

# LAKE COUNTRY VILLAGE HOMEOWNERS ASSOCIATION NEWSLETTER

Volume VI No. 2 – January 2023 - Tom Maglienti, Editor

[www.lcvillage.org](http://www.lcvillage.org)



## **From the Prez!**

By: Randy LaMora

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

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, depending on what is going on in the village at that time. We hold our meetings at the North Country Alliance Church, located on New York Rd. Homeowners are encouraged to attend the meeting if possible.

The current board members are: myself, Linda Turner, Vice President, Tom Maglienti, Treasurer, Ron Deragon, Secretary, Melissa Mowry, Dave Andrews, and Kathy Firme.

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

As everyone knows we had a massive water project throughout the village over the summer into the fall. The city has completed the initial water line installation and hook-ups to the residences. They have informed us that they will be back sometime in the spring to complete the restoration part, to include repairing the sidewalks they had to dig up, plant grass seed,

etc. They also mentioned repaving or partial repaving the streets sometime in the fall.

The Board decided while this water project was going on we had no choice but to take the responsibility at our cost of replacing the water lines in all three of the Cul-De-Sacs, Alana, Baltimore, and Caitlin. The city insists they are NOT responsible for the Cul-De-Sacs and the board was very concerned, that when the new city lines were pressurized, it would cause severe damage to the old water lines, valves etc. in the Cul-De-Sacs. That project has been completed.

The Fence Project is 99% completed. All fences have been installed including the gray fencing. In the spring Curtis, myself, and a representative from the fence company, AFSCO, will be conducting a complete walkaround to make sure all fencing issues are completed in an accordance with the contract. With that being said if anyone has any issue(s) with their new vinyl fencing, noticed a crack, a gate not shutting correctly, damaged panels etc., or any fence related issues PLEASE notify the property manager ASAP and or submit a work order so we may address it.

The St. Nicholas Christmas truck came into the village again this year and we had an amazing turn-out for it. On behalf of the board, I would like to thank Gail and Robbie Roberts for coming into the village with their Christmas truck.



Photo by Linda Turner

We will be conducting budget meetings in the next few weeks. With the rising cost of everything, unfortunately I can see dues increase

for this coming year. The board will do its best to keep the increase as minimal as possible.



## **Moratorium on Level II EV Chargers**

By: Board of Directors

The Board has received inquiries regarding the installation of Level II Electric Vehicle Chargers in individual residences and this has prompted a review of the electrical constraints in our development. The accompanying article below titled How ‘bout Them Wires, provides an explanation of the issue.

Due to the many unknowns surrounding this matter and the potential for serious consequences to owners, we believe it is necessary to temporarily stop further installations of these chargers until a permanent strategy can be developed. The following notice was emailed to every owner of record on January 31, 2023.

**Effective immediately, no new Level II EV chargers will be permitted in any units (except for the 10 newer units on Maryland Rd.) until further notice.** Level I chargers, which plug into a standard 120 volt outlet and which typically draw 15 amperes or less are allowed, subject to an approved Work Request.

Owners who install Level II chargers after the date of this notice may be required to remove them at their expense and will be responsible for damage to or maintenance of electrical systems supplying them, including emergency callouts of electricians or utility workers.

We understand how you may feel about this matter. However, the board feels this is a necessary precaution to take until further information is received and a specific plan for moving forward can be implemented.



## **How ‘bout Them Wires!**

By: Tom Maglienti

Hello homeowners. Some of you may have read my previous newsletter articles (How ‘bout Them Pipes!) about plumbing issues in our homes. A recent inquiry from one of you has prompted an investigation into the electrical

issues we are also facing. The question was, can I install an Electric Vehicle (EV) Charger in my home. As with the plumbing questions, for a full understanding of the issue, a bit of technical explanation is needed.

EV batteries, like all rechargeable batteries, work on the same basic principle. They are recharged by connecting to a charging system which transfers energy to the cells. There are basically two types of residential EV chargers commonly used for at-home charging: Level I and Level II.

A Level I charger is often supplied by the manufacturer with the vehicle. It operates at 120 volts, draws 15 amps or less and plugs into a standard wall outlet. (A dedicated 20-amp circuit, installed specifically for the charger is best.) The energy transferred to the battery is found by multiplying the voltage and current. So, at 120 volts and 15 amps, a Level I charger can deliver about 1800 watts of power or 1.8 kilowatt-hours per hour. (To estimate what this will cost on your electric bill, multiply 1.8 kilowatt hours (kwh’s) by the average cost per kwh, and you will get the approximate cost per hour to charge your EV.) Let’s assume you drive 50 miles per day in your EV and want to replenish the battery when you return home. These chargers will charge the battery drained by a 50 mile trip in about 10 to 16 hours depending on battery health, state of charge, temperature and other factors.

A level II charger on the other hand, can be rated as high as 11,500 watts (240 volts times 48 amps) and may require a dedicated 60-amp 240-volt circuit. This charger delivers the same amount of energy to the battery in 1 to 2 hours. (Since the amount of energy transferred to the battery is the same in both cases, the cost of electricity would be about the same. Only the speed of charge changes with the higher capacity charger.)

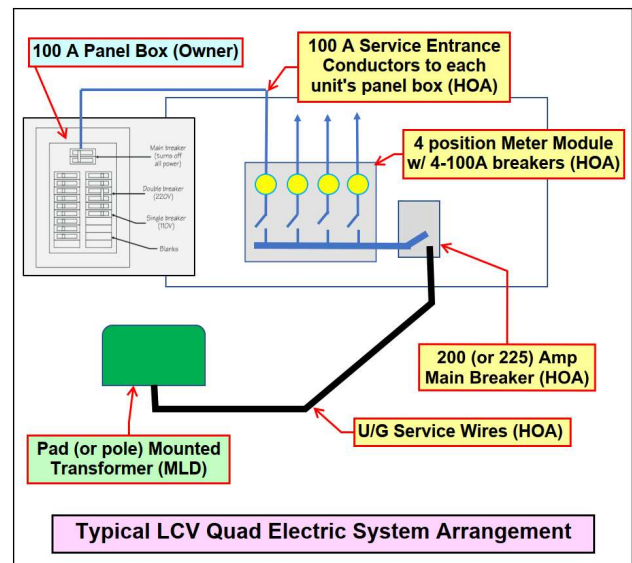
EV’s with higher driving ranges are now available, making Level II chargers more desirable. For example, if an EV that has a driving range of 200 miles is plugged into a Level I charger after depleting its battery, it would likely take 40 hours or more to reach a full charge. So, as Electric Vehicles become more popular, we expect to see an increase in the number of requests to install Level II chargers. (For more

information on EV chargers, try visiting [cars.com](https://cars.com) by clicking here.)

BUT, Houston, we have a problem. All homes in Lake Country Village (except for the 10 units more recently constructed on Maryland Rd.) have only a 100 amp electrical service. This alone will make the installation of a Level II charger a violation of the National Electric Code in most cases. (By the way, I was informed by the MLD, that the installation of a Level II charger requires a building permit.)

In some cases, where all other major energy using appliances in the unit - dryer, hot water tank and range - are all fueled by natural gas and there are no other significant electrical loads such as central AC or hot tubs installed, an electrician might make the determination that a Level II charger would be allowed by the code on a 100 amp service. However, due to code constraints, every building in the HOA was also fitted with a main breaker which further restricts electrical capacity to the units and which could easily be missed, even by competent electricians looking only at the owner's individual service panel. For example, quads in phase III, which like all units, have 100 amp services for each unit, are served by a main breaker rated at just 200 amps for the entire building. This means each unit is really limited to just 50 amperes before there is a danger of nuisance trips. What's worse, because EV Chargers are considered by the code to be "continuous loads", circuit breakers supplying them must be reduced to 80% of their nominal rating, dropping the available amperage (for any services which include EV chargers) to 40 amperes. Even though there probably have been times when individual units have already exceeded this limit, other units in the same building have not simultaneously exceeded them so nuisance trips have been rare. However if we think about EV chargers, which will be on continuously for many hours and most likely at the same time, (say the end of the workday), the likelihood of nuisance trips increases dramatically. For example, if a Level II EV charger rated at 48 amps is used in every unit in a building, the main breaker would trip, even without considering ANY other connected loads.

Even if the EV charger were allowed by the code and installed on the 100 amp service, adding this much electrical load to our existing service equipment can cause other problems. We have already had to replace several main meter cabinets (meter modules) and numerous 100-amp main circuit breakers due in part to damage from increased electrical loads. Despite completing proactive maintenance on every meter module, outages have still occurred. It is likely adding substantial electrical loads from EV Chargers will exacerbate this issue. Replacing an entire main meter module is now estimated to cost about \$6000 and could involve a very lengthy outage for the entire building or extra costs to arrange for emergency temporary service while waiting for delivery of needed equipment.



To upgrade the electrical service for a single unit involves a complex and potentially very costly replacement of not only the owner's service panel, but also the service cables to the panel, the main meter module and the underground wires serving the building. See the diagram above which depicts a typical system and the party normally responsible for maintenance.

A request to upgrade a single unit's service, if allowed, would require the owner to pay for the entire cost of the upgrade since the HOA is only required to maintain the existing 100 amp capacity per unit. Preliminary cost estimates to upgrade a single unit's service to 200 amps are in the range of \$20,000.

Thanks to the question we received, we have begun to examine this problem. Since, like the fence project, creating a benefit for certain homeowners at the expense of others would be unfair, we have begun to investigate the cost of replacing all 100 amp services with 200 amp services. Very rough preliminary estimates to accomplish this are in the range of \$2 Million. Additional charges from the MLD are unknown but also possible. We are also looking into the availability of grant money or other government funding options, as well as setting up common area charging stations.

So, returning to the original question of can I install an EV Charging station in my home, the answer is, it depends. Level I, no problem. Level II, for now, as of January 31<sup>st</sup>, no. Fill out a Work Request in either case and we will let you know.



### **From Your Property Manager**

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

Happy winter Lake Country Village! I hope everyone is enjoying the season.

As a reminder, please watch for snow removal reports on your emails when a storm approaches. The snow crew really appreciates those of you who make the job much easier by moving vehicles as they approach your home. We understand this has been a very difficult snow season with the City changing the parking regulations and everyone appreciates the cooperation we've seen.

As spring nears, the season of home repairs will be fast upon us. Please remember to submit a Work Requests online prior to starting any of your projects. If you're not sure about the need for a Work Request, a quick email or phone call and I can help you out.

The HOA has many rules which may or may not be known by everyone. Violations of these rules in many circumstances have fines associated with the violation. The goal is to have everyone follow the rules and not have to fine homeowners, however fines will be used as needed.

As we get prepared to enter into a new season, the HOA will be looking at some projects in the coming year. As the budget is prepared and funds are available, we will let everyone know what project we'll be taking on in the summer of 2023!



### **Winter Reminder!**

By Gerry Eagan

Homeowners, please remember to keep your thermostats at 60 deg minimum and leave your electric and gas on all the time, even when you are travelling. Also remind your tenants to do the same. If you experience any unsafe conditions outside your home, sidewalk or driveway notify the property manager. Homeowners should try to alleviate the hazard themselves if they are able. (like putting a little rock salt down near their outside closets when we have melting of roof snow during the day and then overnight freezing). Also please check on your neighbors to see if they need anything. Keep warm and have a comfortable North Country winter.



### **Landscape Committee News**

By: Margret Felty

While we cozy up in our houses, staying warm in the depth of winter, the life cycle of the plants and insects burrowed deep under the snow keeps turning. The Landscape Committee is thinking about ways we can support that life, by planning ahead for pruning, planting, and developing our living community as best we can this spring.

One topic we are looking into is the possibility of pruning some of the fruit trees scattered throughout our Village. To consider that project, we need to know how many trees we have and where they are. If you have a fruit tree near your home, please send me an email and let me know its location, and we will start mapping them out. My address is [margret.felty@gmail.com](mailto:margret.felty@gmail.com). Please put the words FRUIT TREE PROJECT in the subject heading.

Another action you might enjoy taking while we wait for spring is to start learning about our local plants and animals by reading up on them, and about how some other communities are building habitat and supporting life around us. Below are

a few ideas to check out:

- Homegrown National Park – [www.homegrownnationalpark.org](http://www.homegrownnationalpark.org)
- List of native plants and nurseries – <https://www.nwf.org/NativePlantFinder/>
- Anything by Doug Talley! Here's a link to his Blog, where you can hear him talking about local ecosystems - <https://www.growingagreenerworld.com/bringing-nature-home-doug-talley/>

A quick reminder that no plants in the common area may be moved, cut or planted without approval from the HOA! Work Request forms are available on our website, at [www.lcvillage.org](http://www.lcvillage.org)  
Wishing you all a belated Happy New Year, and a year full of growth and life!



### **Treasurer's Tidbits**

By: Tom Maglienti, Treasurer

Hi everyone and Happy New Year! Hope you all had a great holiday season. The days are already getting longer and spring is just around the corner.

Well, I'll start with some good news. The fence project is essentially done! Except for a final inspection and a short "punch list" of items needing fixing, AFSCO has completed its contract in a single year! The board will make the final payment in the spring once everything is 100%. We are extremely pleased with the job AFSCO did for us and we thank all residents for their cooperation and patience in making this major project a huge success!

The cul de sac water line project is also complete, once again except for some minor restoration work. Luck Builders, Inc. also did a fantastic job for us. With this and the city's completion of their water project, we can hopefully say goodbye forever to the water problems we have been living with for the past 10 years.

Unfortunately, as Longfellow said, into each life a little rain must fall. Interest rates which will dramatically affect the payments on our fence loan have risen to the highest level they have been in many years. The Wall Street Journal Prime Rate on which our line of credit is based is the highest it has been since October 2007 and is

forecast to increase at least twice more in early 2023. As I write this article, the interest rate on our loan is now 8.1% as compared to 3.5% when the original project was proposed and voted on.

A significant component of our costs is the annual contribution to our reserve fund. This is specifically designed to match the ongoing degradation of the items we are responsible for over their remaining life. In this way when the asset needs replacement, the needed funds will be there. For example, for the recently completed cul de sac water main project, \$145,000 of the actual project cost of \$200,000 was already set aside in our reserve fund so we were fairly well prepared and were able to use other reserve funds to make up the difference. Without this balance, which was the result of past contributions to the fund, we would be in a far worse situation. Although we can now reduce the contributions to reserve for water infrastructure, we will have to replenish the shortfall we borrowed from other categories. And as you know, labor availability, supply side shortages, and other inflationary pressures have greatly increased costs, meaning our prior reserve contribution rate will need an upward adjustment to catch things up.

The increase in our loan payments, along with increases in our insurance premiums and our other expenses means another dues increase will be needed. The board will begin budget meetings next month to determine the new dues amount which will begin on July 1st. Although we will do everything we can to keep the increase to a minimum, a rise close to the current 6.5% inflation rate (\$15) is possible.

As I mentioned in the last newsletter, remember that fiscally sound association can have a very profound impact on the value and desirability of your property. Although the upward pressure on our costs is not likely to abate any time soon, if we can continue to meet the fiscal challenges we are facing, the long-term outlook is very positive.

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](mailto:tomm@lcvillage.org).



## **Fence Update**

By Tom Maglienti

Now that the fence project is all but completed, here is a quick reminder of the Do's and Don'ts for our new vinyl fencing. For complete instructions, including suggested cleaning methods and FAQ's, please visit our website.



Photo by Randy LaMora

**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.



## **LCV Needs You!**

By: Carol Shuttleworth

Hello, Homeowners! Well it's that time of year again.... time for the annual election of new members to our Lake Country Village HOA Board. In order for our Board to function well,

we need volunteers – **that means you!** – with a variety of talents and experience, whether it be in a trade, a profession (e.g. law), or a business. The more diverse the experience, the more knowledge can be brought to the table for solving problems and the more creativity we can bring to future plans and projects!

This year we have three open seats, so it is critically important for homeowners to consider stepping up and applying for a position on the Board. As a member of the Board, you would be taking part in the vital task of running Lake Country Village, which includes hearing homeowner's concerns, making decisions with regard to landscaping and building projects, and helping plan for the future of our community.

The Board generally meets twice a month, on the second and fourth Monday, at North Country Alliance Church at the corner of New York Rd. and Northern Avenue. The meetings begin at 6 pm and usually last about two hours. If you have never attended a Board meeting, we invite you to stop in and see what it's all about!

Running for the Board is easy. Simply go to the LCV elections page on the website ([www.lcvillage.org/elections](http://www.lcvillage.org/elections)). You will find everything you need there, including a copy of the Board application. If you are not online and need a paper copy instead, let us know and we will get one to you. The deadline for submitting an application is March 15, 2023.

I hope you will consider taking this step toward helping us maintain a healthy, viable community! If you have questions about the responsibilities of Board membership, please feel free to email us at [communications@lcvillage.org](mailto:communications@lcvillage.org). For questions about the process of submitting an application, please contact me at [Elections@lcvillage.org](mailto:Elections@lcvillage.org).

If running for the Board just isn't for you, please consider joining one of the many committees that assist the Board in areas such as, elections, landscaping, communications and building upkeep. A list of all current committees and their members can be found on the LCV website.

Thank you for your interest in helping our community!

