

LAKE COUNTRY VILLAGE HOMOWNERS ASSOCIATION NEWSLETTER

Volume V No.2 – January 2022 - Tom Maglienti, editor

www.lcvillage.org



Winter 2021 at LCV – Photo by Naomi Bradshaw

Vinyl Fence Update

The results are in! The members have spoken! We received 257 valid votes representing more than three quarters of the members, a spectacular turnout for this important decision. The final tally of votes was 174 for, 79 against and 4 abstentions. This means over two thirds of votes cast were in favor of the proposal!

Accordingly, the board prepared a contract bid package and solicited bids from 12 fencing contractors in both New York and Vermont. Although the contract was initially awarded to Freedom Fence Co. of Plattsburgh, they have subsequently withdrawn their bid. We are pleased to report that the board has now awarded the contract to AFSCO Fence Supply Co. of Queensbury, NY. Because their initial bid was substantially higher, the Board has decided to make all new fences the privacy style (except

when matching existing fence) to keep the cost within the \$10 dues increase for fences.

The next steps in this process will be to meet with the contractor to discuss specific details in preparation for signing of the formal contract. Once signed, we will make final arrangements with the lending institution and begin planning for the actual construction. Once again, material and labor availability will likely influence both the start and the duration of the project. We will communicate with all members via email as more information becomes available.

The Board again thanks each and every member who took the time to review and vote on this important issue.

Your Board of Directors



Board Update

By: Randy Lamora, Secretary

Hello everyone In Lake Country Village. I hope everyone is in good health, doing great and had a wonderful summer, fall and winter so far.

We generally have a meeting the second Monday of the month starting around 6:00 pm. We also may have a 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. We have been having our meetings at the North Country Alliance Church located on New York Rd. Homeowners are encouraged to attend the meetings if possible.

The current Board Members are Peter Hayden, President; Linda Turner, Vice President; Tom Maglienti, Treasurer; and Randy LaMora, Secretary; with Ron Deragon, Melissa Mowry, and Mike Mckinnon as the remaining members.

Please keep us updated with your current email address so that you can stay informed about current happenings in the village.

As many residents know we are getting new vinyl fencing starting in the spring of 2022. We conducted a vote and it overwhelmingly passed with a 2 to 1 margin. Speaking with some residents that I have seen; they all were very pleased to be getting new fencing. Once the project starts Homeowners will be kept up to date with the progress of the installation of the fences and any other details that they may need.



Photo by Linda Turner

We had a special visit from the St. Nicholas Christmas Truck on December 3, 2021. They parked at the flagpole on Maine and were there for about 40 minutes. There were approximately 75-100 people who showed up to see this magnificent truck. The Board would like to thank Robbie and Gail Roberts for sharing their truck with the village. It was truly a wonderful experience. I took the liberty and requested them again for next year on Friday December 2, 2022, between 6-6:30 pm. I am awaiting confirmation from them on that date and time. Once I get confirmation, I will let everyone know.

I would like to mention that if anyone needs Notary Services, I am a Notary. If you need Notary service feel free to contact me via email, message etc.

Recently I had to call a plumber, because of a clogged drain that I couldn't unclog myself. When the plumber arrived, I told him I had used a store-bought drain opener. He thanked me for telling him. He told me that plumbers like to know if a chemical type of drain opener was used, e.g., Drano, Liquid Plumber, etc. so when they release water from a clean-out on the drain, they won't be burned. This is important information

to have in case you try to unclog a drain yourself after first using a chemical drain cleaner.

If you have any issues that you are unsure of, please feel free to Contact our Property Manager or a Board member or visit our website at www.lcvillage.org.

Want to help? How about joining one of our many committees who are there to provide guidance to the Board. We are **always** looking for new ideas to make our community a better place. Contact us with **your** ideas. Or you can submit an article for the newsletter - your favorite recipe, gardening tips, anything you think might be interesting or helpful to the homeowners. The Communications Committee would be happy to hear from you! Come on, help us! Get involved in your community!

In closing I would like to wish everyone a very happy and healthy 2022.



Photo by Linda Turner

Treasurer's Tidbits

By: Tom Maglienti, Treasurer

Hello Homeowners! Wow, already the holidays are behind us and the days are getting longer. We are almost through January, February is a short month and the first day of Spring is in March. Hey, sounds like we are already there!

So far, so good with our finances for the fiscal year. We are under forecast by about \$50,000 although half of that is due to an accounting glitch that yours truly is responsible for. Our reserve balance is down a bit to just over

\$850,000 due to the recent completion of new roofs on 5 duplexes that badly needed it. Other expenses we have recently paid from this fund include new landscaping at the Kansas Ave. sign, a new sign at the New York Rd. end of Kansas and final lighting expenses for the kiosks on Maryland. 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.

The fence replacement project is now a go. We will be working with our contractor and our financing institution in the coming months to prepare for the start of this large project. As was voted on in the recent election, a dues increase will be instituted beginning in July, in part to pay for this project. The final amount of the increase will be ironed out once we begin the budget preparation sometime in February. As planned, \$10 of any increase decided on will be exclusively used for the fence project.

One final note. We recently received yet another paper check for dues sent via regular mail that was mangled by the post office machinery. This happens more frequently than you would think and when it does, it creates all kinds of problems from unhappy homeowners to delays and extra work for the bookkeeper to resolve the issue. We would really like to encourage everyone still sending paper checks (even those sent by your bank's "bill pay" system) to consider signing up for our autopay option which is totally safe, secure and free and eliminates these issues as well as a forgotten payment or just regular mail delays. It's easy to do - just visit our website and fill out the simple form or contact the bookkeeper. We now have over three quarters of our members using this option and there have been virtually zero problems. Remember anything that saves the HOA money is really saving you money.

Well, that's all for now folks. 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 Spring newsletter!



From Your Property Manager

By: Curtis Latremore (518-572-1505)

propertymanager@lcvillage.org

Hello Lake Country Village, I hope this finds everyone enjoying a great start to the New Year. Just a few reminders as we move deeper into the winter season. Please watch your emails for snow removal details and updates which allows the crew to work in a very efficient manner. Please remember that snow removal will occur only for snow falls of 2 inches or more. Vehicles are never permitted to park on the grass regardless of the time of the year.



Sunrise at Lake Country Village – Photo by Naomi Bradsaw

During the winter, please make sure if you walk your dog, that you pick up the dog droppings. I and your fellow owners really do not appreciate stepping in dog poop regardless of the season. Also, dogs are not permitted to be tied to trees or fences in common areas at any time of the year. As we get closer to spring and the construction season approaches, remember work requests can be done online at the Lake Country Village website. This has really streamlined the process and made getting the request reviewed and approved much more efficient.

A quick reminder to only flush toilet tissue into the sewer system. Regardless of what other products claim, disposing of them into the system causes the village a lot of money and time to fix the problems these products cause.

Please let me know if I can help in any way. It's a pleasure being your property manager.



Recipe Corner

By: Gisele Gaudreau

In the words of Henry David Thoreau, "Go confidently in the direction of your dreams." Along with renewed confidence and direction, I plan to greet 2022 with a delicious slice of Maple Syrup Cheesecake, of course. Here is an easy recipe if you'd like to do the same.

Maple Syrup Cheesecake

Preheat oven to 350 degrees

Grease a 10-inch cake pan

Line with parchment paper

Crust Ingredients-

3 1/5 cups graham cracker crumbs

1/2 cup maple syrup

1/2 cup unsalted butter, melted

Filling Ingredients-

4 packages cream cheese (8 ounces each)

1 cup maple syrup

4 eggs

1/2 cup heavy whipping cream

1 tablespoon vanilla extract



Directions-

1. In a bowl, mix all ingredients for crust. Press mixture into bottom and sides of pan.
2. In a bowl, beat cream cheese until smooth. Add maple syrup and eggs then beat well. Add cream and vanilla until just combined.
3. Pour mixture into pan and bake for 1 hour. Edges will be firm and center will jiggle when shaken.
4. Remove from oven and cool for 1 hour.

Refrigerate for 8 hours before serving.

Warm wishes to all at Lake Country Village.



How About Them Pipes! - Part I

By: Tom Maglienti

Plumbing and I don't get along. I have great respect for plumbers or anyone with these skills as I am woefully inadequate in that category.

But for the HOA, plumbing issues are, well...different. Things like who is responsible for what pipes? What do I do if something breaks? And even whose insurance policy will cover any damages? Plumbing issues in LCV were inherited, first from the Air Force and then from the developer and even some from the City of Plattsburgh. The purpose of this two-part article is to try to bring you a better understanding of these issues. I promise though, it will not make you a qualified plumber!

In Part I, I will describe the plumbing systems in our homes and the basic rules of the HOA regarding responsibilities for them. So here goes!

There are three types of pipes in each unit. (See diagram on last page.)

- Water supply pipes come from the City's water mains and are under 60 (+/-) lbs. of pressure. Because of this pressure, an open or broken pipe (or running toilet) will spill (or use) a **lot** of water in a short period of time, and it will continue until someone shuts off an upstream valve.
- Wastewater pipes (drains) are not pressurized but work on gravity only. Leaks from these pipes will stop when the water entering them stops.
- Heating pipes are under low pressure, typically 15-20 lbs. These circulate water heated from your boiler through the baseboard heaters and back to the boiler in a closed loop. Although the system probably contains only about 20 gallons of water, there is usually a water supply pipe feeding the heat system as well, which is controlled by an automatic fill valve. This valve automatically replaces water lost from the system for any reason,

including leaks in the piping. So, like a water supply pipe, leaks from a heating pipe will continue until someone shuts off a valve upstream of the auto fill valve.

In most if not all cases, wastewater pipes for sink drains, toilets, etc. are 100% within the unit they serve and are understandably the responsibility of that unit owner until the point that they exit the homeowner's Lot. At that point they become the responsibility of the HOA until they enter the municipal sewer system. Heating pipes are always within the boundary of the unit where the boiler is located and so are also clearly the responsibility of the homeowner. But the responsibility for water supply pipes is not as obvious.

Water supply comes to each building by way of a *water service pipe* which is tapped into a water main owned by the City of Plattsburgh. The water service pipe passes through a "*curb stop*," an underground valve located somewhere outside the building, usually near the street, which can be opened or closed from the surface (usually by the City) by using a special long rod called a "curb key." The curb stop can be used to shut off all water to the entire building from the outside. After the curb stop, the water service pipe enters the building and passes through a *water meter* (owned and maintained by the City) which records the amount of water used by the entire building (except in the case of single-level duplexes which have a separate service pipe and meter for each unit.) Usually there is a shutoff valve located immediately before the meter. This valve allows the meter to be serviced and also provides a way to shut off the entire building without using the curb stop. Most curb stops in LCV were installed many years ago and it is not clear if they will operate when needed or that they will not break in any attempt to operate them. For this reason, emergency access to the unit where the water meter and the indoor valve is located is very important.

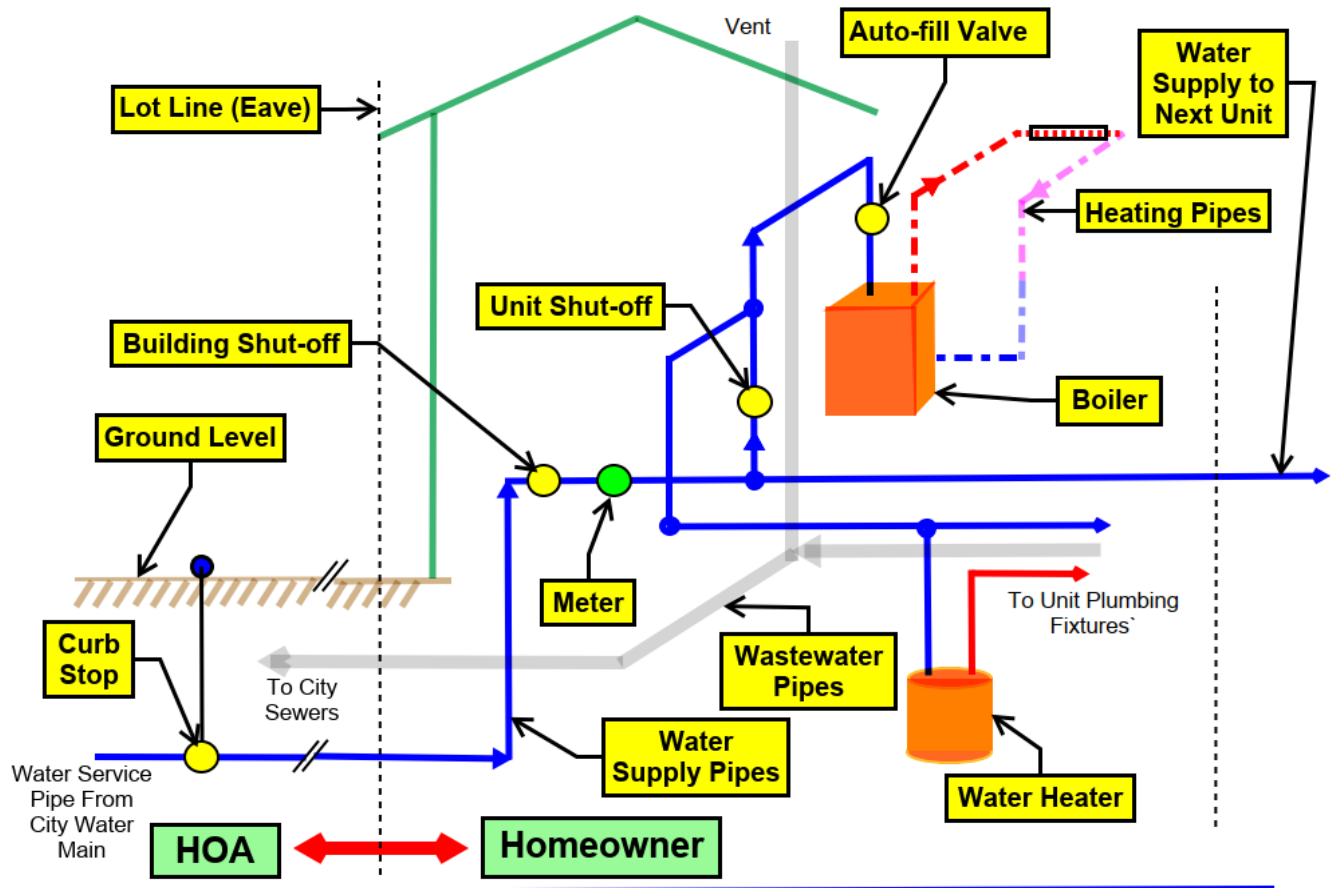
Once the water supply pipe leaves the meter, it branches to provide water to that unit and then continues on to the remaining units in the building. By definition, this means many units

are supplied by pipes that pass thru other units. There are cases where an outside faucet is controlled by a valve located in an adjoining unit and even a few we have found where hot water to a faucet is supplied from the hot water heater of the adjoining unit. Although these appear to be rare, they do exist. So, who is responsible for the water supply pipes?

The principal statement relating to plumbing is found in Article VI, Section 2 of the Declaration and reads "*Maintenance of the Lot and the interior of the unit, **including all plumbing** and HVAC mechanicals shall not be provided by the Association, and shall be the responsibility of the Lot Owner; and shall be performed by each Owner in a prudent manner so as not to cause damage to adjacent units.*" Although it seems clear, through the years there have been many questions about this and other statements in the Declaration. In an effort to clarify these statements, the Board of Directors adopted a comprehensive document titled Clarification Guideline for Declaration. Paragraph 5 of this document deals with plumbing. It confirms that all plumbing is the responsibility of the specific Lot owner even those pipes that only pass through a unit on their way to an adjoining unit (or units). Bottom line? If a pipe is within your Lot, you are responsible for it, regardless of its purpose or who uses the water it carries. For example, homeowners who happen to own the unit where the meter is located, are responsible for the water service pipe beginning at the point underground that it enters their Lot, and for all water pipes, valves and fittings connected to it (except for the meter itself) until it leaves their unit to supply the remaining units in the building.

Well, that's it for Part 1. Hopefully, I have not put too many of you to sleep. In the spring newsletter, I will talk about shut-off valve locations, which valves are important and what to do with them and some steps we should all take to prepare for an unplanned emergency. If you have any questions so far, please email them to me at tomm@lcvillage.org and I will attempt to answer them. Until then, How 'bout them Yankees!





Basic Plumbing Diagram - End Unit with Meter