



Lake Country Village Home Owners' Association



10 Maine Road
Plattsburgh, NY 12903

www.lakecountryhoa.com

Annual Report 2008-2009



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MESSAGE FROM YOUR BOARD AND THE BOARD PRESIDENT:

Hello Everyone,

Let me first say that it has been a very rewarding experience serving as your Board of Directors for Lake Country Village. We want to thank everyone for your support, belief, and encouragement. We, your Board, could not have accomplished all that we have this past year without those things from all of you.

As you know this past year has been a year of change with some disappointment and a lot of positive progress. Before we get to all of the positive progress we feel it is important to briefly mention the unpleasant business with GTI. It is unfortunate that this happened but it happened and lessons have been learned. It is time to put it to rest and continue on the positive and progressive direction we are going in at this time. We have a much better sense of community and a good start on community involvement and it is important that we continue to build on that. For the most part the Board that began serving in May 2008 has worked around the difficulty with GTI and has made great progress in putting Lake Country Village back on the right path.

Within this Annual Report you will see just how much was accomplished. This Board of Directors is very proud of all that we have accomplished. We would especially like to thank Attorney's Gary and Matthew Favro for all of their assistance and education of not only the Board but the residents of Lake Country Village.

Our Board of Directors and
Virginia (Ginger) Johnson
LCV HOA President



Audit Report – please note that issues found in the Audit have been addressed and corrected.

- A two year audit was done.
 - We now have two signatures required on all checks.
 - We have established long term goals and a fund for capital expenditures.
 - An overpayment was made to Yardworks in the fall of 2007; it is back in our funds.
 - Our new roofing contract saves us an average of \$7,000 per roof.
 - All vendor contracts will be based on the current roofing contract model as prepared by the HOA Attorney Gary Favro.
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COMMITTEE REPORTS

Beautification

Bob Turek was a one man Beautification Committee. He Chaired and solicited volunteer labor and monetary donations. Most of the projects Bob did alone but when he needed help there were volunteers who stepped up to the plate. The following projects were completed:

- Purchased hanging baskets and flowers all four kiosks, hanging and care done by Bob T.
- Purchased materials and installed landscape planter at the corner of NY and Maine Roads
- Worked with homeowners and volunteers to remove and transplant several overgrown shrubs to other more suitable areas of LCV

- Purchased fertilizer topsoil and mulch where needed for all projects.
- Planted grass and did watering for several homeowners
- Did yard work and pruned shrubbery for several homeowners.
- Several donations were received for these services which were all put in the beautification fund.

Building

INVOICE DATE	AMOUNT	DESCRIPTION
07/28/08	3,666.00	Repairs
07/28/08	392.17	Material
07/28/08	85.94	Material
07/28/08	191.20	Material
07/28/08	118.97	Material
08/06/08	10,600.63	Material
08/06/08	35,861.67	Material
08/06/08	119.64	Material
08/19/08	453.49	Material
08/19/08	2,412.35	Material
09/05/08	9,609.00	Roof replacement 41-47 Maine
09/05/08	1,672.00	Repairs
09/05/08	10,012.90	Roof replacement 82-84 Maryland
09/12/08	13,089.20	Roof replacement 90-96 Maine
09/12/08	372.02	Material
09/24/08	12,410.75	Roof replacement 31-37 Kansas
09/24/08	1,672.00	Repairs
09/24/08	1,100.00	Repairs
10/02/08	11,659.00	Roof replacement 2-8 Iowa(includes material changes)
10/17/08	24,600.78	Material
10/17/08	2,338.54	1,232.00-labor 452.27-material 200.00-sidewalk
11/05/08	11,159.00	Roof replacement 137-143 Maryland
11/10/08	11,159.00	Roof replacement 110-116 Maryland
12/03/08	11,159.00	Roof replacement 55-61 Maryland
12/03/08	759.48	Wall repairs @ 9 Maine & 51 Maryland
02/24/09	1,466.78*	Repair vent & ceiling damage @ 1 Kentucky (inc. material)
		Labor to remove snow and ice dams
	178,141.51	

- Double billing of 29.39 occurred resulting in an overpayment of this amount that will be refunded to HOA.

By-Laws

The Bylaws committee met approximately monthly from August through December. The committee completed the first draft of the revised by-laws and sent them to the Board for their review and recommendations from Gary. We are waiting for comments. Thank you to all the members who put many hours of hard work into this writing.

Elections/Political Action Committee

Chair: Chris Chandler (through December, 2008)
Carol Shuttleworth (starting January 2009)

Members: Chris Chandler
Carol Shuttleworth
Dan Shusda (Board liaison)
Pat Ives
Inge Sapp
Rhada Ryan

Progress Made

- Successful 2008 election [process and outcome].
 - By-laws changes have been confirmed regarding election procedures.
 - Application for Board membership is up on LCV website.
 - Flyer encouraging LCV homeowners to run were approved by committee and by Board, and were posted in kiosks. [Similar flyer can be used in the future.]
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Insurance

The master insurance policy for 2009-2010 has been finalized. Property coverage has been increased by 10% - the deductible has been decreased to \$3000 per claim and the Umbrella liability covered has been reduced to \$5,000,000 as of 5/4/09. We still maintain all of the other coverage's as in the past. The insurance company is Greater New York through Northern Ins. Agency for a total premium of \$59,369. This is more than \$20,000 less than we paid last year.

Nancy McNally, Secretary

Landscaping

The Landscape Committee worked with Yardworks, the landscape contractor, to establish a proper mowing level of the grass and a mowing schedule. This was very time consuming but the Committee was able to come a suitable understanding with Yardworks. By the end of the summer season LCV was looking pretty good. There is still a problem with grub damage and bare spots but there is a plan in place to fix these problems. One large tree, which was diseased and dying, was removed on Maryland across from Baltimore Way. The playground on Iowa Street was refurbished and looks great. This was accomplished by a large group of volunteers who volunteered not only labor but some volunteers donated equipment to the playground. Thank you to all who volunteered to help with projects and who served on the Committee.

Promotions

The Promotions Committee worked tirelessly to sell Daily Lotto tickets in an effort to boost the Building Fund account.

Total Ticket Sales Collected = \$3,300
Total Winnings Paid = \$500
Total Profit from Ticket Sales = \$2,830

This account started last July with the community contributing items to a table in the Annual Community YardSale and baked goods for a Bake Sale. The YardSale fundraiser started the Building Fund off with \$400. The balance in the Building Fund as of April 28, 2009 is \$3,529.69.

Ray Lavoie and Lewis Lafontaine

Social/Neighbors -- Social Committee Co-Chairs, Pat Ives and Kathy Miller

- We have a very enthusiastic active group of volunteers: Julie Olsen, Stephanie Lomanto, Rhada Ryan, Joyce Earle, Miriam Najimy, Mary Curran, Fern Kintz, Inge Sapp, Ginger Johnson, and our very own snowbirds, Diana DuBray and Sue Gonyea (chocolate-maker extraordinaire!)
 - We were allotted a budget of \$1,000. We took great care to be thrifty with this \$1,000. As each event was planned our own members donated many items to make each activity a success. This included: Craft supplies at the Christmas Party, Tree lights, Easter Eggs/candy, prizes, baskets
 - We sent small "welcome" envelopes for new homeowners. This consisted of all the committees and contact numbers, homemade chocolate "welcome" bars (Sue Gonyea) Also included in the envelope was "need to know" phone numbers and other information.
 - Our first event was our Annual Yard Sale. This was held on the evening of July 11, and days 12th and 13th. The Yard Sale, for the first time, included a bake sale and HOA yard sale table with the proceeds going to the building fund. All items for those tables were donated.
 - We held a Pot Luck- Harvest Dinner at Seton Catholic on September 24. We held a 50-50 raffle for the building project, Fern and Gerri solicited for prizes for the ticket event at the dinner. This event was a success and hopefully this will be the first of many.
 - Halloween Parade/Halloween Decorating Contest. Our parade was a great success. Actually, we were surprised by the wonderful turnout that we had. We made up candy bags for all the children (donated by the group) we also had a costume contest (judged by the Social Team!) Prizes were donated by the Social Committee. The Halloween contest prizes were collected by Fern and Gerri. We also decided at this time that the next contest will be judged by the winners of the Halloween Decorating Contest – Mary and Curly Cowles.
 - December 12 we held our first annual Tree Lighting and Holiday Decorating Contest which was judged by Gary and Debbie Favro. We also were able to donate to the Christmas Carolers "The Santa Singers" and we were lucky enough to have them arrive at the flag pole and serenade us with songs directly after our trees were lit for the holiday. Immediately following the tree lighting we held a Christmas Craft evening at Seton. We had pine cone decorating, Birch chain making and ornament painting. We also had face painting. Inge Sapp read her own story of how the Chipmunks Celebrated Christmas, Stephanie created posters of each story telling segment. We were serenaded by LCV Residents Cheryl Webb, Harpist and Stan Ransom "The Country Peddler". Stan bravely tried to lead the group in singing Christmas carols. We had cookies/hot chocolate/tea and coffee.
 - We held our first annual Easter Egg Hunt on Iowa Playground on April 5th. This was attended by approximately 30 children. We had eggs all over the grounds. We had two eggs that contained a coin and this entitled the finder to a Grand Basket Prize. (Both baskets and prizes, eggs (340) and candy filling was donated by the Social Committee.
 - On April 18th we had our second annual Earth Day Cleanup. We had 15 community volunteers participating and picked up a dump truck full of debris. John and LeeAnn Wheeler provided the dump truck, help to pick up, and paid for the landfill charge.
 - First annual thank you to volunteers. April 26. We held this at the Dry Dock. This event was attended with 30 volunteers that have worked hard throughout the year to make LCV a more enjoyable place to live.
 - Second annual Meet the Candidates was held on April 28. This was a dessert event and enjoyed by all.
 - We also started to raffle a prize at each board meeting. This was extremely helpful in giving us some petty cash to work with. People seemed excited to spend a dollar and maybe win a dream! We have some great ideas for the coming year and hope that we will have some new-comers to our committee. We enjoy our meetings with a little music; food and great conversation...watch the website for events to come!
- Kathy and Pat

Utilities

The Utilities Committee was formed in May 2008 as a special committee to investigate and determine the policy for the members of the Homeowners Association specifically for Water & Sewer expenses which is included in the monthly maintenance fees.

A monthly budget of \$14,996 was established to cover these expenses. In June 2008, a motion was made and passed to delete all overuse charges, fees, and penalties unless it became financially necessary.

The water usage per month continues to fluctuate in the units, however, each month the water charges have been less than the monthly budgeted amount. To date, we have saved over \$18,000 in the reserve fund for water and sewer infrastructure expenditures

There is no perfect solution to detect water over usage in the quads short of installing individual water meters which appears to be cost prohibitive, but we are in the process of installing water pressure reducers in a trial situation to perhaps reduce waste and extend the life of aging pipes and infrastructure.

This committee has also contacted several plumbing contractors for competitive pricing of services to our association and are pleased to report that Bob Turek of LCV Plumbing Co, LLC has become established to do plumbing at a much more competitive rate and we do recommend using his services for this association.

Our committee has met with several individual homeowners to discuss problems and ways to correct these issues and hopefully more unit owners are now aware of the importance of conserving water usage. We will continue to monitor the monthly water & sewer bills so that it will not be necessary to institute additional charges.

I wish to thank all those who have served on this committee.

Nancy McNally, Chairperson

Website

Lake Country Village established its very own website for our residents, the address is www.lakecountryhoa.com. The website was developed by Mary Clacker who has done fantastic job developing and maintaining the site. Mary volunteered her time for this project and we thank her very much for all of her hard work and dedication. This website is your source for minutes, agendas, news, calendar of events, etc.



Enjoy the Summer and have a great year!