

LAKE COUNTRY VILLAGE HOMOWNERS ASSOCIATION NEWSLETTER

Volume III No.1 – September 2019 - Tom Maglienti, editor

www.lcvillage.org



Photo by Richard Kourofsky

Board Highlights and Update

By: Patty Jaehn, Secretary

It is again time to share with you what the board has been doing at those Monday evening meetings. One of our best decisions was to hire our handyman, James. Randy LaMora came up with the idea and it has been a real plus for the community. From what I have heard, James is not only very capable but also very personable. Good choice Curtis! Repairs will now get done in a timely manner and the HOA will save by not having the expense of hiring a contractor for small repair jobs.

The sealcoating that was not completed last summer, due to the Maine Road project, has been completed. The contractor finished the sealing as soon as the weather warmed.

We are planning to do another fifty-six porch posts, starting on the south end of Maine Road. We are comparison shopping at this point for the best price. Will it be inhouse or out for bid.

We have begun our second electric meter module project. This contract is for an additional thirty locations to be maintained and, if needed, replaced.

Hart's is trimming our trees, especially along the sidewalks. If you are out walking, please notice how much of an improvement it is making, especially the oaks. So many of them were full of dead branches. We are in the process of getting quotes for any dead or dying trees.

A very large thank you to Tom, our treasurer. Due to his being ever vigilant, we purchased another six CD's from Seacomm at a great rate. We are now earning \$10,000 annually in interest compared to \$200 before we began investing.

And finally, I know some homeowners are concerned about our lack of a paint project. We have not forgotten. Because we are spending your money, we are always trying to look at all options. Plus contractor availability is an issue.

The board now meets on Mondays, usually the first and third weeks of the month, from 6 - 8:00PM. The good news is we now meet in the neighborhood, at the corner of Northern and New York Road at the North Country Alliance Church. Everyone is welcome.

Elections

By: Tom Maglienti

Although election time for the HOA board is still over 6 months away, we hope you will consider volunteering to serve. Next spring, four of our existing board members' terms will be expiring

and we would love to see some new folks step up and run so we can have an actual election!

The Elections Committee is in the process of evaluating a new process which has the potential to make our elections easier to manage and would involve much less volunteer time. Should this come to pass, we will have more on this in future newsletters!

As was announced in the last newsletter, Chris Chandler, former VP of the Board, has left the village for a work opportunity downstate. Mike McKinnon volunteered to fill his vacant seat as a Member-at-Large and he was unanimously confirmed at our August 5th Board meeting. Mike joins us following a 34-year career with the Department of Corrections where he was instrumental in making improvements to several areas of the facility which he supervised. We welcome Mike to your Board of Directors! And Linda Turner was unanimously voted by the board to become our new VP at the June 10th meeting. Congratulations Linda!

Blueberry Jam!

By: A. Nonymous Picker 😊

Four years ago, a farmer asked me, “Will you make me a batch of jam?”. We were standing together in front of a large forgotten blueberry patch. The patch of about 80 cultivated blueberry bushes stood 5 to 7 feet tall, covered in blueberries. Well, a batch of jam only requires 2 quarts of berries, and these bushes were covered with so many berries! Of course, I said yes, but just couldn’t let all those berries go to waste. I picked many, many blueberries that season. I made 108 jars of jam and filled the freezer with berries for smoothies, muffins and pies. It was a great project in so many ways. Day after day, armed with sunscreen, straw hat and baskets, I headed out by myself into the totally peaceful blueberry patch. It was a little piece of heaven. It was absolutely wonderful to be a part of the peace and quiet, the gentle breeze and the songs of the birds. The North Country offers so many activities and is such a fabulous place to be outside. How lucky was I to have had this opportunity.



The second season of berry picking had a little excitement. A bear passed through. I was right smack in the middle of the berry patch, which is a small portion of a much larger field, when the bear came out at the edge of that field, making quite a ruckus. I looked at the bear and then I looked at my car which was located right between the two of us. I stood up and got as large as I possibly could, started to move slowly towards my car, and had a very loud conversation with no one. Luckily, the bear took off and ran across the country road. The gentleman horse farmer across the road saw the bear and fired a warning shot to keep that bear moving! Phew! This year, the only attempt at excitement was three hornet nests hidden in the berry patch. Gratefully, they were not interested in me.

The making of the jam is easy. For only a short time my kitchen looks like a cannery with pots and pans, empty jars, full jars, and berries. As any canner may appreciate, there is a little sense of joy every time you hear the “pop” of the lid when the jar is sealed. The blueberries had to get in the last word this year. After finishing up the final batch for the season, I headed up to bed. As I put my head on the pillow, I heard the last “pop” of the sealed lid.

Every year someone is kind enough to share their favorite blueberry recipe with me. This year I got three - Blueberry Surprise Cake, Pickled Blueberries and Cherries and Blueberry Coffee Cake.

This season has come to an end. I’m actually

missing it already. And to think it all started with “Will you make me a batch of jam?” four years ago. Life is good.



Treasurer’s Tidbits

By: Tom Maglienti, Treasurer

Greetings Homeowners! Hope you all had a great summer!

Here is a brief summary of our last fiscal year’s numbers. We finished the year just shy of \$40,000 under forecast in our operating budget with a total accumulated surplus of \$120,000. This allowed us to move additional funds into our reserve so that, as we started the new fiscal year, our total reserve was just over \$660,000. If you would like to know what these funds are earmarked for, check out the Capital Expense section of the annual budget or any monthly Treasurer’s Report.

Our study by AES Engineering to examine our reserve needs which was requested by our accounting firm, has been completed and the results are being analyzed for any adjustments to our reserve allocations that may be needed. Changes, if any, will be reflected in next year’s budget, so stay tuned.

A new “handyman” has been hired by our property manager. You may have noticed James working in the neighborhood performing many of the “routine” repairs we have used contractors

for in the past. The board has passed a resolution authorizing the property manager to undertake minor repairs without seeking specific approvals and James is the principle instrument of these repairs. We hope this will allow us to more quickly respond to these types of needs.

Last but certainly not least, I am very pleased to report to you that as of the writing of this newsletter, we are receiving regular dues payments from each and every homeowner, including those that have found themselves in difficulty in the past and who had built up what, in a few cases, was a substantial debt. In each of these cases, payments to eventually eliminate this debt are also being made, in addition to their regular dues. This is the first time since I have been on the board that I could make this claim. I want to thank the board for their progressive thinking in this matter but most of all, I want to thank those of you who have entered into what amounts to a definite win-win arrangement.

As always, if you have any questions at any time about our finances or would like a copy of the complete monthly Treasurer’s Report, just send me an email to tomm@lcvillage.org. Have a great Fall!

A “Board’s Eye” View

By: Patty Jaehn

Many homeowners are probably not aware, when purchasing their units, they are consenting to abide by the rules and regulations governing Lake Country Village Homeowners Association. From time to time we run into recurring problems, therefore, we decided this would be a good time for a few reminders.

The rules regarding animal ownership are very specific. A unit is allowed just two four legged animals weighing less than 45 pounds. For complete information see page 46 of the Phase 2 Prospectus, available on our website.

I realize our animals are like family members but as such, you are responsible for their care and wellbeing. Leaving a dog home alone for hours

to bark and annoy your neighbors isn't considerate or allowed. Our inside walls are not that soundproof.

When walking your dog, it must be on a leash. This is both a City ordinance and an HOA rule. There are signs posted along City streets warning of a \$200 fine, if you do not remove your pet waste. This rule also applies to the common areas. Please don't think no one will be walking here, it is off the usual path, so I don't need to clean up after my pet. No one will notice. Not true! I like to walk inside our fence along NY York Road as it is cool on hot days and our landscaper does not appreciate having to dodge doggy bombs when caring for our common area!

Next is your back yard. Yes, it does belong to you the homeowner but due to the confined area we live in, being thoughtful is always appreciated. Not cleaning up animal waste in your back yard or just outside your yard is also not allowed.

The Declaration and Prospectus list very specific steps the board is to follow if a homeowner is negligent in their responsibility. If all else fails, the board may fine a noncompliant resident.

One of the many advantages of being a resident of Lake Country Village, is not having to deal with the disposal of your yard debris. We have a system, with very little effort on your part, to address this problem. Harts, our landscaping company, will pick them up on Mondays beginning in April and extending through November. (if we have an early snowstorm, please let common sense be your rule of thumb.) We do have several new homeowners each year and thought a reminder would be in order.

We ask you to place your yard debris in brown paper bags and place them at your curb on Sunday evening. Any large limbs may be stacked at the curb near your bags. The bags may be purchased at Aubuchon's or any hardware store. I think this beats a trip to the dump every few weeks.

There are some caveats – Hart's ask that you not



fill the bags over 40 pounds and please note that any other container, including plastic garbage bags or any bags containing anything other than yard debris, such as regular garbage or pet waste, will not be picked up - no exceptions.

We ask for your co-operation with these simple rules so our community may continue to be, a positive experience for all of us.

From Your Property Manager

By: Curtis Latremore

Hello everyone, it's your property manager, Curtis, hoping everyone has had a great summer! Just a few reminders. Please remove your garbage cans from the roadside within 24 hours of your pick-up. The cans should then be put in your storage area or garage and not left outside.

If you have a work request for landscaping or building, please mail them to 10 Maine Road. This will ensure that we receive them and we can get them into the review process.

As winter approaches please make sure you've shared your email address with us so we can keep you updated on snow removal.

Last but not forgotten, if you own a dog please remove the waste from the grounds and discard it with your regular garbage. Thank you for your cooperation.

I appreciate the opportunity to work with your beautiful community and I look forward to meeting you when I'm needed.

Curtis (518)572-1505

propertymanager@lcvillage.org



Photo by Patty Jaehn

Guest Feature!

A big thank you to Marco DiGirolomo of Senior Planet!

Basic Facebook Terms You Didn't Think You Needed To Know

By: Marco DiGirolomo, Program Manager for Senior Planet North Country

Love it or hate it, Facebook is part of your life in one way or another. Whether you have an account or a friend/family member has an account, Facebook is there. There are a lot of basic terms that Facebook users tend to mix up from time to time and though some might find it hard to believe that people mix them up, after seeing the terms below, you yourself might realize that you've been mixing a few up here and there.

Profile: Your profile is your collection of the photos, stories and experiences that tell your story. It includes the information about you that you choose to share, and also your "Timeline."

Newsfeed: News Feed is the constantly updating list of stories in the middle of your homepage. News Feed includes status updates, photos, videos, links, app activity and likes from people, Pages and groups that you follow on Facebook.

Status Update: A status update is where you write a message that can be seen by all your friends if you choose to do this. Status updates are also what you see in your newsfeed.

Timeline: Your Timeline is the space on your profile where you can see your own posts, posts from friends and stories you're tagged in, organized by the date they were posted.

About: All the information you choose to share about yourself: work and education, where you live, contact and basic info, and any other details you choose to include.

Friends: Shows you all the people who you have connected to on Facebook.

If you're 60+ and looking to learn more about Facebook and other types of technology, stop by Senior Planet Exploration Center in the Champlain Centre Mall. Our services are free and registration for the upcoming Fall Quarter will be September 16th through September 20th from 10:30am - 4:30pm. If you have any questions, please call 518-566-4422.

Final? Kiosk Update

By: Tom Maglienti

Well here it is! The final (I hope) update on the mail kiosks! By the time the next newsletter goes to press, all four new mail kiosks should be installed and the mailboxes relocated accordingly.

At long last we have heard from both the City of Plattsburgh and the US Post Office on the proposed new units. The Post Office readily

agreed with our proposed locations despite some concerns initially raised. The City has agreed to give us a license to occupy city lands and has verbally approved three of the four locations as of this writing. The objection to the fourth site is due to a possible interference with subsurface infrastructure which we were unaware of. This final location should be resolved shortly.

The four units have been ordered and paid for and we are in the process of arranging with a concrete contractor to pour the necessary new slabs. We expect delivery of the new units in late September and installation completed by Thanksgiving.

Thank You's!

There are several homeowners who volunteer to make Lake Country Village a more attractive place. These folks give of their time and talent to provide and care for flowers and plantings at the

flagpole, entranceways and kiosks. Their efforts truly make a difference! We would like to extend our sincere appreciation to Mary Spindler, Virginia Sabens, Diane Trim, Patty Jaehn, the McDonalds and to Don Miller and Jim Trombley for caring for the flag itself. If we have missed anyone we truly apologize.



Photo by Patty Jaehn

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

Place
Postage
Here