was high, salaries had increased, yuppies had become a household word, and the stock market was hitting new highs practically every day. The demand for housing snowballed.

Palisades, our quiet little hamlet, participated in this real estate surge. Prices for houses began to escalate to unheard of levels, especially in Snedens Landing. We saw undeveloped land transformed into the new residential areas of White Oak and Red Oak, Closter Woods, and Fern Road to meet the request for “Executive” houses.

Then the bubble burst. The stock market plunged, people woke up. The real estate market shifted down to first gear.

To translate this scenario into dollars and cents, I used the realtors’ Comparative Market Analysis for 1986.
NEW POSTMASTER?

Have you wondered or asked at the counter of the Palisades Post Office who our next postmaster would be? I have and got invited to the back where a very personable officer in charge named Peter Misiaszek patiently explained to me the process involved in the appointment of a new postmaster.

Before we launch into an abbreviated version of his explanation, let me introduce this enthusiastic man who commutes (one and one-half hours each way) from Milford, Pennsylvania, every day and will do so for several more months until the position is filled. He says that he doesn't mind the drive because he likes it here. When asked why, he replied that it was the very good employees in our post office who make his work enjoyable. In case you don't know all their names, the people he's referring to are clerks Bernard (Bernie) Doyle, Anita McLeish, John Morgan, and Joseph McNally who is also a substitute mail carrier.

The Palisades Post Office is a level 15 office (levels determined by the revenue and number of deliveries) which has only one supervisory position in the office, that of postmaster. This position was open for bids from February 22 to March 3 throughout the zip code areas of 105 through 109, known as the Westchester Field Division. Any career postal employee with six months of service could bid on the job.

With the bidding completed, the Personnel Department of the field division in Mt. Vernon chooses three members of the division to be on the selection committee. They narrow down the list of applicants and interview approximately a dozen candidates from which three or four are selected. The field operations director then selects one from that group and submits the applicant to the division manager for approval. Following this, the FBI does a background check on the candidate. The whole process takes about three months from the end of the bidding period.

In case you've figured that we will have a new postmaster in place by the beginning of June, let me add that in the event there are not sufficient candidates from the Westchester Field Division, the whole process starts over. This time the bidding is opened to two additional divisions, the Stamford Division, 068 and 069, and the Poughkeepsie Division, 124 through 126.

In the meantime, our post office is in good hands, Anita, Bernie, John, and Joseph are at the counter, Peter is in the back, and no mail is being allowed to fall through the cracks!

Boyce Leni

BARBARA LEACH HELPS CREATE AIDS QUILT

It was to be a background for an appliqued montage of names of people with AIDS who had worked with his team of crisis intervention workers at the Gay Men's Health Crisis Center, and who had subsequently died.

The montage was part of the nationwide "Names Project," which was begun in San Francisco in 1986 to illustrate the enormity of the AIDS epidemic in human, not statistical terms. It was a means of expression for people who had lost someone to AIDS—and to generate support from communities across the country for people with AIDS. It was to be a vast assemblage of panels created around the country, and sewn into a huge quilt that would be taken on tour around the world.

In spite of a back-breaking work schedule, Ms. Leach found time to do the landscape for the New York panel, because for her, "it was a special way to be complete after the loss of my partner." The dramatic sunrise was painted "out of love and celebration of his life." For her panel of the quilt, names were written on falling "leaves" which were actually the shapes of the hands of members of the crisis intervention team.

The completed quilt now consists of almost nine thousand 3x6 foot panels—a total of nine acres of skillfully sewn-together patches! Last year it was displayed in its entirety in Washington, D. C., outdoors, between the White House and the Washington

(Cont'd p. 4)
modernity are not practicable. When we decided to add a garage we recognized that the presence of the automobile was in contradiction to a 1780 house. The argument for the size and location of the garage influenced us to consider a separate structure.

Ultimately, we decided that a garage separate from the house would not be convenient and would compete with the house visually. This decision resulted in what we built, another one in the numerous additions added to our house over the past 200 years. I think the placement of this addition has improved the profile of the house and the various roof lines. When complete, the automobiles will be to the side and rear and will not encumber the front view as they do presently.

There are some historians who feel a Williamsburg, Virginia approach to additions and reconstruction of old structures should be the norm and not the exception. We did not follow this philosophy and feel fortunate our Historic Areas Planning Board agreed.

An accommodating board does not relieve each of us of our responsibilities to both our neighbors and history. Any work contemplated needs to be sympathetic to the original house. However, additions are more problematic than a new roof. Additions tell a story about the house and its past. Because of their longevity, almost every house in our community has at least one addition or more. Present day additions need not be treated any differently than their ancestors. They need only be respectful of their elders and cognizant that someday they may have youthful successors.

Not all additions are good or appropriate for the original house. In our case, we were faced with either removing an ill-proportioned flat roof structure at the rear of our house or cloaking it with our expansion plans. We chose the latter in spite of the fact that this decision required additional work. It was important for us to always have some memory of its existence as part of the house.

Not all additions are good or appropriate for the neighboring houses either. A large part of the vitality present in Palisades and Snedens Landing is found in the rural rather than suburban apportionment of land. An objection to this form of land distribution is that after two centuries of subdivision upon subdivision, houses often end up intimately close. An addition to one house can have spatial and visual repercussions for its neighbor, especially in the winter months when the trees are bare. In our community worrying about your own house is not enough, you have to be concerned about your neighbor's as well.

Owning an old house requires a certain type of individual who looks at the repairs and the upkeep as a labor of love. When it comes time to consider enlarging the house or modernizing spaces, an alarm goes off as it did with us two years ago. Unless a house is selected with an addition in mind, the first notion of changing its look and character is abhorant. You ask what we asked, didn't we buy this house because we liked it? The answer is yes, but if you're uncomfortable in the house you will resent doing the repairs that are inevitable each spring.

So come on and join the rest of us. If you're thinking of doing the work, do it. It's springtime. Otherwise, take a vacation and don't return home until the swim club opens.

William Walther

REAL ESTATE IN PALISADES (Cont'd from p. 1)

through 1988 which lists houses available, asking prices, closing prices, etc., for houses sold through multiple listing. From this I compiled the following figures. Are you ready?

<table>
<thead>
<tr>
<th>YEAR</th>
<th>HOUSES SOLD</th>
<th>PRICE RANGE</th>
<th>MEAN AVERAGE</th>
</tr>
</thead>
<tbody>
<tr>
<td>1986</td>
<td>12</td>
<td>$170,000-1,000,000</td>
<td>$519,000</td>
</tr>
<tr>
<td>1987</td>
<td>16</td>
<td>220,000-1,000,000</td>
<td>457,000</td>
</tr>
<tr>
<td>1988</td>
<td>9*</td>
<td>190,000-700,000</td>
<td>363,000</td>
</tr>
</tbody>
</table>

* of the 16 houses on the market for that year.

What do these figures mean? While I am not a statistician, I concluded that 1986 was the best of the three years to have sold your house and 1988 the best to buy. You can see that the market slowed down in 1988. Yet real estate worth almost $17,000,000 changed hands in this three year period. Donald Trump may consider this a drop in the bucket, but it is an impressive sum for our little hamlet.

Last year was definitely a buyers' market—an opinion shared by our realtors. People were apprehensive, more cautious, less willing to commit their money. In previous years, people would tend to make an offer on a house, but now they were just looking, thank you. Serious buyers could afford to be choosy with more houses on the market. Sellers were slow or reluctant to accept that they might have to lower their expectations.

What about 1989 and beyond? Our realtors are an optimistic bunch and all expect a strong spring and say the market is already showing activity. Prices have leveled off—an correction in the market. Palisades, with its homespun charm, history, and natural beauty, will always be a special place to live and as such will continue to attract people. Therefore, according to our realtors, we should expect prices to climb steadily.

Karen Jefferies
ANNOUNCEMENTS

Newest Palisadians
We welcome the newest little ones and congratulate their parents. In order of their appearance, they are:

Peter James Zipparo, born on January 19 to Patricia Lindgren and George Zipparo.

Savannah Cristina Elizabeth Green, born on February 17 to Diana and David Green.

Art Courses at Palisades Community Center

Silya Kiese of Palisades has been a practicing artist for the last 15 years. She has just returned from the Art Institute of Chicago and is now offering "Artworks," beginning with two dynamic art courses at the Palisades Community Center on Wednesday evenings beginning March 22 through April 19 from 7 to 9 p.m.

Silya will introduce a course, Freeform Sculpture, in which found objects such as inexpensive household items, industrial materials, metals and plexiglass will be transformed into imaginative sculptural compositions. Time will be devoted to explaining the premises of works by contemporary artists and their use of found objects.

Rubens Teles, who is an accomplished artist and has a gallery on Madison Avenue and a shop in Piermont, will conduct a course in Painting and Graining using combs, sponges, rags, brushes, and other traditional tools. Students will learn how to do knots and grains of different woods and will bring an object to paint.

Skip Vezzetti Presides at Annual Meeting

Charles H. Vezzetti, Orangetown Highway Superintendent and a resident of Palisades, acted as the presiding officer at the Group Session of the Highway Superintendents at the 1989 Annual Meeting of the Association of Towns on February 22. Topics under consideration included "Guiderails" and "Traffic Control in the Work Zone."

In December, Mr. Vezzetti and several other members of the Orangetown Highway Department completed a course of training through Troxler Electronics Laboratories in the use of nuclear testing equipment. The course certified Highway Department personnel in the proper monitoring and operation of a nuclear density gauge, currently in limited use throughout the country, which provides detailed analysis of subgrade moisture percentages and tests the compaction rates for in-place asphalt. The nuclear density gauge will be used for inspections of new subdivisions as well as municipally applied resurfacing and surface reconstruction projects.

Palisades Post Office Job Opening

Applications may be obtained at the Palisades Post Office for the position of Clerk Carrier. Those applying will be notified when an examination will be given in this area. If you are interested and would like more information, you may call the Palisades Post Office at 359-2286.

AIDS QUILT (Cont’d from p. 2)

Monument. Due to its vastness, it is usually displayed in pieces from different regions such as New York, in indoor locations. It will begin touring again in March in Salt Lake City, then travel to Rochester, Philadelphia, and Portland, Maine, in May. We are proud to have one of our own, Ms. Barbara Leach, representing the spirit of our community in this worthwhile project.

Ms. Leach currently has a studio in New York City, where she designs and produces unique custom fabrics, painted room concepts and home accessories. She serves private customers, decorators, manufacturers and major department stores. For instance, she has created designer fabrics for evening wear, sheets and wall coverings for such industry giants as Mary McFadden, Ralph Lauren, Perry Ellis and Oscar de la Renta. She has also produced printed fabric, woven collections and wallcovering books for Gossamer Wings and international design companies.

Judith Umlas
When I was about five years old I had a recurring dream about birds. I dreamed I was their friend, their confidant. They would come from all over just to be with me, hover over me, fly around me. I was always standing on some large boulders, often just looking at them, making eye contact with them as if to say "I love you, too." In my favorite part of the dream, several of the birds flew toward me with their wings spread as if they would land on my chest, and they hugged me. I experienced a deep, warm fulfilling feeling of love then and felt more loved at those moments than at any others I can remember. It was my favorite dream, and luckily, I had it often.

I had all but forgotten those dreams, though, over the next 40 years. I did tell my wife about them once and tried to convey the feelings they conjured up for me.

One day recently I was with my wife and my five-year-old daughter at Rockland Lake. We had gone to feed the birds. It was a very cold day, and we had brought a loaf of bread. The lake had been frozen over and there was an area where most of the birds seemed to congregate: geese, swans, ducks, seagulls, and probably quite a few other species I didn't recognize. We were all tossing torn-up pieces of bread to them which created a mass gathering of the birds, fighting to get each piece.

Then I had the idea of throwing some pieces straight up into the air, and what happened next transported me right back into my childhood, right back into my dreams. A seagull swooped from nowhere and snatched the piece of hot dog roll I had thrown and whooshed off to nowhere. I threw another piece straight up, and another seagull repeated the catch. Then, as I kept throwing the pieces into the air, I noticed that the seagulls started to simply hover over me, waiting for their bread. There was no fighting among them; they actually formed a queue! I made eye contact with each one, and threw the piece directly into their mouths. Inexplicably, my aim was exquisite: it was as if the connection between each seagull and me was already made, and I was giving the bird bread as if there were an invisible tube between us sucking the piece into their open mouths. With each catch, the bird would fly off, and the next hovering bird in line would inch forward, waiting for the next throw. Each time there was the eye contact, and it seemed like they said, "I know you...I remember you from when you were a child."

While the birds hovered, in order to remain stationary (I thought only hummingbirds could do that!), their wings flapped feverishly, churning up an audible whooshing--back and forth--a sound that was hypnotic, that drowned out all other sounds. It was loud and continuous. It came from many birds at once, and most loudly from the one hovering directly overhead. It never ceased to amaze me how true my aim was...the birds were about four to five feet above me. Close enough to really feel the connection and the eye contact. It was a child."

Recently, you have probably heard a lot about the Medicare program. The new Federal Medicare program basically provides protection against "catastrophic" hospital and physician charges. Medicare is a Federal program and the New York State Senate Aging committee has no direct jurisdiction over its operation. However, as a public service here is a summary of the legislation:

**Benefit Improvements**

1. **Hospital care.** Starting in 1989, Medicare will pay all hospital costs after the patient pays the annual deductible. Nest year that deductible will be $564. At present, Medicare provides only limited coverage after 60 days and no coverage after 990 days in a hospital (except for a lifetime reserve of 60 days limited coverage which, once used, is no longer available).

2. **A new Part B beneficiary payment limitation.** Beginning January 1, 1990, under Medicare Part B--a voluntary supplemental medical insurance program that covers physician and other related charges--beneficiaries pay a deductible of $75 a year and a 20 percent co-payment on each approved Medicare charge. If these beneficiary co-payments and deductibles reach $1,370, Medicare will pay 100 percent of Medicare-allowed charges for physician and other Part B expenses for the rest of the year.

3. **Prescription drugs.** Medicare will cover part of the cost of outpatient prescription drugs. In 1991, when this coverage first takes effect, Medicare will cover 50 percent of drug costs after the beneficiary has spent $600. In 1993, when the coverage is fully effective, Medicare will pay 80 percent of drug costs above $710.

4. **Skilled nursing care.** Starting in 1989, Medicare will cover up to 150 days of skilled care each year in a nursing home (coverage is now limited to 100 days). The current requirement that a person must have been hospitalized immediately before entering the nursing home will be abolished.

5. **Medicaid reform.** People whose spouses must enter a nursing home or other institution, and whose institutional costs are being borne by Medicaid, will be allowed to retain a larger share of the couple's income and assets. This is designed to protect the spouse not in the institution from being impoverished.

**Private Medigap Insurance**

Many Medicare beneficiaries now hold private "Medigap" insurance policies that cover some of the items that will now be covered by Medicare. Medigap insurers will be required to notify policyholders before January 31, 1989, of what changes they will make in their policies to accommodate the improvements in Medicare. Private insurers may expand the coverage they offer, or lower their premiums. They will lose federal
ROCKLAND CENTER FOR THE ARTS

Events

March
3 "Off Off Center" series begins with Haiku Lingo, electronic new music and words in dramatic performance, featuring Shelley Hirsch and David Weinstein. Friday, 8 p.m.
4 "Writers Roundtable; The Arts of Biography." Emily Mann, screenwriter of the network miniseries on Winnie Mandela, will be the guest speaker. Saturday, 8 p.m. Admission: $5 general, $4 Center members, seniors, students.
5 "ArtQuest." Lecture/demonstration featuring Yin Mei, Chinese classical dancer in full traditional costume. Sunday, 3 p.m. Admission: $12 general, $10 Center members, seniors, students.
18 Fundraising Rainbow Auction (fine art, crafts, antiques, gourmet dinners, etc.) and BMW raffle drawing. Park Ridge Marriott. Saturday, 6 p.m. to 1 a.m. Tickets: $37.50 for cocktails, dinner and auction
31 Tappan Zee Chamber Music concert featuring the Chamber Players: Abba Bogin, piano and Masaka Yanagita, violin, playing sonatas by Bach, Schubert, and Franck. Friday, 8:30 p.m. Admission: $10 general, $9 Center members, seniors, students.

April
1 "Writers Roundtable: The Arts of Biography." Kenneth S. Lynn, biographer of Ernest Hemingway. Saturday, 8 p.m. Admission $5 general, $4 Center members, seniors, students.

Workshops

March
1 "A Sense of Space." Movement. Melissa Matson, instructor. Workshop runs three consecutive Wednesdays, 8-9 p.m.
4 "Ukrainian Easter Egg Painting." Yara Mills, instructor. Saturday, 1-4 p.m.
5 Matting and Framing. Dorothy Cochran, instructor. Sunday, 10 a.m.-4 p.m.
11 "Ukrainian Easter Egg Painting." Yara Mills, instructor. Saturday, 1-4 p.m.
12 "Fresh Flowers." Flower arranging. Barbara Cohen, instructor. Sunday, 1-4 p.m.
13 "Words and Music." Composition. John Simon, instructor. Workshop runs for six Mondays, 7-9 p.m.

PALISADES FREE LIBRARY

Annual Meeting
We had a good turn out for the library's annual meeting. Speaker, Peter Boyer, of Vanity Fair let us in on some secrets of CBS in a fascinating and witty talk about the media and reporting on the media. New trustees, Elaine Dempsey and William McGivney, were voted in. Fish House punch was enjoyed by all.

Income Tax Time
The library has IRS and N.Y.S. tax forms which may be duplicated on the library’s copy machine. Also available are IRS and N.Y.S. reference publications and sets of instructions for completing individual Income Tax returns. A video cassette from the Internal Revenue Service may be borrowed. Ask at the circulation desk.

New Fiction
Amis, Difficulties With Girls
Atwood, Cat’s Eye
Auchincloss, Fellow Passengers
Auster, Moon Palace
Brookner, Latecomers
Burgess, Any Old Iron
Chesbro, Bone
Doctorow, Billy Bathgate
Francis, The Edge
Gross, A Fine Line
Irving, A Prayer for Owen Meany
Katzenbach, Day of Reckoning
Korda, The Fortune
Laker, To Dance With Kings
Mason, Love Life
Rushdie, Satanic Verses
Whitney, Rainbow in the Mist

New Non-Fiction
Bhutto, Daughter of Destiny
Bingham, Passion & Prejudice
Bragg, Richard Burton
Donaldson, An Affair to Remember
Duberman, Paul Robeson
Faser, Warrior Queens
McGinnes, Blind Faith
Naipaul, A Turn in the South
Oudes, From: The President
Packard, The Ultra Rich
Sontag, AIDS and Its Metaphors
Updike, Self-consciousness
Wambaugh, The Blooding

MEDICARE (Cont’d from p. 5)
certification if they charge for duplicate coverage.

MEDICARE (Cont’d from p. 5)
certification if they charge for duplicate coverage.

MEDICARE (Cont’d from p. 5)
certification if they charge for duplicate coverage.

Should you have any questions regarding the Medicare program you can call the Medicare catastrophic hotline at 1-800-888-1770.

from Senior Citizen News and Notes, Vol. 11, No. 3, September, 1988; official publication of the New York State Senate Committee on Aging.
NEARBY ART EXHIBITS

In March both the Blue Hill Cultural Center and Hopper House Art Center will feature the sculpture and graphics of Helaine Blumenfeld and paintings of Kjeld Tidemand-Johannessen.

Ms. Blumenfeld, who spent her early summers in Rockland County, now lives in England and works in Italy where she has access to the marble that she shapes into her varied sculptures. Her work has been the subject of a book and articles by eminent art critics and historians. Jacques D’Amboise choreographed a ballet based on her sculpture “Mother Earth” for the National Dance Institute.

Mr. Tidemand-Johannessen was born in Norway and came to the United States at the age of 12. He has studied in New York and San Francisco and has been commissioned to design and execute many murals for private collectors. Earlier in his career, as a student of Richard Pousette-Dart, he worked in studio space provided by Rockland Center for the Arts.

Both artists’ works may be seen at Blue Hill in Pearl River until June 15 and at Hopper House in Nyack through March 26.

BIRD DREAMS (Cont’d from p. 5)

beautiful.

I was tempted to lure them down to two to three feet, then one foot, then maybe have them grab the bread from my hand while flying, but I decided that I didn’t want to spoil what was happening. Perhaps next time (and there will be a next time). I quickly ran out of bread. My wife seemed awed by the unfolding spectacle. She said later that it had seemed as if I were a part of some natural element which she didn’t know about...as if this was what I was meant to do, somehow.

My daughter, on the other hand, was oblivious to this semi-spiritual experience I was having and my wife was witnessing. She experienced the joy of the moment by chasing ducks and having her own great time. A day we’ll all remember, each in our own way.

Bob Umlas
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CONTRIBUTIONS

Thanks to Lois and Robert Burcaw for their contribution to 10964 this past month.

CLASSIFIED

WANTED TO BUY: Small couch or loveseat. Please call 359-5985.


We are looking for a place--house or apartment with at least 3 rooms--in the Palisades/Piermont area to trade* for a spacious, newly-renovated six room apartment two blocks from Columbia University. Please call Dave at (212)932-3723. *or rent or sublet

10964 DEADLINE

The deadline for copy for the April issue is March 15. Please send copy to 10964, Box 201, Palisades, N. Y. 10964. The April issue will appear in your mail as close to the first of the month as possible.

10964 STAFF

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