

LAKE COUNTRY VILLAGE HOMOWNERS ASSOCIATION NEWSLETTER

Volume IV No.3 – January 2021 - Tom Maglienti, editor

www.lcvillage.org



Photo by Randy LaMora

Help!

By: Tom Maglienti

Help! I need somebody! Help! Not just anybody, Help! You know I need someone to Heeeeelp!

These words, written by John Lennon and Paul McCartney of the Beatles more than 50 years ago, still speak to me. But now in a slightly different way. We need your help. Our Association is run by a board and various committees made up of a small group of dedicated volunteers. Some of these folks have participated for years and for one reason or another have decided they can no longer continue. Your HOA does not run all by itself. It takes the effort and dedication of people like yourselves to make things happen.

We all have a natural aversion to getting involved in things especially if we are unsure of what will be expected of us. If you feel that way, you are not alone! Every single one of the current board and committee members felt the same misgivings. But they stepped up to the plate anyway and we

are all the better for it.

Now we are asking for you to join this effort. PLEASE visit our website at either our [elections page](#) or our [Committees page](#) for more information on how you can participate. We want and need your help. The HOA cannot run without volunteers like you. You don't have to have special talents or past experience. You only need a desire to help your neighbors. This is YOUR association. Come on, volunteer. You know you want to. Just do it. You'll be glad you did.



Happy New Year From Your Board!

By: Linda Turner, Vice President

Happy New Year everyone. Great news is that the new year has brought the first vaccinations to the North Country. Sure feels like a reason for celebration, however we will need to postpone that party until later this year, at the end of the pandemic. We still need to stay safe and look out for one another.

Last year the Board meetings were moved to online video conferencing due to the pandemic. This gave everyone a chance to see us in action. Several homeowners participated. I would like to thank them for their support and ideas. The Board of Directors is made up of a diverse and dedicated group of volunteers who always consider the best interests of our community and our homeowners. I have learned a lot from them and feel privileged to work with them.

Several projects were completed last year and scheduling for this year is underway. Randy LaMora, Board Secretary, has submitted an article highlighting some of the accomplishments of the last quarter and a list of some of what is on the docket for the next.

I certainly look forward to regular in person meetings. It will be wonderful to see everyone again. Please come join us.

Warmest wishes for a happy and healthy new year.



Board Update

By: Randy Lamora, Secretary

Hello everyone in Lake Country Village. I hope everyone is in good health and is doing great. Not too much is happening in the Village since our last newsletter. The COVID-19 virus is continuing to hinder each one of us in one way or another. With the increase in cases in the area the Board decided, that to keep everyone safe from Covid-19, the video conferencing of meetings will continue until further notice.

We generally have a meeting the second Monday of the month starting at 6:00 pm. We also may have second meeting the fourth Monday of the month also at 6:00 pm, depending on what is going on in the village at that time. You should get an email with the link and instructions for these meetings and we encourage everyone to attend. To insure you can receive messages from us, you can update your email address by filling out the form on our website at <http://www.lcvillage.org/email-request-form/>

During the early part of the quarter, we removed 4 large dead or diseased trees and completely replaced a sewer service, the third in just over a year which, due to a broken pipe had become completely clogged with roots. We also continued our project of replacing the front posts, completing all of Baltimore and the south end of Maine. We refurbished the benches at the Iowa playground and as an experiment, we pressure washed 7 buildings. Fence work and a drainage project on Kansas wrapped up our construction work for this quarter. The old mailbox kiosks have finally been removed. We have been working on the lighting for the new kiosks, with one using a solar powered light and the others possibly being hard wired.



Photo by Anne Sanford

We have also requested that the city place a crosswalk in the location of the new kiosks on Maryland and are awaiting their reply.

The City has assessed us with its Impact Demand Charge, for reasons unknown, which caused a significant increase in charges for the use of water. Our current Ward representative, Jaime Canales, and our area County Legislator, Wendell Hughes, have been helping us with this issue.

We have an election coming up with 3 Board seats available. If you are interested in becoming a Board member, please apply to the Election Committee.

We are always looking for new members on our committees, such as Communications, Election, Landscaping, etc. For more information on the various committees please visit www.lcvillage.org/committees-2/ If you would like to be on one or more of these committees, please notify us by filling the online form or sending an email to randyl@lcvillage.org.

The Board will begin working on the 2021-2022 Budget in the very near future. There has not been a dues increase in approximately 7 years and the Board is going to continue to do its best to keep it that way.

We are always looking for new ideas for the Community. If you think you might have one that will make this community a better place than it is right now, feel free to contact us.

As always, if you have any issues that you are unsure of, please contact our Property Manager, send us a [Contact Us form](#) from our website or ask any Board member.



Election Season is Here Again!

By: Carol Shuttleworth, Elections Committee

Greetings, Homeowners! Just a friendly reminder that it's that time of year again... yes, time to elect new members to the Lake Country Village Homeowners Association Board! Currently, there are three openings on the Board for the upcoming election. New (or returning) Board members will serve on the Board from July 1, 2021 to June 30, 2023.

I'm sure that all of you are aware of the importance of elections. An election serves to bring fresh ideas to governance, whether of a nation, a state, a city, or an HOA. At Lake Country Village, our Board plays a critical role in the running of the largest HOA in the state of New York. Board members work with committees (such as Building, Landscaping, Communications, etc.) to address homeowner concerns, disseminate information, update LCV rules, and make vital decisions regarding the running of our fair community. These include reviewing contracts for landscaping and snow removal, making final decisions about the removal and/or planting of trees, and organizing important projects such as repairs to buildings and upgrading the fencing.

As homeowners, we owe the smooth running of our community to the Board. If you have been contemplating getting involved on the Board, now is the time!

Applications for the 2021-2023 Board cycle are available on the LCV website at www.lcvillage.org/elections, as is information about the duties of Board members. If you have any questions about the application process, feel free to email us at Elections@lcvillage.org. Thank you for your interest in serving your community!



Treasurer's Tidbits

By: Tom Maglienti, Treasurer

Happy New Year to all! Here's hoping everyone is safe and healthy as we begin the new year.

We are officially halfway through our fiscal year which began on July 1 and while we are OK, we continue to be a bit behind in our budget. As many of you know, this is partly because of the new (and unbudgeted) increase in our city water charges resulting from the so-named Impact Demand Charge which we began paying in July. This charge has so far put us nearly \$14,000 over budget, fiscal year-to-date, in this one category. We have also over expended other categories, such as electrical maintenance and exterior painting but are under-expended so far in others, so that our total expenses, even with the above charges, are only about \$7000 over budget. But the continued water charges and other upcoming expenses that are forecast will likely mean we will finish the year in the red. We can cover this shortfall from our operating surplus for this year, however over time, something has to give.

We are scheduled to begin preparation of the 2021-2022 budget in February and unless the City reconsiders its water charge, it may mean a small uptick in the association dues for next year for the first time in eight years. Please know we will do everything we can to avoid this, but I want to give you a heads-up now so if it does turn out to be needed, it won't be a complete surprise. While it is impossible at this time to predict with certainty what, if any, the increase would be, all else being equal, we would need a dues increase in the range of \$5 to \$10 per month to cover the new water charge.

Our reserve is just over \$860,000. We are

following the nationally recommended practice for HOA's for our reserve fund. We completed a reserve study in 2019 by AES Engineering and have utilized the results to plan for major expenses that will be incurred in the future so that surprise special assessments should not be needed. 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.



Photo by Carol Shuttleworth

Well, that wraps up this exciting chapter of LCVHOA Financial News. 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!



From Your Property Manager

By: Curtis Latremore

Hello Lake Country Village, it's Curtis your property manager hoping everyone is having a safe and healthy New Year! I'd like to thank everyone for their assistance in making the snow removal process during the first few months of winter much easier for the snow crew to handle. They tell me all the time how grateful they are for the residents who actively watch for them so they can clean the driveway out. Thank you all.

Just a reminder for everyone, new to the village and longtime owners, please make sure your

garbage cans are clearly marked with your unit number. It makes my job of identifying the cans much easier.

The planning process is just getting underway for the 2021-2022 budget year. I'm hoping to have some exciting ideas to report on in the next edition of the newsletter.

If anyone has any questions, thoughts, or ideas please let me know. Have a safe and healthy winter.

Curtis
(518)572-1505 propertymanager@lcvillage.org



Recipe Corner

By: Gisele Gaudreau

Warmest greetings to all my friends and neighbors at Lake Country Village. In the spirit of helpfulness, I am sharing a list of foods that Dr Brent Bauer from Mayo Clinic suggests can support our immune health during the cold, winter months and all through the year. Research shows that these foods support the immune system and battle against the inflammation triggered by stress or common illnesses.

- 1) Anti-viral Foods
 - a) Garlic. Garlic is an effective antiviral, antifungal, and antibacterial ingredient for a healthy immune system. Chopping or crushing the cloves helps bring out its protective element.
 - b) Red Peppers. Red bell peppers and hot chili peppers have antimicrobial properties that protect against viruses and other microorganisms.
 - c) Shiitake Mushrooms. These mushrooms increase the levels of natural killer cells and immunoglobulin A, two important immune system components for fighting off viral attacks.
- 2) Anti-inflammatory Foods
 - a) Turmeric. Turmeric is a spice that is both an anti-inflammatory and an antioxidant. Turmeric provides a compound known as curcumin which suppresses inflammation

and helps manage conditions such as arthritis, anxiety, and exercise-induced muscle soreness.

- b) Ginger. Ginger root contains a substance which helps inhibit inflammation, improves cardiovascular disorders and gastrointestinal health and helps reduce exercise-induced muscle pain.
- c) Fatty fish and nuts. Omega-3 fatty acids help improve outcomes for conditions like heart disease, kidney problems, and autoimmune disorders. Some foods containing omega-3 are
 - i) Salmon, tuna, trout and mackerel.
 - ii) Walnuts, pecans, flax seeds and chia seeds
 - iii) Plant oils, including soybean oil, flax-seed oil, and canola oil
 - iv) Foods fortified with omega-3 (some eggs, juice, milk and soy beverages)



Photo by Randy LaMora

- 3) Gut Microbiome Boosters. The microbiome is the gut ecosystem. A healthy gut ecosystem supports the body's immune function.
 - a) Fermented Foods (yogurt, sauerkraut, kombucha and kefir),
 - b) Whole Grain and High Fiber Foods
 - c) Monounsaturated Foods (olive oil)
 - d) Polyphenol-rich Foods (vegetables, fruits, seeds, tea, cocoa and wine)
- 4) Foods High in Antioxidants. Antioxidants are necessary to decrease inflammation and fight off disease.
 - a) Almost all fruits and dark leafy greens especially kale and spinach.

Remember to check with your doctor as needed before making dietary changes.

From my kitchen to yours, I wish you good health and pleasant cooking experiences.



Can I Rent My Home?

By Tom Maglienti

Since I have been on the board, the issue of tenants in Lake Country Village has come up several times. Although I knew the Declaration dealt with the renting of units, I was not sure of the specifics of other board approved rules. So recently when the question was raised again, I did some research. I suspect like me, the reader will be surprised at what I discovered. All of these documents can be found on our website (by selecting Rentals in the category list in the left panel of the home page or by clicking the links in this document).

Article VII of the [Declaration of Covenants, Conditions, Easements and Restrictions](#) (the Declaration) deals with the renting of units. It expressly prohibits an owner from renting his or her unit for a period of 2 years “from the date the Owner takes record title to the Lot.” It also provides that owners are required to provide notice to the HOA of a rental arrangement *prior* to the tenant taking occupancy.

Later resolutions of the Board further expand on this issue, including establishing potential penalties for violations which are quite substantial. A [resolution passed in November 2009](#) establishes a fine of up to \$500 per month for owners who fail to provide the required notification of their intent to rent and \$1000 per month for owners who rent their units before 2 years have elapsed. Other resolutions define what is considered a “[renter](#)” and allow some

exceptions. Clearly, these are substantial penalties. There are even circumstances which permit the HOA to terminate a tenant's lease.

Although the HOA is aware of some of the units that are rented, maintaining up to date records and contact information is a constant struggle. As you know, having emergency and other contact information for all occupants can be critical due to our rather unique configuration. And without knowing the location and identity of tenants, it can be almost impossible to fairly and consistently enforce the rules of the HOA which are there for the benefit of all owners.

In an effort to bring our records up to date, the Board has decided to offer a period of amnesty to owners who are currently renting their units before making further attempts to enforce our existing rules. Any owner who is currently renting their unit and who provides tenant contact and other information required by the resolutions by April 1, 2021 will not be subject to any penalties. After that date, owners who are renting

their units may be subjected to all regulations relating to rentals, including the fines listed. If you are an owner currently renting your unit or planning to do so in the near future, please visit our website and fill out the [Homeowner/Tenant Information and Contact Form](#) or contact the property manager. ~



Photo by Anne Sanford

 **Lake Country Village**
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Place
Postage
Here