

LAKE COUNTRY VILLAGE HOMOWNERS ASSOCIATION NEWSLETTER

Volume V No.3 – April 2022 - Tom Maglienti, Editor

www.lcvillage.org

PLEASE VOTE!

2022 Election of Directors

Our election of Directors for the 2022-24 term has officially begun! Those of you with emails should have received an electronic ballot on April 18th (if it's not in your inbox, check your spam folder) and all others a ballot in the US mail around the same time. Candidates for the 4 open seats are Randy LaMora, Ron Deragon, Mike McKinnon, Kathy Firme and Dave Andrews. Information on how to vote and candidate bio's are available at www.lcvillage.org/elections. **PLEASE VOTE** and join us at the Annual Meeting of Members on May 9!

Your Board of Directors

Vinyl Fence Contract Signed

By: Tom Maglienti



Photo by Anne Sanford

It's official! On March 7th, the \$1.2 Million Vinyl Fence Contract was signed by HOA Board President Peter Hayden (left) and Manager Kyle Stevens of AFSCO Fence Supply Co. AFSCO hopes to be completed by the end of this construction season, well ahead of the contract requirement of November 2023.

Board Member Randy LaMora volunteered and was appointed by the board to act as official liaison on the project. Any questions or concerns

homeowners have as the project moves forward should be addressed to Randy or the Property Manager. We are on our way!

Board Update

By: Randy Lamora, Secretary

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

Our Board meetings are the second Monday of the month starting at 6:00 pm and depending on need, a second meeting the fourth Monday of the month, also at 6:00 pm. Our meetings are held at the North Country Alliance Church located on New York Rd. and all are encouraged to attend.

The current Board members are Peter Hayden, President; Linda Turner, Vice President; Tom Maglienti, Treasurer; 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.

The Board has been busy since the last Newsletter, mainly dealing with the fencing contract, scheduling etc. We are happy to say that this huge project has started.

Our annual election has also begun. We have 5 candidates running for 4 open positions. Please check your email to make sure you received a ballot. If you did not receive an email ballot, please check your spam/junk folder. If you still can't find a ballot, please contact the Elections Committee prior to May 9, 2022.

The Board has also been working on the budget and is doing the best they can to keep the dues increase to a minimum. Just a reminder that the new dues amount will take effect on July 1, 2022. 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.

We are always looking for committee members. If you would like to become a committee member, please let us know.

We are **always** looking for new ideas for the community. If you have an idea that might make this community a better place, feel free to contact us or come to a meeting and let us know.

If you would like to submit an article for the newsletter - your favorite recipe(s), gardening tips, an article that you think might be interesting or helpful, the Communications Committee would love to hear from you.



Treasurer's Tidbits

By: Tom Maglienti, Treasurer

Hi everyone. Warmer weather is just around the corner and spring promises to be a busy one for us here at LCV.

The fence project is well underway and so far, we are extremely pleased with the job AFSCO is doing. The project will be going on throughout the year and we will get to see the transformation of our fences before our very eyes!

We have signed the commitment letter with Meadows Bank and expect to close on our fence loan around June 1st. As I am sure you are all aware, interest rates are on the rise and it is likely that they will be higher than even the extra full percentage point we allowed for when planning this project. It will not affect this year's fence budget but depending on where the rates finally settle, it could have an impact on the next fiscal year (beginning July 1, 2023.)

However, as we have been saying for some time, other costs have also been rising, for example, roof repairs. It appears our previous roofing contractor may have taken some shortcuts that have not only voided the shingle manufacturer's warranty but also resulted in premature failures and the resulting need to make expensive repairs. Through the end of March, we have spent over \$20,000 on roof repairs. This alone represented over \$5 of your monthly dues for all of last year.

We have also just been advised by our insurance carrier of a steep increase in our annual premium, probably due to recent inflationary pressures on building costs. It is possible this may result in a further increase in our dues beginning this July. As of this writing, we are waiting for proposals from 7 other carriers to try to lower this cost so I cannot at this time give you firm budget numbers. The announcement of the final amount of our dues which will begin on July 1st will be made at the annual meeting of Members on May 9th.

I know this is not particularly good news. But remember, we have been able to hold the line on dues for the past eight years even though normal inflation over this period has increased prices by over 20%. We all knew this could not continue indefinitely. It's our responsibility to maintain the property and we must spend whatever sums are needed to do so.

Well, that's all for now. As always, if you have any questions about our finances or would like a copy of the complete monthly Treasurer's Reports, just email me at tomm@lcvillage.org.

Fencing Update



By Randy LaMora

Hello everyone! As you may already know the Fence Project has Started!!!!

AFSCO Fence Supply Co. started the project on Monday, April 4, 2022, on Maryland Rd. The Board decided to start on Maryland to minimize potential conflicts with the city's water project also possibly planned for this year.

The Board has appointed me as liaison for this project to coordinate between the board, owners and the contractor. Any questions you may have should be addressed to myself or the Property Manager. Please do not attempt to question or interfere with the work crews directly. I will be sending a weekly update to the board including any comments or concerns.

PLEASE remove all items off your old fence, e.g., flower boxes, outdoor decorations etc. We have noticed that some units have satellite dishes attached to the fences. Please contact your satellite provider and have them relocate your

dish. Satellite dishes will not be permitted to be attached to the new fences.

We will do our best to accommodate everyone on this project. For example, if needed, we will attempt to put the new gate in or around the existing gate location. However exact placement may not be possible in some cases.

Gate latches are lockable. Once the gate is hung, keys will be left in the lock on both sides of the fence so make sure to check both sides for keys.

All fencing will be the privacy (solid) style. All side and fencing between the units will be 6 foot high and the front sections will be 4 foot high.



Photo by Randy LaMora

Some homeowners have indicated they want to retain their wooden fence. However, all wooden fencing will be replaced with vinyl.

A **TENTATIVE** schedule of fence replacements [is posted on our website](#) and will be updated regularly by the Property Manager who will also make individual contact with homeowners when they are next. There are many variables that can affect the schedule including weather, labor availability, material delivery, etc. so we are stressing the schedule is **TENATIVE**.

The post caps on the fencing will **NOT** be permanently glued onto the post at this time to allow for homeowners who wish to replace them with a solar light cap at their cost.

We are awaiting information from the company on if, and how items can be attached to the fence and on how to clean them. We will pass this on

to you as soon as it is received. If you have any comments or concerns on this, please contact the property manager. **DO NOT NAIL, SCREW, or DRILL HOLES into the new vinyl fencing.** **This will void the warranty and you will be responsible for the cost of the damage.**

If you're out and about, please stop and look at the new fencing. We are receiving a tremendous amount of positive feedback on how they look and how they really dress the village up.

Curtis or I will give an update at every meeting, indicating the progress of the fencing, and any comments or concerns from the homeowners.



From Your Property Manager

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

Hello Lake Country Village!

I know I'll be happy to welcome the warm sunny weather when it arrives. As you know, the fence replacement project is underway and is going really well. If you have not had a chance, please take a ride down Maryland and take a look. I believe you'll like what you see.

As the warm weather approaches and outdoor activities take off, please remember to pick up after your dogs while walking them. (Remember too that they must be on a leash). The dog poo should be discarded in your home garbage, not yard waste bags. The yard waste bags need to be the paper bags meant for yard debris and should be kept to a manageable lifting weight.

Please remember that anything done in the common area will need a work request, so please get them to me ASAP for review. Any construction outside or which affects the outside of the building needs to be approved as well. My goal is to handle this quickly and efficiently to ensure you can have the work done. If you have any questions please send me an email, text or call me and I'll be happy to help out.

Finally, please remember to respect your neighbors and adhere to the quiet times in the village. Outdoor activity in your backyard can affect your neighbors, so please be considerate.

As always, it's my pleasure to work as your property manager.



Recipe Corner

By: Gisele Gaudreau

Ukrainian Meat Filled Cabbage Rolls with Sour Cream Sauce and Fresh Dill

Ingredients:

- 1 tablespoon butter
 - 1 large onion, chopped
 - 3/4 pound ground pork
 - 1/2 cup bread crumbs
 - 1 egg
 - 2 teaspoons salt
 - 1 teaspoon black pepper, ground
 - 1 head cabbage
 - 2 cups chicken stock
 - 1 tablespoon all-purpose flour
 - 1 cup sour cream
 - 2 tablespoons fresh dill, chopped
1. Sauté onion in butter then mix with ground pork, breadcrumbs, egg, salt and pepper.
 2. Place head of cabbage in large pot, add water to cover cabbage halfway, then bring water to boil for about 2 minutes.
Remove outer cabbage leaves, one at a time, as they become semi-soft. Trim-off thick ribs at leaf stem.
 3. Grease bottom of baking dish and line with a layer of cabbage leaves. Spoon pork mixture into center of other leaves and roll them up. Place cabbage rolls in baking dish. Cover cabbage rolls with layer of remaining leaves.
 4. Pour just enough broth into the baking dish so cabbage rolls are covered. Bake at 325 degrees for 1 hour.
 5. Pour broth from baking dish to sauce pan and cool slightly. Whisk flour and sour cream together in a bowl then add to broth in saucepan. Heat sour cream sauce on stovetop.
 6. Place egg noodles on platter. Top with cabbage rolls and cabbage. Pour hot sour cream sauce over everything.
 7. Garnish with plenty of fresh dill and serve.



Wishing you a healthy and happy spring



Join the Native Plant and Pollinator Garden Initiative

By: Rachelle Armstrong, Kristin Collins and Margaret Felty

We are three longtime residents of LCV who have been inspired to begin a community project here to improve the health and beauty of some of the natural spaces in the Village.

The primary objective of the project is to convert some of the grassy space in the common area to more native plants to reduce the costs of mowing lawns, improve the diversity of plants, and therefore insects and birds, and to improve the health of the environment through greater carbon sequestration, or absorption, by the ground.

Secondary but also key benefits we anticipate will be to increase community involvement, beautification of unused spaces, increased wildlife, and increased property values.

We are encouraged that the LCV Board has approved cultivation of a demonstration bed this spring to show the diversity of plants and the beauty of native gardening. Over the coming year we will be focused on developing plans for future projects and community education. Please join us in this endeavor. Contact Rachelle Armstrong at rachellec.armstrong@gmail.com.



How About Them Pipes! - Part II

By: Tom Maglienti

Hi folks! In Part I, I talked about what kinds of pipes we have in our homes and who is responsible for them. Here I will talk about valves and some recommendations on what we all should do. But my pipes are fine, so why should I care? Because in an emergency, actions you take or fail to take can cause major damage to your unit and to adjoining units as well. Unlikely? Yes. But since I have been on the Board, there has been at least one burst pipe in LCV every year.

So, valves - which ones are important? (It might be helpful to refer to the drawing I [included in the January newsletter](#).) Most important is the main unit shut-off valve, located in each unit, that shuts off all water supply to that unit. If there is an emergency, this is the first place to go, so finding it ahead of time just makes sense. If the building's water meter is in your unit, locate the building shut-off as well.

Next are valves that control outside water faucets. Although the water supply to these faucets can be controlled by the unit shut-off valve above, most of these faucets have their own separate shutoff valves which can be used in the winter to prevent freeze up damage. This is especially important for those of you who leave for the winter since a frozen pipe that bursts in an unattended home can

cause widespread damage before it is discovered.

Finally, the auto-fill valve for your heating system. (See picture below) As described in Part I, your boiler probably has one of these which will automatically add make-up water in the event of a leak, to keep your boiler operating. But if a heating pipe breaks or freezes (yes, they can freeze) the auto-fill valve will continually feed water to the break resulting in a flood just as bad as a frozen water supply pipe. Often there is a manual shut-off on, or just ahead of this valve which can be used to shut off the supply.

The HOA does not have any drawings, or other documents that identify where these valves are. Bummer! So how do I find my valves? Start by looking in places where they have been found in other units such as:

- Ceiling in kitchen or somewhere along the “chase” that runs between the units (look for a removable panel or small access door).
- Utility room. There are various types of valves this room. If you are unsure what they control, it’s best to contact a plumber.
- Adjacent to the water meter (there may be main unit shut-offs for the other units in the same building near this location.)
- Under sinks. Look for an extra valve, beyond those for the sink faucet or dishwasher. These sometimes control outside faucets of yours and/or an adjoining unit.

Could there be other locations? For sure! We know that some outside faucets are controlled by valves in an adjoining unit. It is possible valves might not exist in some units or that a previous owner might have remodeled and walled them in, never to be seen again. But in most cases, you should be able to find them.

If you operate any valve and you can’t determine what it controls, return it to the position you found it in (open or closed) and contact a plumber.

The property manager may be able to help you locate the shutoffs in your unit, but neither he nor the HOA, is responsible to find them. If you can’t find them, contact a plumber. Some plumbers who have familiarity with our systems are:

- Merit Heating and Plumbing
- Bob’s Instant Plumbing
- Roto Rooter of Plattsburgh

Once located, if you share this information with the property manager, he will add it to your unit's file for future reference.



Typical auto fill valve

OK, so what do I do now? Well, this comes down to a few rules and a few more recommendations.

The rules:

- Maintain a minimum of 60 degrees in your unit at all times during the winter months.
- Keep your contact and emergency contact information up to date (use our online [Emergency/Tenant Contact form](#)).

The recommendations:

- Record the location of your unit's main and outside water shutoffs and the water supply valve for your boiler. Share this information with your emergency contact person(s) and be sure it is passed to future buyers of your unit. If possible, physically mark their locations in some way. Attach a tag to the valve itself indicating what it controls.
- Shut off the water supply to your outside faucets before freezing temperatures arrive, even if you have frost protected faucets.
- If your outside faucet is controlled by a shut-off in an adjoining unit (or vice versa), work with that owner to coordinate a plan for seasonal use. Consider having a plumber install separate frost protected valves in each unit.
- If you remodel your unit, provide access to your valves as part of your design.
- Locate the water meter is for your building. (We will soon post this information on our website.) The indoor valve at the meter is a much safer place to shut off the entire building water than to rely on the old curb stops, and it can be used without calling out the city. If possible, work out a plan with the owner for accessing this unit in an emergency. If

you are an owner of a unit with a water meter, locate and label the building shut off and cooperate in an access plan.

- Regularly service your heating system.
- Don't flush anything except toilet paper **even if the packaging says "flushable."** Wipes, personal hygiene products, disposable diapers, etc. can cause serious problems in sewer lines, pump stations and manholes.
- If you will be away for the winter months, arrange for periodic inspections of your unit or install a monitoring system to alert you if something is wrong. There are several types of monitors readily available that can monitor temperature, status of the power and even the presence of water on the floor. Provide a key to a trusted neighbor or your emergency contact so access can be obtained without a forced entry.
- Consider replacing your outside faucets with a frost proof style. These faucets shut the water off on the warm side of the wall and should help prevent freeze damage at the faucet. Note the pipe feeding this faucet can still freeze so it is always best to use the inside shut off as well.

OK. You have taken all reasonable precautions and you come home one day and find a flood. What do you do? First, immediately try closing your unit shut-off valve. If that doesn't stop the flow, ask the owners in the unit where the meter is to shut off the building water. Call or text the property manager. He may be able to help reach the owner if you are unable to do so. You may need to call 911 to dispatch the City Public Works Department and/or the Fire Department in case forced entry is required. Finally, once the flood is under control, contact your insurance company and file a claim. Depending on circumstances you can request that the HOA file a claim on their policy as well. Which policy covers what will depend on what type of pipe broke, where it was located, etc. You can also review paragraph 7 of the [Clarification of Declaration document](#) for some information on responsibility.

Well, that's it. I hope these articles have been useful and have helped to clarify LCV plumbing issues. Feel free to contact me at tomm@lcvillage.org with any questions.

