



NEWSLETTER OF THE  
HOMEOWNERS'  
ASSOCIATION

# Lake Country Village

## Board of Directors:

Peter Hayden, President  
Linda Turner, Vice President  
Patty Jaehn, Secretary  
Tom Maglienti, Treasurer

Randy Lamora, MAL  
Mike McKinnon, MAL  
Don Miller, MAL

Volume IV, Number 1

Sue Boulерice Thompson, Editor

January 2020

## Greetings and Happy New Year

*By Linda Turner, Vice President*

I have been a member of the Board of Directors for the past two and a half years. I am so pleased to serve in this capacity with six other dedicated homeowners. They are knowledgeable, positive and committed to



*Photo Provided by Darbi Gordon*

keeping our neighborhood beautiful and to keep the best interest of all homeowners in mind. Homeowners are encouraged to attend meetings occasionally. Your comments are welcome, and we are more able to address your questions and concerns if you are there. We also encourage homeowners to volunteer to serve on various committees such as, landscaping, elections, communications and building. We are now accepting Board applications for this year's upcoming election.

It is hard to believe we are in the year of 2020. Not all of my last year's resolutions were addressed, so I've moved some of them to this year's to do list. They always seem to be related to eating better and getting more exercise. Our neighborhood is the perfect flat terrain to walk, even in the winter months. I've

resolved to dress in layers and to get outside and enjoy it. I have added a pair of snowshoes to my equipment. Snowshoeing is easy. When we finally get some snow, I'll venture out with my camera and take a walk about our perimeter and then head for some easy trails. I look forward to the snow!

Wishing you peace, health and happiness in the New Year.

## Board Highlights and Updates

*By Patty Jaehn, Secretary*

Another New Year and what a start so far! The world seems to be very unsettled. Not to worry, Peter and Tom will keep the Board on track.

Effective October 14, 2018 the Board changed its meeting dates to Monday, the second and fourth of the month. We still meet at North Country Alliance Church, Northern and NY Roads from 6 - 7:45 pm. Please feel free to attend.

By now everyone must have seen our new mail kiosks. We poured four new cement pads as all of them have more of a set back from the street, they are glass. Only Iowa did not have a major location change. The next step is for the post office to install the boxes. Dakota has a new solar light but due to the abundance of foliage at the new location on Maryland a standard light will be installed there and on Iowa.

The second round of our electric meter module replacement contract has been completed. The

contractor replaced four modules. Because this was done as routine maintenance and not emergency work, the HOA saved about \$600.00 and no homeowner was without electricity.

I know there are homeowners that have expressed concern regarding the deteriorating condition of the paint on some of our units. Good news! The Board just accepted Tom's recommendations for spot painting specifications and contracts are going out for bid this month.

This is the second year we have used a procedure called slab jacking, raises sidewalks instead of having to rebuild them. In one day, the company did 50 slabs in 25 locations. This procedure is a time and a money saver.



And lastly, we hope everyone enjoyed the new lights and deer the Board purchased to decorate the flagpole area to brighten the holidays.

Just a reminder it is time to think about elections. Please consider running for the Board, info available in the kiosks and at [lcvillage.org](http://lcvillage.org).

## Treasurer's Tidbits

By Tom Maglienti, Treasurer

Greetings Homeowners! Hope you all had a great Holiday Season! Here we are at the beginning of a new *decade* and once again I have to get used to writing the new year, this time two new digits! At least this year it rolls easily off the tongue – “2020.” I hated saying “2019.” 😊

Here is a brief summary of our financial situation. We are halfway through our 2019-20 fiscal year and are doing quite well. We are just over \$50,000 under forecast and also have an operating surplus of just over \$10,000. (The surplus is extra money in our operating account that helps our cash flow.) Our reserve, which is nearly 100% in interest bearing accounts, stands at just over \$700,000. The bulk of these funds are in CDs of various terms and rates with about 25% of it in a money market fund for liquidity. Interest from these accounts adds about \$1,000 per month to our reserve. 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.

Next month we will begin preparing our annual budget for the next fiscal year (2020 - 21) which will include the results of the reserve study performed by AES Engineering last year. This study was undertaken to identify the cost and remaining life of assets and expenses the HOA is responsible for to help us ensure we have sufficient funds when they are needed and to allow us to make small adjustments to the monthly dues to minimize or eliminate the need for special assessments.

We have begun researching the possibility of obtaining outside financing for several future capital projects. While most banks will not lend to an HOA, we have found a number of specialized banks who do offer these loans. If feasible, this will allow us to complete a project in a short period of time but spread the cost over a longer period. Stay tuned for more on this as we move through the process.

Lastly, we are investigating the desirability and feasibility of changing our fiscal year to the calendar year. This may make it easier for us to complete work

during the north country's notoriously short construction season.

Well that's it for now. 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](mailto:tomm@lcvillage.org). Keep warm and I'll see you in the next newsletter!



## **Red Fox Sightings**

*By Randy Lamora*

As some people are aware, there have been several sightings of a red fox in the Village. Most of the sightings have been on Maine and Maryland Roads. Several people have raised concerns about the sightings. One particular fox appears to be healthy. Fox tend to feed on squirrels, chipmunks and other small animals including mice and rats. This fox was seen with a squirrel in its mouth at one time.

Red foxes are not normally aggressive, however, if they are cornered, they will do whatever it takes to get away. They tend to avoid human contact. They usually try to avoid dogs, cats and other pets unless the fox is rabid.

I contacted the City Police to find out how to rectify this fox issue. I was informed that several people have called them about the fox, but it is extremely difficult to rid the fox from The Village, since some people are feeding it dog and cat food.

I was also informed by the City Police that it is illegal to intentionally feed the fox (City Code paragraph 161-15) and it is strongly discouraged by the DEC.

*Tom Maglienti's wife is a wildlife rehabilitator for this area. She knows firsthand what can happen by feeding*

*wild animals. So, he would like to add this link for further information regarding what can happen to not only us, but also to the wildlife by feeding them:*

<https://www.dec.ny.gov/animals/74763.html>

## **From Your Property Manager**

*By Curtis Latremore*

Hello everyone, its Curtis your property manager wishing everyone a Happy New Year! Winter has hit us hard again and I hope our snowplowing team has made moving around that much easier. We thank everyone who helps by moving your vehicles when you see the Harts vehicles moving in your direction. This makes the job much easier and quicker. As I've mentioned in emails, parking on the grass is not allowed. I hope everyone finds the email updates useful, but if you'd like to see something different please let me know.

As we move towards spring and your projects please review our new and improved work request forms. The Board has spent time on these forms and the idea was to make them better and easier to use. So, again please let us know what you think.

The Board has been working on developing projects for the coming construction season. The spot painting of homes needing it will begin in the spring. The front post project is continuing, and you'll be seeing our handyman, James, working as the weather permits this winter. Phase 2 of the project has started at the south end of Maine Road and will be working north.

The new kiosks are waiting for the post office to install the mailboxes. We've been told this may happen before the end of January. So, keep watching for the move!

I'd like to thank everyone for making my job as your property manager more enjoyable.

## Kiosk Update

By Tom Maglienti

I was hoping (as I am sure you all were too) that the update in the *last* newsletter would have been the last



Photo Provided by Patty Jaehn

one needed. But alas, we are still not quite there! 😊  
So, here is the latest.

As you must be aware, all four of the new kiosks have been erected in their new locations and they are a vast improvement over the existing deteriorating units. We are awaiting the relocation (or new installation) of the mailbox pedestals which will be done by the Post Office in due time. We hope to have advance notice from them as to what boxes will be placed in each kiosk. Clearly, many homeowners will need to visit a different location to get their mail. We will inform you as soon as we know which kiosk your box will be located in.

Left to be resolved are internal lighting, bulletin Boards and form holders. The Board has discussed all of these at one time or another and so far, we have purchased and installed one solar lighting package for the new kiosk at Maine and Dakota as a test.

I sincerely hope this will be the last update needed in a newsletter but if not, well, watch for the April issue!

## Lake Country Village Needs You

By Carol Shuttleworth  
Election Committee Chair

Hello, Homeowners! Well it's that time of year again.... time for our annual election of new members to the 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 such as law or medicine, or managing/working in a business. The more diverse the experience, the more knowledge can be brought to the table to solve problems and the more creativity we can bring to future plans and projects!

This year we have four 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 on 7 Northern Avenue, which is a right turn off of New York Road just south of the intersection with Kansas 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 hard copy instead, there are copies in the mail kiosks. Completed applications can be emailed to [Elections@lcvillage.org](mailto:Elections@lcvillage.org), or mailed to: LCV HOA c/o Elections Committee Chair, 10 Maine Rd. Plattsburgh, NY 12903. The deadline for submitting an application is March 7, 2020.

I hope you will consider taking this step toward helping us maintain a healthy, viable community! If you are interested and have questions about the responsibilities of Board membership, please feel free to email us at [communications@lcvillage.org](mailto:communications@lcvillage.org), or call Patty Jaehn at 518-310-0152. For questions about the process of submitting an application, please feel free to contact me at [Elections@lcvillage.org](mailto:Elections@lcvillage.org). Thank you for your interest!



*To all homeowners...we will be changing to an electronic voting system this year! See Tom's description of the new system below.*

## **Online Voting System**

*By Tom Maglienti*

*Election Committee Liaison*

For many years our election committee of dedicated volunteers, led by their chair, Carol Shuttleworth, has valiantly put in the time and effort needed to manually conduct an election including preparing all the ballots, letters, bio's, envelopes and other associated materials needed and to get everything ready and mailed within tight time limits and then to receive, validate, count and tabulate the results. As you can imagine, this was a time-consuming task and with an ever-dwindling base of volunteers, placed an undue burden on the remaining committee members. The prospect that the volunteers would not continue to serve indefinitely is real and underscored by our chairperson notifying us that this will be her last year of service.

Consequently, this year, for the first time, your Board has decided to try an online voting service called ezvote online. As would be expected, the cost of this system at \$1,100, is a few hundred dollars more than running a manual election since it handles the bulk of the work. However, it is well within the constraints of our budget and the system is very user friendly, flexible, confidential and will easily accommodate both election of directors and other propositions that the Board may feel should be put to a vote of all members.

A list of email addresses will be used to both mail and validate each ballot. Votes will be automatically tabulated and kept entirely confidential. Not even the

Board will know a ballot's origin or who voted or who did not. For those homeowners who do not use email, the company will prepare, mail, receive and tabulate paper ballots and add the results to the online submittals. However, the majority of the cost of this system lies in the handling of the paper ballots so we again implore each of you who use email to provide us (if you have not already done so) with a valid email address by filling out a Contact Us Form, an Email Request Form or an Emergency Contact Form, all of which are available on our website, or just send us an email to [communications@lcvillage.org](mailto:communications@lcvillage.org). Watch your email for more on this and for ballots in early April!

*I would like to thank Marco DiGirolomo from Senior Planet, North Country who has graciously provided us with an update on a new course offering beginning in February.*



## **Senior Planet**

*By Marco DiGirolomo, Program Manager  
Older Adults Technology Services (OATS) / Senior  
Planet North Country*

Starting Tuesday, February 18th, Senior Planet North Country is hosting its popular Computer Essentials class at Plattsburgh Public Library (9:15am - 10:30am) and at Plattsburgh Senior Center (1:00pm - 2:15pm). The course dives into the anatomy of a laptop and gives participants insight on Windows 10 and email. Please note that the same course is being offered at both locations.

The course is an hour and fifteen minutes long and meets twice weekly (Tuesdays and Thursdays). Laptops and course books will be provided to participants.

If interested in taking either class, please call 518-258-6223. Deadline for registration is Tuesday, February 11th.

60 Smithfield Blvd  
Plattsburgh, New York 12901  
[www.oats.org](http://www.oats.org) | [www.seniorplanet.org](http://www.seniorplanet.org)



*Photo Provided by Marco Cabillon*