



Lake Country Village Home Owners' Association



10 Maine Road
Plattsburgh, NY 12903

www.lakecountryhoa.com

Annual Report 2009-2010



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MESSAGE FROM YOUR BOARD AND THE BOARD PRESIDENT:

Hello Everyone,

It has been a pleasure to serve as Board President for the past year and I look forward to continuing my service to the community. It was a very productive year for Lake Country Village. The following is a list of our accomplishments:

- Parking resolution.
- Late dues and penalties resolution.
- Emergency entrance resolution.
- Renter's resolution.
- Maintenance contract
- Roofing contract.
- Reserve fund- monthly water variance, monthly auto deposit of \$2070.00 total this year is roughly \$67,000.00 put into infrastructure fund.
- Annual vegetable garden.
- Annual egg hunt.
- Annual yard sale.
- Annual tree lighting at Christmas.
- Annual Halloween parade.
- Beginning of taking homeowners to court to collect late dues and fees.
- Paving of four parking spaces on Maine Rd.
- Repair of tennis courts.
- Three units having their fences repaired, repainted, doors and posts in front of their units repainted.
- GTI settlement with payments set-up and savings of \$8,000.00 due to no interest paid on settlement.
- Better monitoring of Landscape contract to get our monies worth until new contract can be signed in May of 2011.

Thank you for your continued support.

Your Board of Directors and

Calvin Miller

LCV HOA President

COMMITTEE REPORTS

Beautification

The Beautification Committee continued to work on many projects throughout the Village. As part of those projects we bought flowers for and maintained the flower boxes on the four mail kiosks and the planter at the corner of New York and Maine Road.

This coming year we will once again buy flowers for and maintain the planters in those areas. We are also planning to build a second planter around another of the Lake Country Village signs. There may be a few other projects that crop up such as moving shrubs, etc. to more appropriate areas.

Building

The building committee was busy doing repairs when needed. Most of the roofing was done in the previous fiscal year because the materials were available at a substantially reduced price. The roofing contract for this year was signed and roofing has commenced with roofing money left over from 2009-2010 budget which also included the purchase of materials for this year. The materials cost \$70,000. By having materials delivered on site we are saving \$4300 and we have gone 1/2" Advantax decking to 7/16" OSB a cost savings of \$6500. This amounts to a roofing savings of \$10,800. Roofing warranty remains the same.

By-Laws

Attorney Favro is working on the revisions to the Bylaws. We expect this to be done and passed on for review in near future.

Elections/Political Action Committee

Chair: Carol Shuttleworth
Members: Chris Chandler
Inge Sapp
Dan Shusda (Board liaison)
Carol Shuttleworth

Summary of Activities

- Successful 2009 election (no formal election was needed).
- At September 27, 2009 meeting: Discussed ways to interest homeowners in running for the Board. Discussed elections procedures for the 2010 election. Discussed the application form and flyers. Discussed need for new members on the Elections Committee. Bylaws still 'in process'.
- At December 9, 2009 meeting: Pat Lucia was approved to replace Nancy McNally on Board. Finalized application form and discussed various deadlines regarding election process. Finalized procedures to be followed if a formal election is needed (take ballots door-to-door, to be mailed to Chair). Application form was updated and a copy printed for Mary Clackler (website).
- January 2010: Application for Board membership was updated and mailed to committee members. Application form was put on the LCV website, and copies were distributed to all to kiosks. (Thank you, Dan!)
- January 2010: Updated flyers encouraging homeowners to run for the Board were posted in all the kiosks, inside and outside.
- At February 2010 meeting: Discussed applications received (three, for three open Board positions). Applications sent to Chair: Virginia Johnson, Robert Olsen, and Julie Walklate. (Julie later had to withdraw her application).
- April 2010: Committee approved Pat Lucia to remain on Board for rest of term. (She had intended to run but was out of the country and missed the deadline.) 'Meet the Candidates' Night was held during the April Board meeting, on April 20, 2010.

Report respectfully submitted by,

Carol Shuttleworth
Chair, Elections Committee

Insurance

We put the Insurance out to bid. Northern Insuring was the only company to respond. Our insurance will only increase a total of \$29.35 from last year. The total cost for insurance for 2010-2011 will be \$60,023.00

Landscaping

Chair: James Tombley

Members: Ray LaVoie

Don Miller

Bob Turek

Carol Shuttleworth

John Burdo (Board Liaison)

Jim Trow

The Committee meets 10 times per year. What we do:

- We do walkabouts to see what needs attention.
- We assist in projects.
- We maintain the garden at the flagpole and the flagpole.
- We work toward keeping Lake Country Village a beautiful place to live.

Observations:

- Trees, shrubs, and flowers planted in common areas without permission.
- Some backyards are really unsightly. Although this area is maintained by the homeowner it is still important to be a good neighbor and keep it neat for your neighbor.
- Shrubs and hedges inside fenced areas and are growing out through the fences.
- Trees in backyards should be kept trimmed so as not to touch siding, roofs, and fences.
- Noted some stumps and trees that should be removed.
- On Maryland Road there is a tree that is shedding needles on the new roof.
- Some people have planted trees too close to the buildings which may cause foundation problems in the future.
- When doing backyard projects, such as patio resurfacing, you must notify the Landscape Committee so that they are aware of your project. You are responsible for any damage caused to the common area while doing your project and you are responsible for the repair of that damage.
- Dog feces – this is a continuing problem and health issue. You must pick-up after your pets. It is city law, just as the leash law is, please follow the law. Please scoop! Please leash!
- Toys, planters, any object in the common areas that are removable should be removed when not in use.

Follow the prospectus.

Respectfully submitted by

James Trombley

Landscape Committee Chair

Social/Neighbors -- Social Committee Board Liaison Ginger Johnson

- We have a very enthusiastic active group of volunteers: Bonnie Burdo, Diane Timm, Cheryl Webb, Kathy Miller, Mary Clacker, Susan Phillips, Rhada Ryan, Joyce Earle, Miriam Najimy, Mary Curran, Fern Kintz, Inge Sapp, Diane, and Ginger Johnson.
- We were allotted a budget of \$1,000. We took great care to be thrifty with this \$1,000. Our activities included: Holiday Party, Tree lighting, Easter Eggs Hunt, Pot Luck Dinners, Meet the Candidates, monthly raffles, Annual Yardsale and Halloween Parade.
- We had the Second Annual Tree Light on December 11th. All of participated has a very enjoyable time (it was a bit cold but we enjoyed it). We all sang Holiday Songs to keep us warm. The Santa Singers visited again this year to lead us on song. There Annual Fundraiser is a wonderful way to donate to the Christmas Bureau, we donated \$100.

Immediately following the tree lighting we held the annual Holiday Gathering at Seton. Everyone enjoyed cookies/hot chocolate/tea and coffee.

- We held our second annual Easter Egg Hunt on Iowa Playground on March 27th. Once again this year it was attended by approximately 30 children. We filled over 500 eggs and scattered them everywhere on the playground and surrounding area. We had one special "Golden Egg" that when found entitled the lucky child to a basket full of goodies.
- Second annual Meet the Candidates was held on April 20th at Seton Cafeteria. This was a dessert event and enjoyed by all.
- We held at monthly at each board meeting, prizes were donated by various homeowners. 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!

Ginger Johnson

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. Since February 2009 we have put the variance between the budgeted amount and the billed amount in the reserve fund for water and sewer infrastructure expenditures.

The breakdown is as follows:

2/09-	\$12,000.00	
2/09-	3,096.34	
3/09-	2,715.83	
4/09-	2,616.31	
5/09-	1,719.98	
7/09-	1,982.83	
7/09-	746.45	This is thru June of 2009. Total: \$24,877.74

8/09-	\$1841.88	(July)
9/09-	2256.48	(Aug.)
10/09-	1269.96	(Sept.)
11/09-	2527.69	(Oct.)
12/09-	2310.42	(Nov.)
1/10-	1450.88	(Dec.)
2/10-	2562.62	(Jan.)
3/10-	2878.55	(Feb.)
4/10-	1474.29	(March)
5/10-	1644.73	(Apr.)

From July 2009- April 2010 Total: \$20,217.50

Grand Total: \$45,095.24

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.

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.

Bob Turek, Chairperson

Website

Lake Country Village established its very own website for our residents, the address is www.lakecountryhoa.com . Mary Clacker, the LCV Website developer, has continued to maintain the website for all of us. Mary has volunteered many hours of 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. Please use this site as a source for that information.

There is a Members Only section which is password protected and contains the Board Meeting minutes, the Treasurers report, etc. Your username is your address, for instance, 143MD for 143 Maryland Road, 009CW for 9 Caitlin Way, etc. As you can see if you address is a single digit or double digit you must put zeros before that number to form a three digit number. Your password is 09HOA if you are logging in for the first time. Once you log in the first time you can change the password to something you find easy to remember.



Respectfully produced and submitted by
Virginia (Ginger) Johnson
LCV HOA Secretary



Enjoy the Summer and have a great year!