

LAKE COUNTRY VILLAGE HOMEOWNERS ASSOCIATION NEWSLETTER

Volume VI No.1 – October 2022 - Tom Maglienti, Editor

www.lcvillage.org



Photo by Randy LaMora

From the Prez!

By: Randy LaMora

Hello everyone in Lake Country Village. I hope everyone is in great health, doing great and had a wonderful summer.

We generally have a meeting the second Monday of the month starting at 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.

Please keep us updated with your current E-Mail address so that you can stay in tune with current happenings in the village.

After the election of the Board was finalized, I was nominated and accepted the position of President. At this time, I would like to give a huge “thank you” to Peter Hayden, who decided to step down from the Board after eight years of dedicated service to Lake Country Village. I have big shoes to fill but I will do my best to serve the HOA as he did.

As everyone in the Village knows there is a massive water project going on in the village. We,

the Board along with the Property Manager, are in constant contact with the City with our concerns. Some issues that homeowner have mentioned have been addressed with the city in regard to water concerns, parking, closed roads, blocked driveways and streets, blocked and unusable sections of sidewalks, workers speeding through the village, not moving over to give the people the right of way, not putting road closed or detours signs out, just to name a few. They are hoping that a major part of this project will be finished sometime in November. The Mayor, along with the contractors on this project, have commended the residents for their patience during this huge project. The Board does its best to pass information to the residents via email as we become aware of things so, please keep checking your emails for any updates. Also check the city’s web page for the latest information on any boil water notices, etc.

The fence project is progressing along nicely. The fence contractor would like to finish all the white vinyl fencing before it gets too cold and come back in the spring to do all the gray vinyl fencing. I have been in contact with AFSCO, the fencing company, and asked for a Do’s and Don’ts list along with proper ways to clean the vinyl fencing. See the later article in this newsletter for this information.

If you have questions about any issue, please feel free to contact our Property Manager or a board member, visit our website or attend a meeting whichever is convenient for you.

We are always looking for committee members. If you would like to become a committee member, please let us know what committee you would like to be a part of. And yes, you can be on more than one committee at a time



Water Line Replacements

By: Tom Maglienti

You hardly need a newsletter article to tell you

about the city's water line replacement project. None of us have been able to escape the inconvenience and downright pain in the butt this summer has been for us all. Between access to our driveways and streets and additional water main breaks and boil-water orders, this has been a summer to remember! Thankfully, the city is nearly complete with their work and will soon be paving or patching the streets, making temporary sidewalk repairs and generally trying to button things up for the winter. We are informed that final restoration efforts will continue next spring. How extensive they will be, we will have to wait and see.



Photo by Curtis Latremore

However, we too have been directly involved in this project. On September 13th, we signed a \$200,000 contract with Luck Builders, Inc. to replace the water mains and service taps in the three cul de sacs of Alana, Caitlin and Baltimore. As you know, the city does not own these streets and claims to have no responsibility for the infrastructure beneath them. Although we disagree and are actively pursuing our position, we really had very little choice but to undertake this project since the possibility of future breaks in this infrastructure would be much more likely

once the city's new mains are fully operational. As of this writing, Baltimore has been completed and work is substantially along on Alana and Caitlin, and we expect to have all three completed before winter.

We truly regret the additional inconvenience this work has caused for the residents of the cul de sacs. But once all projects have been completed (ours and the city's) water interruptions should be a thing of the past for us all. Stay tuned and watch your emails for updates on these and other goings-on in the Village.



Board Update

By: Ron Deragon, Secretary

Hello everyone In Lake Country Village. Hoping this finds everyone well and everyone enjoyed the summer.

We currently hold Board meetings on the second Monday of the month at the North Country Alliance Church at the corner of New York Road and Northern Ave. starting at 6pm and we like seeing homeowners and hearing their concerns.

As a result of the election this past May, your new board members are Randy LaMora, President; Linda Turner, Vice President; Tom Maglienti, Treasurer; Ron Deragon, Secretary. Melissa Mowry and newly elected Kathy Firme and Dave Andrews are Members at Large. We ask our Village homeowners to keep our Communication Committee up to date with your contact info. We want to make sure you get all the info especially with winter just around the corner.

Your board has been very busy since the last newsletter. Between the fencing project, City water project and the cul de sac water project it has been a very busy summer. If you haven't "liked" LCV Facebook page, please do so, and if you have anything you would like posted send them to me at rond@lcvillage.org

I look forward to seeing everyone around the Village or at our meetings.



From Your Property Manager

By: Curtis Latremore (518-572-1505)

propertymanager@lcvillage.org

Hello Lake Country Village!

Happy fall! I'm not a fan of wishing summer away but with all the moving parts we've had in the village this summer, I'm hopeful fall will be much more peaceful for everyone! With fall it leads to preparing for the winter months ahead. As we request every year please remove the hoses from your outdoor water spigots and turn the water supply to those spigots off. This will eliminate the potential for bursting pipes as the temperature turns colder. Also, the roadside lawn pickups will end soon. I'll be emailing the community when we have the date set, so please watch for that announcement.

Randy and I would like to thank everyone during the fence replacement project for being proactive and making this large project go so smoothly. The goal was to have the project complete in the summer of 2023 but with everyone working together all the white fences will be complete in November. Anyone who has existing vinyl fences at their building, we will start replacing the units needing completion in the near future.

I do not have to tell anyone about the water project which has occurred. The replacement of the cul-de-sacs water lines which have been completed by the owners of LCV will be done in early November. This was a \$200,000+ project done with the coordination of your board and the fine work of Luck Brothers.

As winter approaches and bad weather follows, please be watching for snow removal information from me. This will occur when we have major storms, or I feel you need to know what the snow crew will be doing for us. Harts do a great job for the village but it's important to know we have 326 driveways and sidewalks being taken care of. It does take us time to get the entire village complete, so please be patient. We will get your driveway and sidewalk completed.

As always, it's my pleasure working for the owners of Lake Country Village. Let me know if you need anything.



Landscape Committee News

By: Margret Felty

Greetings from the Landscape Committee!

After more than 2 years of on-line work, the Landscape Committee had its first in-person meeting this month. We sat outside on the basketball court off of Maine and Maryland, and enjoyed the beautiful south-facing view over donuts and cider. We mostly talked about our hopes and wishes for the committee and our community, and the next meeting we will begin prioritizing and digging into the projects.

If you are interested in getting involved, whether as a committee member or as a volunteer for a future project, please contact me at margret.felty@gmail.com. We welcome any level of involvement in making our community as beautiful and sustainable as we can.

As we close our gardens for winter, please consider leaving the dead and dormant plants along with a warm layer of leaves around them, until spring. The bees and insects that lie dormant in them will thank you and will provide food for our beautiful birds in the spring!

I hope you are enjoying our spectacular fall and the natural wonder of the outdoors!



Treasurer's Tidbits

By: Tom Maglienti, Treasurer

Hi everyone. Well, the frost will soon be on the pumpkin! How I hate to see the summer go. The older I get the faster it flies by. But fall is a beautiful season in the North Country and I hope you can all get outside a bit and enjoy the colors.

The fence project is approximately 85% finished. We now expect AFSCO will complete all of the new white fencing before cold weather shuts them down for the season, leaving only the few fences requiring matching gray color to complete the project in the spring. We continue to be extremely pleased with the job AFSCO is doing.

Now for the not so good news. We have finally closed on the loan with Meadows Bank and as of

this writing, our balance is already nearly \$800,000. As I am sure you are all aware, interest rates are dramatically higher than what we originally forecast and are likely to increase further as the Fed tries to combat inflation, ironically significantly adding to our “inflation” by doing so.

The final result of premium increases in our insurance policy for this fiscal year has added \$26,500 to our annual budget and further increases for next year are likely due to inflationary pressures on construction costs.

Since June 1st through the end of October, we will have spent over \$25,000 on roof repairs. Estimates for a complete building roof replacement are now being given as \$40,000 each. Roofs we replaced only 5 years ago cost us about \$22,000 and contributions to our reserve account for future replacements had been based on this amount, inflated by the then inflation rate of 1½%. This means to plan for future needed replacements we will need to increase our contributions to reserve accordingly. Other reserve categories face similar increases.

On top of all this comes the emergency water line replacement project for the cul de sacs described in my earlier article which will further drain our reserves and likely add to the balance of our loan. I have recommended to the board that we hire a professional reserve analyst to perform a reserve study to more accurately identify what our reserve requirements for the future will be.

Although we are just beginning to examine next year’s budget, it is now guaranteed that our dues will need a further increase beginning in July, in part due to the foregoing, but also due to general cost increases across the board arising out of the nearly 9% inflation rate. Although we may be able to tighten expenses in a few areas to help offset increases, (and rest assured your Board will do everything possible), remember that every net budget increase of \$20,000 annually translates to a \$5 per month dues increase.

I know this is not particularly good news. But on the bright side, remember that a well-maintained community and fiscally sound association can have a very profound impact on the value and

desirability of your property. For example, there is no question that the fence replacements have had a positive impact on property values and although the upward pressure on our costs is not likely to abate any time soon, if we can continue meet the fiscal challenges we are facing, the long-term outlook is very positive.

One last bit of news. After more than 10 years of dedicated service, Anne Sanford has stepped down from the position of Bookkeeper for LCVHOA. During her time with us, Anne witnessed many changes in the way we conduct our financial affairs and has adapted to all with grace and perseverance and the Board is most grateful to her for keeping us on the straight and narrow. Our new bookkeeper is the accounting firm of Alexander Edwards CPA’s who has assigned Sheila Dorrance to handle our bookkeeping chores. She can be reached at sheila@aecpas.com.

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 Report, just email me at tomm@lcvillage.org.



Fencing Update

By Randy LaMora

After consulting with AFSCO here is a list of things that we **CANNOT DO** with the vinyl fences as well as some ways to clean them and some frequently asked questions. What follows applies to the entire fence including rails, caps, fencing, posts and gates. Not following the requirements below will void the manufacturer’s warranty and the cost of repairing any resulting damage will be the responsibility of the homeowner.

DO NOT: NAIL, SCREW, DRILL or put any type of hole into the new vinyl fencing or gate.

DO NOT: Etch or intentionally scratch anything onto your fencing, post, rails, or gates.

DO NOT: Place any type of heat source close to the fencing, including gas grills, fire pits, outdoor heaters, etc. Keep these items at least 2 feet away from the fence.

DO NOT: Hang any heavy object on your fence that may cause sagging to the rail of the fence.

This includes flower boxes or any other object weighing in excess of 10 lbs.

DO NOT: Use any type of permanent glue, for example Super Glue, to attach items to the fence.

DO NOT: Use a high powered or a gas powered weed whacker or trimmer next to the bottom of the fence. The string could cause damage to the fence or post.

DO NOT: Paint the fencing, rails, or posts, or put any type of permanent markings on them.



Photo by Randy LaMora

Ideal Cleaning Solutions and Techniques for Cleaning your Vinyl Privacy Fence

Light Cleaning: Minor dirt, pollen, dust, or chalky residue—Recommend using garden hose (not a pressure washer) to spray it down or you can use a sponge with warm, soapy water. The company has used Soft Scrub that seems to work well.

Tough Stains: Rubber marks, tar, or grease stains require more work and “elbow grease” to get off. The company recommends mineral spirits with a soft, cotton cloth. If the Stain remains, try holding the dampened cloth on the stain for 30 seconds or more, which should break down tougher stains. Make sure to use proper precautions when handling mineral spirits. Wear rubber gloves and goggles and follow all safety regulations on the container.

Mildew and Other Stains: Depending where the fence is located, you may encounter algae or other mild staining. These can appear as green, yellow, or black patches. Unfortunately, simple soap and water will likely not work on these

stains. They could look clean after this washing, but the stains could come back because soap and water alone does not kill the source. To keep these annoying stains away you’ll have to use chlorine bleach. If you want to use a nontoxic or more organic solution, try white vinegar. When using these cleaning solutions, protect yourself with rubber gloves and proper eye protection. After you have poured about a gallon of water into a bucket, slowly pour roughly one (1) cup of either the chlorine bleach or white vinegar into the bucket along with ½ cup of liquid soap detergent. Make sure to mix this solution well and use a large sponge to wipe off the stains. To prevent future algae stains, keep grass trimmings, plants, bushes, flowers, etc. away from the fence. If you just mowed the lawn, take a few minutes to check your fence for clippings and hose off any that may have stuck to the fence.

Frequently Asked Questions

I noticed a crack, hole, or other damage to my fencing: If you noticed a hole, crack, or any type of damage to your fencing notify Property Manager and tell him or send him a picture of the damage as soon as you notice it.

I was using my grill and now I have a black spot on my fence behind the grill: Try cleaning the fence as described in ways to clean the fence: Move grill further away from fence in the future

Can I place solar caps on my fence posts, and do they have to be a certain kind/brand: Yes, you may put solar caps on the post(s) as long as you do not drill or use a permanent glue to secure the cap. Please keep the old caps you replaced in case you wish to return to regular caps in the future. You may use any brand for the solar caps* and you are responsible for their maintenance.

My Gate isn’t working properly: Notify the property manager or submit a Maintenance Request via our online form.

I Have a Gap by my Outside water spigot between my unit and my neighbors: This gap was placed there intentionally so that both units can have access to the spigots and to allow for maintenance of the siding. You may place various items* between the siding and the fence to

eliminate part of the gap, however, make sure your neighbor has access to their spigot.

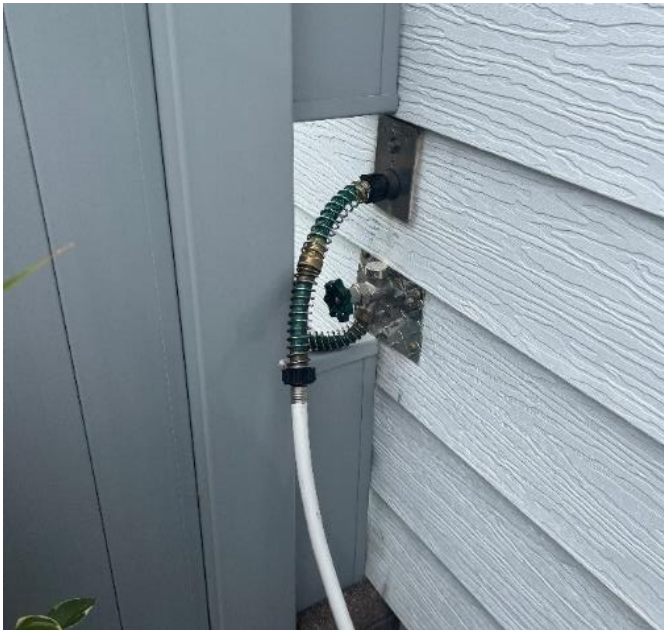


Photo by Randy LaMora

I Have a gap under my fence that my pet gets out from, or other animals may come into my back yard: First and foremost, **this fence is a privacy fence, NOT a security fence.** With that being said, due to the contour of the land, some gaps were unavoidable in order to keep the top rails relatively level. The old wooden fence could be cut and made to sit close to the ground, whereas the vinyl cannot be cut. Attached are some pictures that some homeowners have used to fill the gaps, with lattice, edging, pavers etc.*



Photos by Randy LaMora

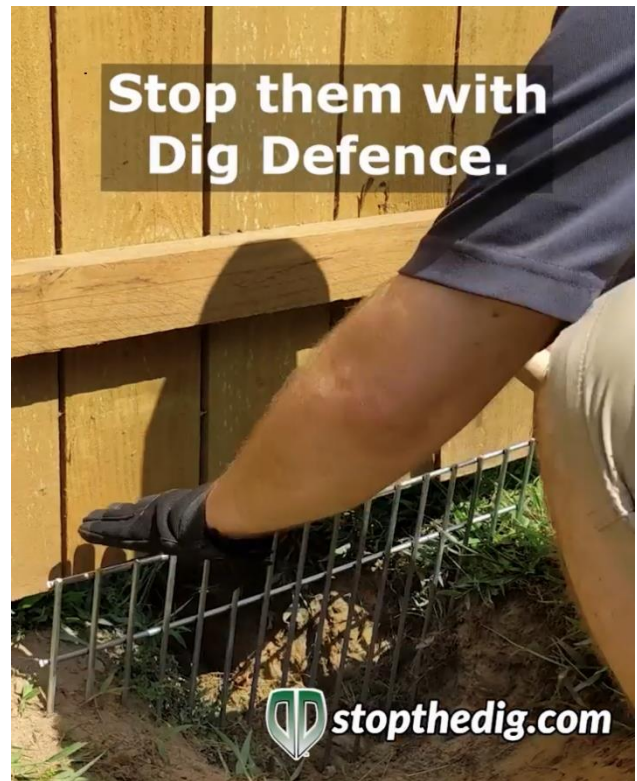


Photo by Randy LaMora



Photo by Randy LaMora

*Some items were purchased at Lowes, Amazon etc.



Tiny Undesirable Tenants!

By: Carol Shuttleworth

Hello fellow homeowners! If you begin to hear

scampering or skittering noises in your walls or ceiling, please do not ignore this! It is not uncommon for mice and other small critters to move indoors at this time of year, as the days become cooler. Rodents reproduce very rapidly, and they pose both a health risk and a fire risk. Rodents can carry diseases such as hantavirus and leptospirosis. In addition, there is a fire risk because rodents tend to chew on electrical wiring. I was told by a pest control professional that rats and mice tend to chew on wires more readily as their numbers grow. They will also chew on utility pipes and wood framing.

A pest control company can help if you are hearing rodents in your unit. They can place bait around your unit and in the attic if they are able to gain access. They can also place bait around the whole building.

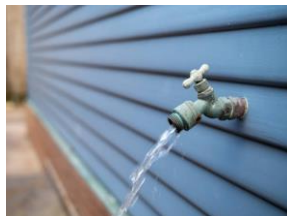
I have worked before with Nature's Way, and I like them because they use non-toxic chemicals. Their number is: 518-745-5958. I think they are pretty affordable, but you could check them out and also others such as Orkin. There are also "kind traps" of various types that can be used which are available at places such as Tractor Supply for those who would rather relocate rather than exterminate their little unwanted tenants.

Some other steps that might need to be taken include cutting back any branches that are too close to your building and sealing any cracks in our buildings and foundations. Rodents can enter through pretty small spaces (especially mice).

Have a good and hopefully rodent-free winter!



IMPORTANT REMINDER! TIME TO SHUT OFF WATER TO OUTSIDE FAUCETS!



Greetings, LCV homeowners! Well, the days are growing shorter, and colder... we are already experiencing frost, and soon we will have days and nights that are below freezing. For all homeowners, and especially for those who may spend the winter months elsewhere, now is the time for an important message regarding preparing your home for cold weather.

All units in LCV have two outdoor hose faucets – usually one in the front, and the other in the fenced-in backyard. Typically these faucets have water shut-offs inside the units, and before the weather turns cold, these need to be shut off, the outside faucets left open and hoses removed and put away in order to prevent the pipes to the faucets from freezing.

A frozen pipe can burst, sending large amounts of water into your unit and potentially also the unit next door to you. You may be liable for damage caused to any units affected by a burst pipe. Even if your outdoor faucet has been ‘winterized’, leaving the hose attached will negate this benefit because the pipe cannot drain, so it could still freeze and burst! Hoses must be removed from faucets for this reason.

Not sure where your shutoffs are? Some possible shut-off valve locations are above the ceilings in the kitchen, under the sink in the downstairs half-bath or in the boiler room. If you can't find them, you can try asking your neighbor or the previous owner. If this is unsuccessful, we recommend contacting a plumber. Possible resources include:

- Merit Heating and Plumbing,
- Roto Rooter * Bob's Instant Plumbing

all of whom have long histories with LCV and are knowledgeable about our plumbing systems. **(Please note, the HOA does not have detailed information about these locations. Some units actually have their shut-offs in an adjoining unit.)**

All homeowners are required to provide up to date emergency contact information to the HOA, partly because of this issue. This can be done by filling out the Homeowner/Tenant Information Form [found on our website by clicking here](#).

Remember also that thermostats **must be set at a minimum of 60 degrees** at all times and all utilities must be left on. Turning off the heat and water inside your unit is NOT allowed since a cold unit can still cause plumbing problems for a neighboring unit.

Thank you for your attention to this important matter!

Your Communications Committee