

LAKE COUNTRY VILLAGE HOMOWNERS ASSOCIATION NEWSLETTER

Volume IV No.2 – October 2020 - Tom Maglienti, editor
www.lcvillage.org

Impact Demand Water Charge!

By Board of Directors

ATTENTION HOMEOWNERS

Please add your name to this letter to Mayor Read to show your support in exempting the homeowners of LCV from this unfair water fee.

Mayor Read,

Effective July 1, 2020 the city of Plattsburgh imposed a new city-wide fee which affects water bills in Lake Country Village for triplexes or quadraplexes. This fee, called an Impact Demand Charge is a flat \$33.33 per month, per 1" meter. As a flat charge, it is not a "demand" charge at all, since it bears no relationship to actual water consumption or the demand for water. What it is, however, is a significant increase in our cost of receiving water. It represents an overall increase of 40% on our total annual water charges. Since we have many elderly and single residents, a number of our buildings regularly only pay the City's minimum charge for water. For these, the IDC is even more egregious, increasing these water bills by more than 115%!

The City provides an exemption from this charge for residential services for single family and duplex homes with a service size of 1" or smaller. Each home in Lake Country Village, regardless of it being a part of a duplex, triplex or quad unit, are all individually owned. Due to the unfairness of this charge for any residential services, we the undersigned demand that 1) the city classify water service to all our residential buildings in Lake Country Village as "residential" and 2) the city amend its local law to extend the IDC exemption to all residential services of 1" or less (meter size) regardless of the number of units.

SCAN ME

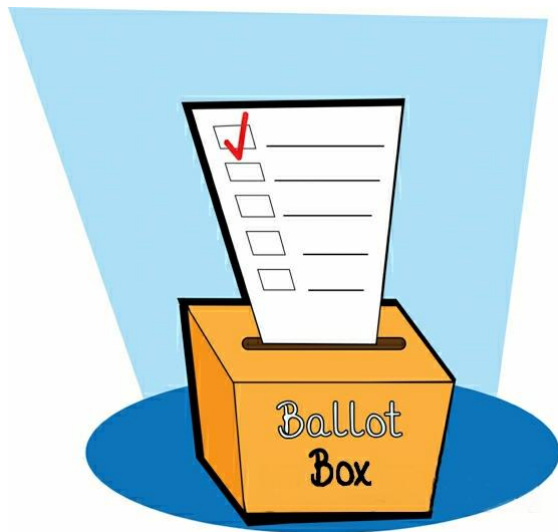


Using your smart phone camera, focus the above QR code until a web link pops up on the screen. This link will lead you to a form which you can add your electronic signature to.

If you don't have a smart phone or prefer to participate a different way, you can [click this link](#) to electronically add your signature to the petition or you can just mail by US Mail the separate letter included with this newsletter. (Be sure to sign it and add your address at the bottom.) You can also email a letter (ours or compose your own) to Councilman Ira Barbell at barbelli@cityofplattsburgh-ny.gov and Mayor Read at carlinb@cityofplattsburgh-ny.gov. Thank you for your support.

It's Time to Choose!

By: Patty Jaehn



This year casting your vote is more important than ever. On November 3, 2020 we at LCV will be voting for a mayor, county legislator, state senator and assemblyman and US District 21 representative as well as President and Vice President. There are major changes this year, due to COVID- 19, concerning voting procedures. Everyone has three options.

On Election Day November 3, 2020, our polling place will be PSUC Field House, 167 Rugar Street, Plattsburgh, NY. Hours are from 6AM-9PM. Face masks required.

Early voting will be from October 24, 2020 and concluding November 1, 2020 at Clinton County Government Center, 137 Margaret Street (First Floor Meeting Room), Plattsburgh, NY. Hours available: Saturday & Sunday from 9AM-2PM, Monday, Wednesday & Friday 9AM-5PM, and Tuesday & Thursday 9AM-8PM. Every registered voter is eligible to vote early and a mask is required.

Third is voting by mail. This election, Governor Cuomo has made this option available to everyone. You may apply for an application by mail, fax, email, online or calling your local board of elections. Election Board number is (518) 565-4740. Applications can be requested at

www.clintoncountygov.com/boe, cut-off date is October 27, 2020. When filling out the application, check the temporary illness box as the reason for this request. Next, an absentee ballot will be sent to you which must be filled out, signed, and returned with the postmark no later than November 3, 2020 It is being suggested you mail your ballot back with a first-class stamp, so it gets processed as such and return it as soon as possible.

Whichever way you vote it is being suggested you vote as early as possible.



Political Signs

By Peter Hayden, President

Recently, we have seen a proliferation of political signs in front of Lake Country Village residences. For the most part, they have been placed on the grass strip between the road and the sidewalk. Some village homeowners have asked us (the Board) why we haven't had these signs removed.

After researching the issue, the Board has found that if you live on Iowa, Kentucky, Maine, Maryland or Massachusetts, the City of Plattsburgh owns 33 feet from the center of the road towards your house and if you live on Kansas they own 50 feet from the center. Measuring from the center of Maine in front of my house, 33 feet goes past the grass strip between the road and the sidewalk and past the sidewalk by another 3 feet.

It is the Board's belief that we cannot tell homeowners what they can and cannot place on city property. We have reached out to our alderman and asked if the city has any regulations regarding these signs. My guess is they don't have or enforce any regulations when you see the signs all over the city. And our alderman has yet to respond to our questions.

Beyond the 33 feet (or 50 feet) from the center of the road is the Common Area owned by the HOA and political signs are not allowed. The cul-de-sacs (Baltimore, Alana and Caitlin) and the long

driveways with homes on either side are owned by the HOA and political signs are not allowed.

So, here is my pitch to homeowners who have placed political signs on city property in front of their residence. PLEASE remove the signs. While you may have the right to place a sign there, you should also notice that the vast majority of homeowners do not have signs - and they don't want them in the village. Please go vote for the candidate of your choice to show your support. But let's respect the wishes of most of our homeowners and keep political signs out of our village.



Board Update

By: Randy Lamora

Hello everyone in Lake Country Village. I hope everyone is in good health and doing great.

Not much happening in the Village since the last newsletter. The Covid-19 has really hindered our ability to get things done in a timely fashion.

We are continuing the video meetings as of this writing and we get mixed reviews. Some people love it, and some do not. We generally have a meeting on the second and fourth Mondays of the month and, if they are video, you should get an invitation with the link to join the meeting via E-Mail. If you are not getting the invitation, please make sure we have your correct/updated E-mail address.

We have a new board member, Jen Dyer. She is a great asset to the board. She is extremely knowledgeable with computers and smartphones applications. We are truly lucky to have her on the Board.

We have had several work requests over the cutting and pruning of trees in the village. We are addressing the tree issues as quickly as we can so please be patient when you send in a Work Request or Maintenance Request.

We have been addressing roof and facia issues as soon as we hear about them to avoid any serious damage to your home.

We are replacing the posts on the front of the buildings. With lumber hard to get we are getting them done when we get the posts.

If you want to replace any windows/doors, paint your door, do your own landscaping, etc. please send in a work/or maintenance request so that we will have a record of it and can track its progress.

If you have any issues that you're unsure of please feel free to contact our Property Manager, Curtis Latremore, or send us an email.

In closing we are always looking for fresh ideas to make this Village even better than it is now. Feel free to contact us with your ideas.

From Your Property Manager

By: Curtis Latremore

Hello LC Village Homeowners! It's Curtis, your property manager, wishing everyone a Happy Fall season. We have had a very busy summer with work requests and projects throughout the village. Harts will continue to provide yard debris pickups until early November; if you're doing any additional yard work, please keep this date on your calendar.

I'd like to also remind everyone about garbage cans and the regulations regarding them. Your garbage can should be clearly marked with your house number. Please remove them no later than 24 hours after the pick-up is completed and they then need to be placed inside. If you have any questions regarding this, please feel free to reach out to me.

Another stinky topic – “doggy doo.” We do of

course allow pets in the village but not everyone has one, so please be respectful. The "doo" should be picked up and brought home for disposal. Do not discard the "doo" in a garbage can that does not belong to you.

As Fall turns to Winter it will be time to deal with snow. Please watch for email alerts regarding snow removal during storm events. You should also make sure your walkways are clear of all items. Neither the HOA nor Harts will be responsible for damage done to any items left on the walkways. So, for everyone's safety, please remove items before snow starts to fly.

Wishing you a safe and healthy holiday season,
Curtis

(518)572-1505

propertymanager@lcvillage.org



The Grand Experiment Revisited!

By: Communications Committee



Hello Homeowners! By now you all know recent regular meetings of the board 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.

We have recently been informed that the North Country Alliance Church has begun allowing in-person meetings to resume. However, given the recent uptick in Covid-19 cases in our area and the extra precautions and requirements the Church has put in place, the Board feels that, for now, we will continue with virtual meetings to minimize health risks to all.

Although we are getting better at this with

experience, we would still greatly appreciate your thoughts on this issue, both positive and negative to help us decide a future course of action. You fill out a "Contact Us" form or just send an email to communications@lcvillage.org. Thanks from your Board of Directors.



From the Newest Kid on the Block!

By: Jennifer Dyer

My name is Jennifer Dyer and I am happy to introduce myself as the newest member of the HOA board. I moved into the village 4 years ago but have lived in this area my entire life. I graduated from Plattsburgh State University with a Bachelor's in adolescent math education and with a Master's degree in Special Education. I have been teaching math at Peru Middle School for 13 years, my husband of five years owns the restaurant "SIP" on Margaret St. and my four-year-old son just started Pre-K this year. I am excited to be part of this group to help represent my neighbors and influence decisions that positively impact our community. Please feel free to reach out if there is any way I can help you or if you have any questions.



Treasurer's Tidbits

By: Tom Maglienti, Treasurer

Hi everyone! Good health and safety to one and

all! Here is the latest and greatest from your numbers guy.

We have completed our first quarter of the new fiscal year and are in pretty good shape. First, a quick primer on how we handle our budget. We take our approved expenditures for each category and estimate how these dollars will be spent throughout the year. Some categories, like the water and sewer bills, we just divide by 12 since water use is fairly consistent month to month. Others we estimate differently based on say, the construction season or weather. This allows us to have a better handle on how we are doing each month rather than just comparing expenses to an annual number. Based on this method then, we are slightly over budget year to date, about \$22,000. At this time, this is not a significant amount since much can change yet as we go forward.

Our reserve is just over \$800,000. Since my last article, we have had 6 of our \$25,000 CD's mature. We took these moneys, along with about the same amount from our money market fund, and purchased 6 new \$50,000 CD's to continue our effort at maximizing our interest earnings. Once again, 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.

As I mentioned in my last letter, the City of Plattsburgh has begun assessing a new charge on our water bills. The impact is, as was predicted, a substantial increase in our water charges. About \$7,000 of the budget overrun to date is due to this charge. We are asking all homeowners join in our effort to protest this unfair charge. Please read the article in this newsletter which outlines what you can do to help.

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. Keep safe and I'll see you in the next newsletter!



Recipe Corner

By: Gisele Gaudreau

As autumn arrives at Lake Country Village and we plan for winter's nutrition, I am delighted to share one of my favorite recipes, Moroccan-Spiced Chickpea and Sweet Potato Stew. The highlight of this tasty meal is the classic spice blend of Ginger, Coriander, Cumin, Tumeric, Cinnamon and Nutmeg. This vegetarian dish is nicely paired with chicken or pork and frequently served over brown rice.



Ingredients:

- 1 tablespoon olive oil
- 1 medium onion
- 2 medium carrots
- 1 celery stalk
- 1 teaspoon fresh Ginger
- 1 teaspoon ground Coriander
- 1 teaspoon ground Cumin
- 1/2 teaspoon Tumeric
- 1/4 teaspoon ground Cinnamon
- 1/4 teaspoon ground Nutmeg
- 1/2 teaspoon sugar
- 2 medium sweet potatoes
- 8 ounces green beans
- 15 ounces chick peas
- 15 ounces tomatoes
- 2 1/2 cups vegetable broth
- salt and pepper to taste
- 2 tablespoons fresh parsley

Directions:

1. Saute onion, garlic, carrots, celery and ginger in oil until tender.
2. Stir in spices and sugar.
3. Add sweet potatoes, green beans, chickpeas, tomatoes, broth, salt and pepper then bring to boil.
4. Reduce heat, cover and simmer for 35-40 minutes then sprinkle with fresh parsley just before serving.

Wishing each and every one good health and simple pleasures this season and beyond.

The Communications Committee would like your feedback on making the Recipe Corner column a regular feature. Send your comments (and recipes!) to communications@lcvillage.org.



Final, Final, FINAL? Kiosk Update

By: Curtis Latremore

Wonder of wonders, the new mailboxes are installed and the old kiosks are finally empty and ready to be removed. We have made arrangements with a local business to remove them for free and this should be done before the snow flies. We thank you for your continued patience and look forward to the day we can stop giving you updates on the bleep, bleep kiosks!



Thank You's!

By: Patty Jaehn

For several years Diane Trim and Al Swoboda have been making the kiosk at the end of Maryland a bright spot for our community. Each spring we looked forward to a beautiful and unique planting arrangement. Sadly, that kiosk is scheduled to be removed. A big thank you to Diane and Al and a wish the community does not lose their creative efforts.



City of Plattsburgh
41 City Hall Place
Plattsburgh, NY 12901

October 19, 2020

Dear Mayor Read and Common Council

Effective July 1, 2020 the city of Plattsburgh imposed a new city-wide fee which affects water bills in Lake Country Village for triplexes or quadraplexes. This fee, called an Impact Demand Charge is a flat \$33.33 per month, per 1" meter. As a flat charge, it is not a "demand" charge at all, since it bears no relationship to actual water consumption or the demand for water. What it is, however, is a significant increase in our cost of receiving water. It represents an overall increase of 40% on our total annual water charges. Since we have many elderly and single residents, a number of our buildings regularly only pay the City's minimum charge for water. For these, the IDC is even more egregious, increasing these water bills by more than 115%!

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Sincerely,