

LAKE COUNTRY VILLAGE NEWSLETTER

Volume 1 No.3 Nov. 2017 J.D. Armstrong, editor

President's Report

Patty Jaehn

Lake Country Village is located in a beautiful setting, unique, compared to others in this area. Keeping the neighborhood vibrant and welcoming takes a lot of work and oftentimes tasks are completed by residents who volunteer. Administration of an HOA requires a multitude of committees and tasks that aren't paid for by our HOA dues. We do have a very diverse population...in age, knowledge, experience and talent. Wouldn't it be wonderful to utilize your gifts by joining a committee? Those who wish to volunteer have many choices to match their talents and amount of time that they can offer. They work on various committees related to our neighborhood, then make recommendations to the Board.

One such volunteer plants the flowers at the kiosks, flagpole and sign. We will need someone to care for them again, starting in the spring. Diane Timm has taken care of the kiosk at the end of Maryland for many years, designing a winning creation which outdoes the prior year. I think this year was my favorite! Linda Miller has been hauling water for years and could certainly use help in doing so. If you live near a kiosk, why not consider giving five minutes a day to watering? With enough volunteers, it could possibly entail only five minutes a week of your time. In addition to the Landscape and Building Committees, there are many other areas where one can contribute.

One is the Communications Committee, which is responsible for our newsletter and our website, among other tasks. We are starting to publish a quarterly newsletter, hoping to help keep residents up-to-date on current HOA news. We have just recruited Sue Thompson, who has a talent for writing and will help to make the newsletter a more interesting read. Remember her gardening article in our last edition? Tom

Maglienti, with the assistance of Mary Centofanti, manages our website. They are in need of tech volunteers to help with this enormous task.

Along with all of the established committees, I have the wish to resurrect our pot luck dinners. I also would like to consider creating a new HOA community garden. And my last idea is to possibly have block parties on a regular basis in order for everyone who wishes to meet their neighbors.

Last, and most important, is the need for volunteers to serve on our Board of Directors. There will be four seats opening soon. It would be wonderful if enough homeowners submitted applications so that we could have an election. And what a plus to our community, having a combination of old and new homeowners on the Board sharing their ideas! Board members contribute varying hours of their choosing, so please consider running for an office.



Treasurer's Tidbits

Tom Maglienti

Greetings Homeowners!

As we wave goodbye through the rear window to fiscal year 2016-17, I am pleased to report that between increase in our revenues and control of our expenses we were \$67, 592 under forecast in our operating budget. These funds are being retained and transferred to our reserve account to help offset future infrastructure costs like the upcoming water

Important Winter Reminder



main project. So far (thru September) in this fiscal year we are about \$2000 under budget so we are off to a good start!

We will be starting on the development of our 2018-19 budget in early January. As I mentioned in last quarter's newsletter, this will include an operating component for routine day to day expenses and a capital section for dealing with long term infrastructure costs. For example, in September we completed the last of the roof replacements in the village. Yet we have already begun to set aside funds for the next round of replacements so that funds will be there when they are needed.

We have begun our transition to Quickbooks, an industry recognized and fully supported accounting software product, and are hopeful this can be completed by the end of 2017.

If any of you have any questions at any time about the particulars of our finances, please feel free to give me a call at 518-569-6935 or send me an email to tomm@lcvillage.org.

As this will be the last newsletter this year I would like to wish you all a very happy and healthy holiday season!

Winter is knocking on the door, and we need to remember some simple but important procedures to make living in Lake Country Village easier.

Our vehicles (owners, renters and visitors) should not impede the snow removal contractor from doing his job during and after snow storms.

Parking in garages reduces impediments to snow removal. Vehicles in driveways prevent the contractor from plowing driveways. If they remain in place, snow removal will be the owner's responsibility. Vehicles in *cul de sacs* MUST be moved to enable plowing, otherwise some homeowners may not be able to get out nor will emergency vehicles be able to get in. The *cul de sacs* in Lake Country Village belong to the HOA, not to the city. Timely and effective snow removal is hindered by vehicles left in common driveways, common parking areas and *cul de sacs*. So, we appreciate your attentiveness in moving your vehicle(s).

Please remove or mark outside plants and lights to avoid damage from shoveling.

Also, please remember that your electric and gas needs to stay on in all multiple unit buildings in Lake Country Village and that you should set your thermometers at no less than 60 degrees during the fall to spring months.

Your cooperation will make surviving winter easier for everyone.



In the Spirit of Thanksgiving

By James Armstrong

Lake Country Village is an offshoot of what is generally referred to as the Urban Planning Movement which began in the early 1900s. Sir Ebenezer Howard, an Englishman, is recognized as the creator of this idea which focused on planned communities and greater contact with nature. The core elements of urban planning influenced communities as diverse as the Kibbutzim in Israel and the “garden city” movement in Western Europe. Woven into the concepts of planned development was the desire to build a sense of community and neighborliness into increasingly impersonal urban societies.

Common interest development, as it is sometimes called, didn't gain traction in the United States until after WWII. In the early 1960s, C.M. Horton (Primary Blogger at the CRC Report) estimates that there were about 500 HOAs in the U.S located mostly in California and Florida. Today there are over 340,000 HOAs with a total population exceeding 69 million people. These planned communities vary in many ways. Nonetheless, the experts on HOA living all agree that the most important element in creating a comfortable and desirable residential experience in planned communities is effective communication among the residents. Good communication leads to good neighbors, and neighborliness was a primary goal of HOA-like communities from the onset of the movement. The Board of the Directors and associated committees are at the center of this. My experience in Lake Country Village tells me that all of the people, who give their time and energy, from the Board of Directors to the people who decorate the entrance of the village for the holidays to those who organize the summer garage sales, deserve our thanks for their sustained effort at community building.

UPDATING “ON THE CHEAP”

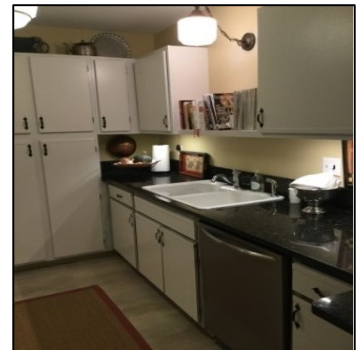
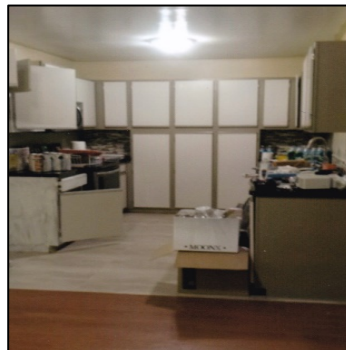
by Sue Thompson

Whether you moved into a condo at Lake Country Village to downsize or this was your first home, you will probably want to decorate to make it feel more like home. Updating can be a large or small construction jobs, but there are always

options to do an inexpensive update. In this newsletter, I will discuss some of these options.

I have listed a few of the updates that I have done over the six years that I have lived at LCV: lighting changes or additions can warm up any room; painting a wall or the walls in a room can refresh the space; framing out the bathroom mirrors certainly adds a decorative touch; changing out switch plates can change the style of the room; an accent wall definitely enhances your space; adding a backsplash in the kitchen, either painting or adding wall tiles is a quick and easy change; building a cover over the clunky old heaters is easier than you might think; and lastly you always can find furniture pieces that can add more badly needed storage.

A fresh coat of paint on the walls is always an inexpensive way to update a room. Adele Crossett went even further to update her kitchen. I am not quite sure if her kitchen cabinets were original from 1952 or if they were updated later, but they certainly needed help. As you can see from the before and after pictures below, painting the cupboards white and adding handles adds warmth and style to the room.



Adele also updated her bathroom, by painting the outdated tiles and adding a couple of items to the décor in the photos below. I think that you will agree that this makes quite an elegant loo.



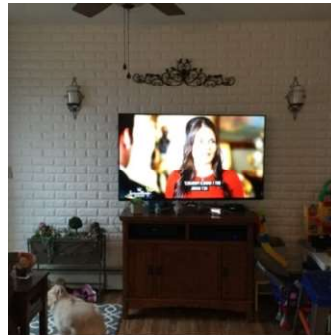
Although my photography skills leave a lot to be desired, the two pictures below display a couple of my less expensive suggestions for updating. Under cabinet lighting in the kitchen always adds character adds more light to task areas, as shown in the first picture.

The second picture displays an accent wall. The brick look is created with a “glorified self-sticking wall paper,” which is inexpensive and also an easy do-it-yourself project.

The last picture shows my handy woodwork, covering the ugly heater cover in our downstairs bathroom. This was the least expensive of all three projects, with the highest cost being a window sill piece of quartz to match the bathroom countertop.

All three projects cost only a couple of hundred dollars.

With a myriad of ideas on the Internet or in magazines, as well as our ability to shop online for items not available locally, it is easy to add warmth to your home for little cost and a weekend of your time.



 **Lake Country Village**
Homeowners Association, Inc.
10 Maine Rd., Plattsburgh, NY 12903

Place
Postage
Here



10 Maine Rd., Plattsburgh, NY 12903



Your community really needs you. No, it isn't a check to a worthy cause or a donation of food, toys, or clothing. It is your time and talent we need. Your Lake Country Village HOA Board of Directors needs to replace two board members who have recently resigned. In order for our board to function well, we need volunteers with a variety of experience. Whether you were or are a banker, a tradesman, a business owner, worked for a business, or are a lawyer, engineer, educator or just worked with people, we need you. The more diverse the experience of the directors, the easier it will be for us to solve problems and the better the decisions we make will be. If you can help us, you would become part

of the team that guides the HOA and serves the community we live in. Your commitment would be to attend as many Board meetings as possible (they are held twice per month generally on Tuesday evenings) and to take an active part in same. In return you will make new friends and gain knowledge from the variety of experience of your fellow directors. It would be time well spent as this is your home and you would be helping to make Lake Country Village a better place.

If you are interested and think you can help us or if you have any questions about being a director, we ask that you let us know by emailing us at communications@lcvillage.org or by calling Patty Jaehn at 518-310-0152 and by attending the January 16, 2018 meeting at 6pm at Seton High School located at 206 New York Road. Looking forward to meeting new board members!