

LAKE COUNTRY VILLAGE HOMOWNERS ASSOCIATION NEWSLETTER

Volume II No.4 - April 2019 - Tom Maglienti, editor

www.lcvillage.org

Please join us for the Annual Meeting of Members
May 14; 6PM – Plattsburgh Public Library



Photo by Anne Sanford

A “Board’s Eye” View

By: Chris Chandler

After one tough winter, we’ve made it to spring, everybody. Congratulations! The snow drifts and bone chilling temperatures have given way to potholes and mud season. Things are good in the Village, though. Robins are about, my tulips look promising, and people are getting out and active. It is so refreshing to see faces and hear voices outside. I don’t know about you, but the cabin fever had me itching something fierce this winter.

There are some things of note as the weather improves here in Lake Country Village. Hart’s will be around to start the spring cleanout. Please make sure to bag your leaves and yard waste, and place it at the curb for them to pick up. Also, if you are planning certain home improvements, such as window replacement, or a new door, please make sure to complete and submit a work request. You can also contact the Property Manager to speak with him for guidance. Finally, be sure to walk to one of the playgrounds and check out the improvements made last fall.

The Board of Directors also encourages you to

attend meetings and engage with your community. Held the first and third Tuesday every month, the meetings are a good opportunity to see your Village at work, as well as ask questions, provide comments, and get involved. You may learn a thing or two, meet a friend, or discover more about the good people that live here in Lake Country Village. Happy Spring to all!

2019 Election

By: Patty Jaehn, Secretary

Election time for the HOA board just passed. No new candidates for board seats submitted applications but we were fortunate to have all three board members whose terms were expiring, Linda Turner, Chris Chandler and Tom Maglienti, agree to stay on for another term. It would be wonderful if there was enough interest to have an actual election next year!

There are definite benefits from volunteering for the board in addition to meeting and working with new people. As the secretary, my spelling and typing have improved. The communications committee has improved my grammar and writing. Some of my exercise comes from watering and weeding the flowers. Along the way I meet my neighbors, that probably would not have happened had I not gotten involved. If you are feeling bored or a little adventurous, think about helping out your community.

Flash! Chris Chandler has just informed us he is being transferred to the Albany area. Congratulations to Chris as he has been promoted but sad for the HOA as he will be leaving the area. We will miss his calm logic and willingness to help, but happy for him. So, we will have a vacancy after all, beginning about July 1st. If any homeowner is interested in filling this vacancy,

please contact Carol at elections@lcvillage.org or go to <https://www.lcvillage.org/elections/> and fill out an application. Thanks!



Photo by Patty Jaehn

How does Your Garden Grow?

By: Mary (Quite Contrary) Canales, Landscape Committee

Spring is almost here and so too are gardening opportunities! Here in the North Country spring is often slow to arrive- especially this year- so as you patiently (or not so) wait for the tree buds to burst and warm temperatures to nudge up, take some time to consider gardening opportunities in your yard, the common areas, and the Plattsburgh region.

With front and backyards to tend, we are fortunate to have the space to create the type of garden we personally enjoy.¹ Consider planting a few perennials that will make future gardening much easier: these plants return every year, require minimal maintenance, offer many varieties that can be timed to bloom throughout the spring, summer and fall, and attract birds that further beautify the area.

Native plants are especially attractive to birds. According to Audubon New York, native plants offer essential berries, insects, nuts, seeds, and nectar that birds depend on to feed their young. Finding native plants and local New York-based

nurseries that sell them is easy with Audubon's Native Plant Database. Go to <https://www.audubon.org/native-plants>, enter your zip code and email, and receive a list of the best flowers, shrubs, and trees for birds in our area, as well as nearby nurseries and other local resources.

The Homeowners' Association (HOA) Landscaping Committee will once again be working to beautify the common areas, specifically the planters at the Maine Rd. entrance and under the flag pole. Committee members will purchase annuals to add color and a few additional perennials to increase the range of color throughout the seasons. If you have suggestions for either annuals or perennials to plant or a few perennials from your garden to share, please contact the Landscaping Committee. To assist the committee in their work, feel free to remove garbage that can accumulate in the planters. If you want a more active role, volunteer to be a member of the landscaping committee - we are always open to new ideas! You do not have to be able to plant or weed to be a committee member; attending a few meetings during the warm months is all that is required. To learn more about the Landscaping Committee, and other HOA activities, check out the LCV webpage: <https://www.lcvillage.org/>

If tending to your own garden or the HOA beds are not enough to sustain your gardening passion, consider joining the Kent DeLord House gardening club. The KDH gardening club meets monthly from April through October to plan the gardens that surround the Kent DeLord House. The group also organizes fun trips to local or regional gardens, such as last year's outing to the Shelburne Museum in VT, for a private, guided tour of the museum's gardens. For those of you who have attended the Secret Garden Tour, an annual July event organized through the KDH, or the Christmas extravaganza, these are other activities garden club members organize and lead. No matter your age or abilities, the KDH garden club has opportunities for you to participate.

¹ Editor's Note: Plantings proposed for outside of your fenced in backyard requires the approval of the Board of Directors via a Work Request submitted to the Property Manager.

Consider becoming a member today! Information about the gardening club can be found on the KDH museum's home page: <https://www.kentdelordhouse.org/gardens/>. Happy gardening!

Treasurer's Tidbits

By: Tom Maglienti, Treasurer

Greetings Homeowners! It's beginning to look a lot like Spring! Not too soon for me!

Here is a brief overview of where we are as we head down the home stretch of our fiscal year. As of April 1st, our Operating account is still nearly \$40,000 under budget and our reserve balance was just shy of \$550,000. We do have some upcoming expenses which are for recent work just completed. These include replacement of 56 front posts and electrical maintenance on 30 of our 96 electric meter modules, both of which represent the first phase of a multi-year project that will include all buildings. We expect the sealcoating of the lower half of Maine Rd., the replacement of the mail kiosk near New York Road and additional sidewalk work to be completed before the end of our fiscal year on June 30th to allow charging to this year's budget.

Speaking of the budget, the new, 2019 – 2020 budget was approved by the Board at the April 16th meeting and once again keeps the monthly assessment at \$205. This marks the 7th consecutive year that the assessment has remained at this level! Copies of the approved budget will be sent to all homeowners in a mailing scheduled for June 1st.

We are in the middle of performing a study, with the help of AES Engineering, to examine our reserve needs so we can be more comfortable with our ability to handle future major expenses as they arise. To my knowledge, this is the first such study we have undertaken since it was first done for the original Prospectus in 2001.

This year for the first time the Board has executed a combined contract with Hart's Landscaping which includes both landscaping and snow removal services over 12 months.

While there is no change in the annual amount for these services, this contract provides for better cash flow for us as well as administrative savings from having one less contract document to handle and process. It also allows for a better association between pay and performance throughout the year, something that was lacking with our previous arrangement.

An abbreviated Treasurer's report is included in the minutes of meetings available on our website but, as always, if any of you would like a copy of the complete monthly Treasurer's Report, or have any questions at any time about our finances, just send me an email to tomm@lcvillage.org. Have a great Spring!

Board Highlights and Update

By: Patty Jaehn, Secretary

Again, it is time to share on what and where we are spending your dues. This winter has been a time of meetings and planning.

The board met several times to discuss the 2019-20 budget and expenditures for capital projects. We also met to finalize the everchanging question of who is responsible for what, outside; HOA or homeowner. We refined and combined the Landscape and Snow removal Contracts for the coming year, which Hart's just signed.

We did manage to complete two projects this spring. The front porch posts on Iowa and Kansas have all been replaced with a vinyl sleeved, pressure treated 4x4. The work was performed by Cordless Construction of Saranac. KAR Electric completed a contract to inspect and maintain thirty electric meter modules on Maine Rd.

Once it is warm enough, the remainder of Maine Rd. driveways will be seal coated by DDP Sealcoating. We are getting quotes for fencing. Next on the agenda, will be how best to handle the siding issue of peeling paint.

It is almost time to think about gardening and again we could use help with the flowers at the sign, kiosk, and flagpole. It is very relaxing, and no knowledge is needed.

Editorial

- This past year, we had a tragic event occur in the unnoticed death of a homeowner in his home. Because we had an emergency contact number for this person, we were able to notify the family.
- Each winter there are folks who fly south to escape the north country winters and their homes are left vacant for several months. Should something happen requiring immediate access to their unit, the HOA must have a way to contact the owners or someone else on their behalf.
- This winter, Curtis again informed homeowners of snow removal activity via emails to all homeowners. We also send emails to keep you informed of important events throughout the year.
- Each *paper* copy of this newsletter costs about \$3.50 to make and mail. Though we try to get them out regularly, it might be three months or longer after something has occurred that you would be informed.
- In the 21st century, snail mail is becoming basically obsolete and a river of junk mail. When I get my mail, about 25% of it is bills and the rest is landfill fodder.

These are just a few of the reasons we ask for contact information, including emergency contacts and an email address, if one is used, from all homeowners.

Now I can certainly understand why some might be reluctant to provide this information. It's not bad enough I end up throwing away the vast majority of paper mail I receive. I also wade through dozens of junk email messages each day as well. You might worry that by giving us your email, it may result in more unwanted messages from third parties. To this, I can give you some reassurance. The HOA will NEVER, under any circumstances, give, sell or divulge any personal contact information about our homeowners, including email addresses, to anyone outside of

the HOA family.

Because of the importance of this matter, we are asking each homeowner to take a few minutes to update their contact information. If you are receiving this newsletter electronically, you can [click here](#), or, fill out the included form if you received it via snail mail. And, we ask that if you use email, *please* join the over 220 of your neighbors and provide us with an email address as part of this information. This will not only benefit you directly, but also your neighbors and your HOA which after all, is...well,...**you!**

Got Old Shoes? Donate Them!

Gerry Eagan, Communications Committee

Did you know... Every year, over 600 million shoes go to landfills across the US. A single shoe can take as many as 80 to 100 years to disintegrate. In developing nations, less than 15% of the population owns a car. People in those countries need shoes!

YOU CAN HELP.....

Donate your gently Worn, Used and New Shoes to Plattsburgh United Methodist Church for their **Shoe Drive - March 3 through May 31, 2019.**

Funds2orgs is partnering with them to ship the shoes collected to small business owners in developing nations. They refurbish and sell the footwear collected. It gives them an opportunity for a livelihood.

Look for shoe bins around the community or bring your shoes to the church (**127 Beekman Street, Plattsburgh, NY 12901**). They accept shoes, sneakers, slippers, flip-flops, sandals and boots.

From Your Property Manager

By: Curtis Latremore

Hello Lake Country Village! Curtis your property manager saying welcome spring and summer. With the start of our new season just a few reminders. Hart's will be in the village every Monday until mid-November doing lawn debris pick up. Please have your items in paper sacks (except for large limbs which can be just placed curbside) and placed by the road for Hart's. Also,

remember this is for yard debris not garbage. Reminder the fire pit rules in the City of Plattsburgh pretty much make it illegal to burn anywhere in Lake Country Village. Please review them on the City web site or call the city if you have questions! As our pet owners get outdoors with the dogs please remember the pick up the poo rules. I do not want to step in or smell doggy doo, nor do your neighbors! Our repairs will begin shortly, and we'll be getting the items we had open from last year done first. If anyone needs anything, please let me know at propertymanager@lcvillage.org or (518)572-1505 and I'll be glad to provide you with assistance.

City Issues

By: Clark Kent ☺

The City of Plattsburgh is nearly complete with its work on Maine Road but there are a few remaining items that had to be postponed last fall due to weather. The obvious ones are the completion of sidewalk work and the transfer of water services to the new mains that have already been installed. We will do our best to keep you informed via our website and email notices as updates become available.



Photo by Patty Jaehn

What's Up with the Kiosks?

By: Tom Maglienti

I am sure that, while you are probably all tired of

hearing about the mail kiosks, you are nonetheless wondering what the heck is going to finally happen with them. Well here is the straight skinny!

Ever since the survey was taken (you can see the results on our website), the board has been working to finalize a plan to replace these shelters which were formally used as bus stops when the Airbase was active. (You may not know it, but when the base was here, the Post Office delivered mail door to door. It's another long story to explain why the Post Office will no longer do this, but suffice to say, it has been reviewed by no less persons than a Senator and Postmaster General of the United States!)

Our motivation to do something about them is twofold. They have begun to look rather shabby (despite the wonderful decorations by our dedicated volunteers) and the Post Office is replacing all the original mailboxes with larger ones which will not fit in two of the shelters. Our choice was to place some boxes outside the shelters, or to install new ones that will allow the boxes to fit inside. The Board, based in part on the survey results, has decided on the latter.

The size, style and cost of the new units had been decided (similar to photo below). What remained was the location. While the existing locations may seem adequate, there were a few issues with replacing them in place.

First, the Post Office felt the unit near the intersection with New York Road was in a less than desirable location from a safety point of view. It was decided to relocate this unit to an existing concrete pad a bit further down the road.

We then realized that the existing units are all located on City of Plattsburgh property. (They were not exempted from the deeds to the road right of way, so it is possible they legally belong to the City.) Since it was unlikely the City would entertain replacing them, we approached them for permission to locate the new units on their property. As of this writing, this permission has still not been received.

Then, since the new units are constructed of

tempered glass (rather than a lexan or acrylic material, to prevent scratching and yellowing), their location so close to the curb became a concern due to potential breakage by snow plows. It was felt moving them either to the back of the existing pads or off City property altogether would be desirable. This requires agreement from the Post Office which also has been contacted but to date has not responded.



Finally, some of the existing pads are not large

enough to accommodate the new, larger shelters. Additions to the existing pads or completely new pad locations were examined.

Although this is taking longer than anyone imagined, since this represents an investment of what will approach \$60,000 of your money, we feel it is important to take whatever time is needed to get it right. We hope to resolve the remaining issues soon so that we can proceed with the first replacement which will be the shelter near New York Road in its new location, near 27 Maryland.

Thank You's!

We would once again like to thank Kinney Drugs, Lake Shore Candy, Aubuchon Hardware, Glens Falls National Bank and Norma J's for generously donating gratuities for our welcome packets. Please patronize these businesses whenever possible.

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

Place
Postage
Here