

Sue Boulerice Thompson,

Board of Directors:

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Vice President

Chris Chandler

Secretary

Patty Jaehn

Treasurer

Tom Maglienti

Members-at-Large

Linda Turner

Don Miller

Randy LaMora

Contact information for LCV Board or Committee members is on the Lake Country Village website www.lcvillage.org



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A "Board's" Eye View

By Chris Chandler, Vice President

I have had the privilege and honor to serve the homeowners of Lake Country Village on the Board of Directors for the last six months. Now that I've been able to sit back and take a deep breath, I thought I'd take a short bit of this newsletter's space to share some of my observations to-date.

First of all, meetings are extremely efficient. Your Board has strong leadership, is knowledgeable and well-informed, and has a remarkable supporting cast to keep issues and conversations moving in a positive direction. When I attend a meeting, I know that this Board has the interests of all homeowners in mind when they conduct HOA business, and I am grateful to be a part of that team.

Secondly, the Board is exploring some ambitious projects and initiatives over the coming months and years. There is a measured sense of vision among and across the entire Board to make this community an ideal place to live and raise a family, as well as an attraction for prospective owners.

Finally, as the meetings are open to all homeowners, there is an effort on the Board's part to engage residents to provide comments in real time, as issues are discussed. Conversations are cordial and respectful. Questions are asked and answered. I hope that all homeowners try to commit to attending at least one meeting per year.

I have lived in Lake Country Village for over eleven years. It's a great place. I am blessed with super neighbors, and wonderful people to speak with around the neighborhood as I walk through it. Serving on the Board has reinforced for me all the reasons why I love it here.

Update from the Board

By Patty Jaehn, Secretary

The Board of Directors spent most of last Winter and this Spring, planning projects to improve the appearance of LCV. Our current Board has developed a good working relationship and has been a major reason for our progress.

The sealcoating of the driveways scheduled this year will be done by the time you receive this newsletter. From your comments, this was a winner.

**BOARD
MEETINGS
THIS
QUARTER**

Be sure to check our website for
changes in date or location!

Tues., Oct 16, 2018, 6:00 PM – 7:45 PM

Plattsburgh Public Library

19 Oak St., Plattsburgh, NY 12901

Tues., Nov. 13, 2018, 6:00 PM – 7:45 PM

Plattsburgh Public Library

19 Oak St., Plattsburgh, NY 12901

Tues., Dec. 4, 2018, 6:00 PM – 7:45 PM

Seton Catholic Central School

206 NY Road., Plattsburgh, NY 12903

Tues., Dec. 18, 2018, 6:00 PM – 7:45 PM

Seton Catholic Central School

206 NY Road., Plattsburgh, NY 12903

The replacement of the garage lights has been nearly completed and met with some mixed reviews. Many homeowners took advantage of having their porch light replaced at the same time for a reasonable price. Also, the unit numbers were moved to the side of the garage. We did check with 911 before making this decision.



We replaced the old playground equipment on the Maryland - Maine playground. This has been an immediate hit. There is now a bench and the old signs have been replaced. Jelly Bean Mulch has been installed on both playgrounds.



Maryland-Maine Playground



Iowa Playground

We did a survey to determine homeowner preference regarding our aging kiosks. The decision was made to purchase new. Due to traffic congestion at the Maine and New York Road location, the decision was made to relocate that kiosk to the open area by 27 Maryland. We are waiting for a delivery date on the kiosks and planning on completion before winter.

We instituted a toilet rebate program last January after much planning on Tom's part. The program was responsible for replacing about twenty-one old high flush toilets. The Board just voted to extend the program through the 2018-2019 year. Due to homeowners requesting to have an option as to the color of their front door, we voted to allow homeowners this choice. You will need to submit a work order request, along with the paint color chip, which will need to be approved by Curtis.

Due to age and recent storms we have had to remove some trees in the village. If you have a tree you feel could be a problem or you would like one planted in a specific location, please contact Curtis, Landscaping or Communications at our website.

There are two remaining projects we are in process of finalizing. Updating the porch post starting on Iowa and Kansas and sidewalk repairs. Our goal is to get these finalized and finished by winter. As always, please contact us with your comments or suggestions.

Treasurer's Tidbits

By Tom Maglienti, Treasurer

Greetings Homeowners!
Well here it is, the end of September and the summer months are behind us. And what a summer it was! Just remember these days when it is -5F in January!
Your HOA is off to a good start for the new fiscal year which started on July 1st. We have a balance in our reserve account of \$463,000. We are \$42,000 under

Toilet Rebate Program Extended!



Great News!

Your Board of Directors has voted to extend the HOA Toilet Rebate Program for an additional year! In case you haven't heard about this program, if you own toilet that uses more than 2.5 gallons per flush (if you are not sure, we will check it for you) you are eligible for this program which offers a \$100 rebate if you replace it with a qualifying toilet! Details of the program are available at <http://www.lcvillage.org/toilet-rebate-program/> or by contacting the property manager. Check it out!

budget in our operating account for the fiscal year to date (August 31st), although this surplus will go down once we finish paying for the current work...seal coating and light fixture projects. We will soon begin other significant projects which have been budgeted, as well. These include replacing the mail kiosks, front post replacements, sidewalk refurbishments and maintenance of the electric meter modules, to name a few. As you can see, your HOA has been very busy! We have recently purchased an additional four (4) Certificates of Deposit to further enhance interest income. Our reserve account now includes twelve CD's totaling over \$300,000 and earns about \$7000 annually in interest. By way of comparison, before we made these changes, our annual interest was less than \$100.

Our transition to QuickBooks, an industry recognized and fully supported accounting software product, is taking a bit longer than anticipated but with the valuable assistance of our accounting firm, Alexander Edwards, Inc. we are making steady progress and we hope to be completely transitioned by the end of the year.

Well, that's it for now! I hope you all are happy and healthy as we approach leaf peeping season! As always, if any of you have any questions at any time about our finances or would like a copy of the complete monthly Treasurer's Report, please feel free to give me a call at 518-569-6935 or send me an email to tomm@lcvillage.org.

Hello Homeowners

By Curtis Latremore, Property Manager

It's Curtis, your Property Manager, hoping everyone had a wonderful summer! I, first, want to thank everyone for the help with making our seal coating and light replacement project go very well. This could not have happened without each and every one of you being patient and watching for the work crews. Thank you, thank you, thank you!

Our work is not yet done. The front post replacement work, starting on Iowa and Kansas, should begin in early November. The sidewalk concrete repairs will be taking place in late October, and the mail kiosk replacement will be coming soon!

I know everyone is looking forward to the winter season, and all of the wonderful snowfall. Please start watching for plowing alerts in your e-mail.

I'd also like to remind everyone that there is no parking on common grounds, so please keep the vehicles on the pavement.

As always, please let me know if I can help in anyway.

HOA Etiquette

By Sue Boulerice Thompson, Feature Writer

This quarter, I have been asked to write about issues that come up often at the Village, which I am going to call HOA etiquette. I am guessing that 30

As the new editor, I thought I would make a place where homeowners can show their renovations. This newsletter we are featuring the new kitchen of Shannon and Dennis Mousseau.



Please submit your photos to susanboulrice@gmail.com to showcase your renovations in Lake Country Village newsletter.

years ago, like me, most of us who live in Lake Country Village had never heard of a homeowner's association. The following is a very brief history of where our HOA came from. With the unfortunate closing of Plattsburgh Air Force Base in 1991, the community scrambled to decide what to do with this large area bordering the City of Plattsburgh and Lake Champlain. PARC was created in 1994 to develop the air base site. A portion of the Base was rehabbed as condo units, which is now our homes. Through many growing pains over the past over two decades, Lake Country Village is out of the hands of the developers and governed by a Homeowners Association.

When Ed and I were searching for our current home, I certainly heard a lot of things about the Lake Country Village HOA Board. We decided to move here anyway and never looked back. I find that LCV is a wonderful community to live in. Obviously, there will be problems with this large community of 326 units, since there are many conflicting personalities. We need to remember that when trying to resolve problems.

First and foremost, find the governing documentation for Lake Country Village on our website <http://www.lcvillage.org/>. Please pay particular attention to the information under the documents section, which is a wonderful resource for new and not so new homeowners in the Village. In the past, Lake Country Village posted news in kiosks, but is now coming into the digital age and posting notifications to our website and sending e-mails. You are notified as

soon as they are received. Although, we are still in the growing stages with our website, you can still find a plethora of pertinent information there.

Another very important thing to remember is to inform the Homeowners' Association of your e-mail address or any changes. We try to keep everyone informed of any current information...snow removal information, construction updates, HOA Board meeting schedule, with agendas and minutes of meetings.

Remember that the Lake Country Village Homeowners Association is made up of all volunteers on the Board and Committees. Volunteering for me, makes me feel like I have a voice on matters. But if I didn't try to make most meetings, I would find it hard to determine all of the work that these volunteers do to run this Village as best it can. I was in awe as to how much goes on in this community.

If need be, there is a place to contact the HOA on the website with your issues, which will connect to the Communications Committee (again volunteers), who forward your issue on to the correct recipient.

I mention this because, sometimes I think some things need to go to the proper authority outside of the LCV immediately.

Remember:

- If the smoke alarm is ringing next door, **contact 911** and then make sure that everyone in the building is aware and out of that unit and those that are nearby;

Thank you to those who have contributed to our new neighbors in our welcome packet:

*Aubuchon Hardware
Glens Falls National
Kinney Drugs
LakeShore Candy
Norma J's*

Please think about patronizing these businesses since they have been so generous to us!



A special thank you to Virginia DeGray for her flag donation for our flag display

- If your cable goes out, **call your cable company**;
- If telephone goes out, **contact your phone company**. (Most have a secondary phone to use.);
- If electricity goes out, **call the City of Plattsburgh** (518-563-2200);
- If gas problem, **call NYSEG** (1-800-572-1121);
- Intruder, etc., **call City Police** (518-563-3411 or 911). It is my suggestion to get out and wait for help in a safe place.
- If you borrow something from a neighbor, return it as soon as possible.
- If you “borrow” from a neighbor without their knowledge and plan to keep it, don’t forget that neighbors are extremely close and someone will probably see you! 🗨️
- Someone is on the other side of the wall, so please try to keep the noise down. A couple of problems that I found is that loud speakers boom in the wall and cigarette smoke tends to leach through the run of the pipes.
- Pets are to be on a leash at all times. When walking, please, please, please clean up after them. They also add to the noise pollution, when left tied up outside and allowed to bark for more than a few minutes (I think that if your pet needs to be outside a good share of the day, you might not want to be a fur baby parent).
- I know that this might gross some out, but I try to remember to bring along a grocery bag and pair of plastic gloves while on a walk, to pick up garbage that has been left on the premises by people who do not respect our community.
- We have many elderly neighbors in the Village, so it would be nice to check on the ones who are near you,

periodically. Better yet, get to know them...I adopted “parents” when moving here after both of mine had passed. I got as much from that relationship as I gave to them!

- It never hurts to smile and wave to your neighbor. Surprisingly, you could make someone’s day.
- Common areas are for all of us, so try to keep them as pristine as possible.
- **Last, but not least**, before contacting the Board about an issue with a neighbor, try to work it out between the two of you. You might be surprised at a new friend you might find right next door!

City Issues

By Clark Kent 😊

As you are probably aware, the City of Plattsburgh has begun the water main, road and sidewalk reconstruction on the south half of Maine Rd. In addition to the obvious delays due to road construction, there will be short interruptions of individual water service and boil water orders as the project progresses and homes are transferred to the new water mains. We will do our best to keep you informed on this important matter via our website and email notices throughout the course of the project. Construction has been estimated to be completed by the end of November.

The northern portion of Maine Rd., originally planned to be included in the project, has been deferred into the future. While we can certainly understand the City’s budgetary woes, our chief concern continues to be the condition of the water mains. The City has installed special valves on select fire hydrants to reduce the effect of water hammer, thought to be a primary contributor to water main breaks that have occurred over the past few years and indeed, the number of breaks has decreased since the city employed this and other mitigative strategies. However, there still have been 2 recent breaks on the northern portion of Maine Rd. in one of the



Photo donated by Marco Cabillon showing the beautiful stone work and beautiful garden.

sections of northern portion of Maine Rd. in one of the sections of the water main known to be in the worst condition as identified by their consultants. The City has been exploring the technology known as Cure in Place which involves lining the existing piping with a plastic membrane which can be done without excavating the entire pipeline. A sampling of this technique had been planned for this year.