

# LAKE COUNTRY VILLAGE HOMOWNERS ASSOCIATION NEWSLETTER

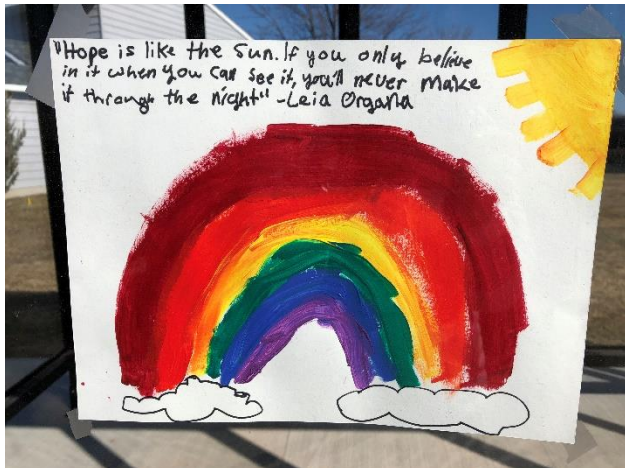
Volume IV No.1 – July 2020 - Tom Maglienti, editor

[www.lcvillage.org](http://www.lcvillage.org)

## Somewhere, Over the ...

By: Linda Turner

On March 20<sup>th</sup>, the State of New York was ordered to lockdown due to the Coronavirus. The news was overwhelming. After two days of being glued to the television and inundated with frightening news, I set out for a walk in the neighborhood. It was an absolutely beautiful day, cool and bright blue skies. When I reached the Iowa mail kiosk, I was delighted to find my first rainbow.



Posted on the kiosk was a wonderful work of art of a beautiful rainbow with a quote from Princess Leia. "Hope is like the sun. If you only believe in it when you can see it, you never make it through the night", Leia Organa. What a great sign of hope. In the days after seeing this wonderful rainbow, rainbows were popping up everywhere.

Within a few weeks, neighbors began to venture out on a regular basis, always practicing safe social distancing. The desire to be outside on gorgeous Spring days and to initiate human contact with a simple "hi", even to a stranger, felt so good. Ultimately, neighbors began to set up lawn chairs in common areas, where laughter and conversations could be heard.

Face masks soon were identified to be of

importance in helping to reduce the spread of the Coronavirus. One evening while walking, I came upon handmade face masks displayed on the outside of the Maryland mail kiosk.



An anonymous neighbor had made the face masks to share with other community members. I thank you for your kindness and generosity.

Throughout the lockdown I have witnessed several acts of kindness of neighbors helping neighbors. Some volunteered to run errands for others, particularly for our senior neighbors, and to check on them daily. As a community, we came together with strength, kindness, and hope. We were motivated to spread kindness, not germs.



Our rainbows were not only those of the color spectrum, but of friends and neighbors spreading friendship, confidence, generosity and kindness.

While we still have to deal with this virus for a

bit longer, I have faith we will be strong, kind, generous, caring, resilient and determined to beat it!



### **The Grand Experiment!**

By: Communications Committee



Hello Homeowners! By now you all know recent regular meetings of the board and even the Annual Meeting of Members have been held via video conference using a tool called Cisco Webex Meetings. This allows board members and other participants to attend meetings from their homes which, for now, is the only way these meetings can be held, since all of our recently used meeting venues have been closed due to COVID-19. As things open around the state, the board will be evaluating its options for meetings going forward.

We have had generally positive feedback about this effort, although it is not without its problems. It is more convenient for sure, but technical limitations sometimes make it difficult to hear what is being said and even though there is video, it's not quite the same as a face to face meeting. We would greatly appreciate your thoughts on this issue, both positive and negative to help us decide a course of action. You can send them via a "Contact Us" form or just an email to [communications@levillage.org](mailto:communications@levillage.org). Thanks from your Board of Directors.



### **From the New Kid on the Block!**

By: Ron Deragon

Hi! I'm Ron Deragon, a realtor for 17 years with Duley and associates. I have been a Plattsburgh

resident for 22 years and moved to Lake Country Village 7 years ago. During this time, I've come to appreciate living in such a great, tightly knit community. The desire to maintain the standards that we have been accustomed to, led me to join the board, where I am committed to serve and follow the greater good and the concerns that all of us share. I'm a friendly person that loves meeting new people, so please do not hesitate to say hello if you see me around Lake Country!



### **Elections**

By: Tom Maglienti

The corona virus has thrown a curve to every aspect of our lives. The board lost the ability to meet in person early in the spring and it took some time to develop an alternate meeting plan. Coupled with the lack of volunteers to run for the board, it was decided to forego an election this year and accept the candidates we had.

We bid farewell to two long term board members, Patty Jaehn and Don Miller, who have given of their time and talent for the past four years. Please join the board in thanking them for their unselfish service and for the many contributions they each made to enhance your community. They will be sorely missed!

At the same time, the board welcomes back Peter

Hayden and Randy LaMora who have consented to serve additional two-year terms.

Our newest board member, Ron Deragon, begins his first term as a Director on July 1<sup>st</sup> and we are very grateful to have him on the team. We hope you will join us in welcoming him to your board.

The new Board therefore will be as follows:

Peter Hayden – President  
Linda Turner – Vice President  
Randy LaMora – Secretary  
Tom Maglienti – Treasurer  
Mike McKinnon – MAL  
Ron Deragon – MAL  
Vacancy – MAL

As you can see, we are still short one director. If you are able to, and interested in helping us out, please visit our Elections Page at <https://www.lcvillage.org/elections/> Come on! You know you want to! You'll be glad you did!



### **I Think That I Shall Never See...**

By: Patty Jaehn

The question was asked at a recent board meeting, why do you spend so much time discussing trees? My first thought was because they are important to the community and especially the members of the landscape committee. Yes, I believe I have heard the term “tree huggers” associated with the committee! When I googled trees, I came up with some facts I thought were worth sharing other than what we all learned in school about them storing carbon, taking in oxygen, reducing air pollution, and providing water.



From a community point of view, they add real estate dollars. Trees increase the property value of homes. Tree lined streets slow traffic and reduce noise pollution. Possibly a good reason for more trees on Kansas near the sidewalk. Beautifully landscaped communities are more appealing and desirable.

From a health point of view, yes, trees matter. Recovering from surgery? Research show people recover faster, heart rates are lower, and stress is reduced. Students do better in school, especially in math and English and graduation rates are higher. Ultraviolet rays are blocked so less worry about your children being outside. As a child, who did not play under a tree.

A few years ago, we had a drought which is causing our trees to struggle. Yes, we do have an abundance of them but look up sometime when you are walking and not all are in the best of shape. The extreme weather changes the past few years have taken a toll on some of them and it seems we are experiencing another drought.

The board has worked with the Landscape Committee to put in place procedures for trees that are not dead, dying, excessively damaged or causing damage. Trees causing the homeowner problems are covered under the nuisance tree procedure. Details can be found at lcvillage.org under Documents.

The board attempts to keep a balance between homeowner request for tree removal and good stewardship of the community. When homeowners request a tree to be removed, the last thing that occurs to them is how long it takes a tree to mature and what an asset it is to the community. They just want the tree or trees removed to protect their possessions. However, there are three hundred plus units here and the fact your property is being impacted is probably not a great concern to your fellow homeowners. As in all decisions, the board makes every effort to look at all angles and make the best decision for everyone.

Remember, people make things “...but only God can make a tree.”!



## **Treasurer's Tidbits**

By: Tom Maglienti, Treasurer

Hi everyone! Hope you are all safe and healthy in this crazy time we are all going through! Who would have guessed just 3 short months ago that we would be in this position. In these times, our financial situation seems unimportant compared to other issues, both social and health related. But as they say, the show must go on, so here is a snapshot of where we are, as of this writing.

Our June data is not yet compiled but based on estimates, we should end the fiscal year (June 30<sup>th</sup>) about \$55,000 under budget and have an operating surplus of about \$20,000.

Our reserve will be slightly above forecast at approximately \$770,000. The bulk of these funds are in CD's of various terms and rates with about 25% of it in a money market fund for liquidity. (We will be looking into another round of CD purchases probably before the summer ends.) 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 plans to investigate financing for several large capital projects has been temporarily sidelined... you guessed it – due to the corona virus! We hope to take this up again in the future as it holds promise.

Our 2020-2021 Fiscal Year budget was approved in April, once again with no increase in your monthly dues, for the eighth consecutive year. (A copy was mailed to each of you on June 1<sup>st</sup>.) However, since it was approved, the City of Plattsburgh announced they will begin assessing a new charge on our water bills beginning July 1. While the base rate is essentially the same, this new charge will add a whopping 38% to our water charges for the year! The board has decided for this first year to absorb the increase into the approved budget and keep the dues amount at \$205.

Speaking of dues, I am thrilled to report once again that every single homeowner is currently paying their dues or is keeping a payment agreement. We are most grateful to all of you!

Well that's it for now. 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](mailto:tomm@lcvillage.org). Keep safe and I'll see you in the next newsletter!



## **From Your Property Manager**

By: Curtis Latremore

Hello Everyone! It's Curtis, your property manager wishing all a safe and happy summer. During the season of projects please remember to respect your neighbors and work during the day time. While walking your dogs also remember to pick up dog waste from all areas of the Village. It is the objective of the board of directors to keep the village looking as good as possible and we can only do that with your help. The rules about keeping your garbage cans inside are still in place so after they've been emptied by your garbage company please put them back indoors.

Our painting project has now started and should be finished in July. This is the first round of painting and I hope to hit the village with another project in early fall. On that same note the board is looking at washing some homes as well. This will involve cleaning of the siding, not just pressure washing the walls. Again, I'm hoping we can make this happen late summer/early fall.

I'm also working with Hart's on trimming projects around the village. This will happen over several weeks', but the goal is complete the entire village before winter arrives. Please forgive me for using the word "winter", but unfortunately it will arrive.

So, from your property manager, thank you all for your support and until next time, be safe.

Curtis  
(518)572-1505  
[propertymanager@lcvillage.org](mailto:propertymanager@lcvillage.org)



## **It's Not Your Father's Oldsmobile!**

By: Tom Maglienti

For the past few years I have been leasing my vehicles instead of buying them. Why, you might ask? Well it's not a secret. When I was young, I bought all sorts of old decrepit rust buckets and took pride caring for them and keeping them on the road far longer than they deserved. I performed my own oil changes, tune ups (yes my cars still had points and plugs and ignition timing to set), brake jobs, and all sorts of other miscellaneous repairs. I bought the necessary tools and shop manuals and ...well you get the picture. No more. With today's cars, even if I wanted to, I would no more attempt vehicle repairs than I would climb Everest without oxygen. But the cost of auto repairs today seems over the top. So, my reasoning is, lease it for three years. It will be always under warranty and several brands even will take care of routine maintenance for part, or all of the lease period. The older I get, the more this appeals to me.

But I must confess, I am also more than a little intrigued by the changes in autos that seem to be accelerating (no pun intended). Safety features like lane departure warnings, lane keep assistance which actually helps keep the car between lane markers, adaptive cruise control and others are truly remarkable advances in safety. These processes are called Level 2 automated driving systems. Within just a few short years, you can expect to see Level 3 and even Level 4 automated systems appearing on some models. Level 3 systems will essentially drive the car unless it encounters a situation it cannot handle, when it will prompt the "safety" driver (that would be you) to take control. Level 4 will go one step further and handle even these situations by finding a way to safely react in case the human fails to do so, such as bringing the car to safe stop. Then there is Level 5 – full automation! Who knows if we will actually get there. One researcher in this field predicts we will have "robo taxis" by the mid 2020's. Maybe one day the term "automobile" will really mean what it says!

Another rapidly progressing field is electric vehicles. One of our two cars is a Toyota Prius Hybrid. While it is not a "plug in" (just a regular hybrid), it routinely give us 55 mpg around town where we do most of our driving. Although I love it, I can drive it a little over 2 miles in total electric mode before the small gas engine kicks in. But in late 2020, a new manufacturer is set to offer an all-electric vehicle designed for the way folks really drive. The car company is Rivian (watch out Tesla!) and they will offer an eight passenger SUV and a pickup truck, either of which can drive over 400 miles on a single charge! (And that's no gas!) For those of you who are performance nuts, acceleration from zero to 60 mph is rated at 3 seconds! (Geez, I can't do *anything* in 3 seconds). All their cars will be equipped with level 3 readiness as well, with 4 (count them) redundant safety sensor systems.

And then, there's this car! (Click to view.)

<https://www.youtube.com/watch?v=Ew4Y5HLyT6c>

So, it promises to be a exciting decade for the auto industry which is the other reason I like leasing cars every 3 years. I doubt I will be going for a Rivian though. It will probably be well over my price range. But I'll be looking closely for a car whose standard equipment includes the automatic parallel parking system. 😊



## **Final, Final? Kiosk Update**

By: Curtis Latremore

As I am sure you are all aware, all four of the new kiosks are installed. We now sit patiently, drumming our collective fingers, waiting for the Post Office to move its boxes. We certainly appreciate that the corona virus has delayed virtually every segment of our lives including progress on this installation. Nevertheless, we expected this project to have been long completed by now. Recent contacts with the postmaster have been courteous, but unrewarding. I am disappointed to report to you that we do not, as of this writing, have any estimate from the post office as to when the change will be made. Nor do we have any

information about which mailboxes will be in which kiosk. We will try to keep you updated via email as soon as we hear anything.



**Thank You's!**

By: Patty Jaehn

A big thank you to Mary from 98 Maryland for her help with the landscaping at the flagpole. As of July, she will be off to a new adventure. She was here for only a couple of years but chose to get involved in the community and the HOA did benefit from her gardening knowledge. Best of luck, Mary!

If you are interested in helping to water at the flagpole, please contact the landscape committee. It would involve only a couple of days a week.



Photo by Linda Turner

