

10 Maine Rd., Plattsburgh, NY 12903 www.lcvillage.org

July 1, 2016

Dear Homeowner!

As we enter the new Fiscal Year of operation for your organization, we are sending you documents currently required under the Declaration and the By-Laws of Lake Country Village Homeowner's Association, Inc. These requirements can be found Articles V and IX of the Declaration and in Articles VI and VII of the By Laws both of which are available on our website.

Included in this transmittal are:

- 1. Certificate of Insurance for the new Fiscal Year
- 2. Copy of the final approved Budget for 2016-17. This document also contains a record of expenses and income from fiscal year 2015-16 as compared to that year's budget and the notice of the new Homeowner's Assessment for Fiscal Year 2016-17.

We hope you find these documents useful. We invite you to attend our monthly meetings of the Board of Directors and work sessions to become informed of issues facing the HOA and to participate in the management of HOA affairs by lending your voice at these meetings. We also encourage you to consider joining one of the many committees that have been formed to assist the Board of Directors in various areas. The committees, their respective duties and a sign up sheet can be found on our website or can be requested from the property manager or from any member of the board.

In an attempt to improve communications with you we have redesigned our website and encourage you to visit it regularly to see the latest news about your community. The address of our new site is www.lcvillage.org. There, in addition to the latest information regarding the HOA, you will find contact information for the property manager, bookkeeper, board members and committees which we hope you will find useful. We have also begun to send information and news to homeowners via email and we hope you will consider signing up to receive these communications if you have not already done so.

Thanks for your kind attention to this letter. Please feel free to contact us if ever you have questions about your organization.

Sincerely,

Your Board of Directors

Bob Turek – President
Patty Jaehn – Vice President
Don Cosgro – Secretary
Tom Maglienti – Treasurer
Gerry Eagan - MAL
Peter Hayden – MAL
Don Miller - MAL

LAKE COUNTRY VILLAGE HOMEOWNERS ASSOCIATION BUDGET AND REPORT OF INCOME AND EXPENSES

	REPORT OF INCOME AND EXPENSES Fiscal Year 2015-16			FINAL APPRO Fiscal Year	Based on 320 homes	
	2015-16	2015-16	Over/(Under)	2016-17	2016-17	2016-17/mo.
Expenses	Annual Budget	Actual	Budget	Annual Budget	Monthly Cost	Per home
Management Fees	\$39,000	\$39,000	\$0	\$39,000	\$3,250	\$10.16
Legal Fees	\$14,000	\$13,147	(\$853)	\$12,000	\$1,000	\$3.13
Accounting Fees	\$1,950	\$2,175	\$225	\$2,175	\$181	\$0.57
Insurance	\$72,443	\$66,237	(\$6,206)	\$72,443	\$6,037	\$18.87
Bookkeeping	\$9,600	\$9,600	\$0	\$9,600	\$800	\$2.50
Office Supplies	\$1,100	\$492	(\$608)	\$1,100	\$92	\$0.29
Website	\$2,050	\$2,129	\$79	\$0	\$0	\$0.00
Comm Comm/Website	\$0	\$0	\$0	\$1,500	\$125	\$0.39
Water & Sewer	\$177,089	\$157,038	(\$20,051)	\$177,000	\$14,750	\$46.09
Foreclosure Utilities	\$2,000	\$939	(\$1,061)	\$2,000	\$167	\$0.52
Landscaping	\$127,623	\$127,624	\$1	\$127,623	\$10,635	\$33.24
Snow Removal	\$129,600	\$129,603	\$3	\$129,600	\$10,800	\$33.75
Snow Removal Salt	\$2,600	\$0	(\$2,600)	\$2,600	\$217	\$0.68
Tree Service	\$3,000	\$2,428	(\$572)	\$3,000	\$250	\$0.78
Social Committee	\$300	\$300	\$0	\$300	\$25	\$0.08
Landscape Comm	\$500	\$321	(\$179)	\$2,000	\$167	\$0.52
Utilities Comm	\$0	\$0	\$0	\$10,000	\$833	\$2.60
Roof Replacement	\$65,000	\$66,393	\$1,393	\$78,000	\$6,500	\$20.31
Roofing Supplies	\$60,000	\$58,679	(\$1,321)	\$60,000	\$5,000	\$15.63
Roof Shoveling	\$1,500	\$0	(\$1,500)	\$1,500	\$125	\$0.39
Playgrounds	\$800	\$493	(\$307)	\$800	\$67	\$0.21
Pump Station	\$1,500	\$1,458	(\$42)	\$1,500	\$125	\$0.39
Sewer Line Services	\$3,000	\$659	(\$2,341)	\$2,000	\$167	\$0.52
Roto-RooterCleanouts	\$2,500	\$0	(\$2,500)	\$2,500	\$208	\$0.65
Asphalt Work	\$0	\$0	\$0	\$2,000	\$167	\$0.52
Concrete Repairs	\$10,800	\$10,800	\$0	\$19,000	\$1,583	\$4.95
911 Fence Repairs	\$18,861	\$9,287	(\$9,574)	\$4,000	\$333	\$1.04
Exterior Painting	\$8,425	\$5,286	(\$3,139)	\$2,000	\$167	\$0.52
Misc. Repairs	\$5,900	\$7,080	\$1,180	\$5,403	\$450	\$1.41
Taxes	\$475	\$504	\$29	\$500	\$42	\$0.13
Total Expenses	\$761,616	\$711,668	(\$49,948)	\$771,144	\$64,262	\$200.82
To Reserve Fund	\$25,584	\$45,635	\$20,051	\$16,056	\$1,338	\$4.18
Total Expense Budget	\$787,200	\$757,303	(\$29,897)	\$787,200	\$65,600.00	\$205.00
Total Income	\$787,200	\$797,840	\$10,640	\$787,200	\$65,600.00	\$205.00
Ne	t 2015-2016 Bud		(\$40,537)			-\$10.56

Final Approved Budget for FY 2016-17. Certified by Months & Maghint Date Approved May 10, 2016



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 07/05/2016

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

C	ertificate holder in lieu of such endors	eme	nt(s).	C						
PRODUCER CONTACT NAME: Donald J. Recore										
FARMERS INSURANCE- DONALD RECORE AGENCY 438 State Route 3 Suite 500				PHONE (A/C, No	, Ext): (518)	324-7766	FAX A/C, No):	(518)	324-7769	
The second control of					E-MAIL ADDRES		ldrecore@c	mail.com		
Pla	attsburgh, NY 12901					INS	URER(S) AFFOR	RDING COVERAGE		NAIC#
					INSURER A: MID-CENTURY INSURANCE				21687	
	INSURED				INSURER B:					
	LAKE COUNTRY VILLAGE HOMEOWNER INC	RS A	ssoc	IATION	INSURE					
	10 MAINE RD			3	INSURE					
DT.Z	TTSBURGH NY 12903				INSURE	William III				
	IIIDDOKGII NI 12505				INSURER F:					
CO	VERAGES CER	TIFIC	CATE	NUMBER: Cert ID 14				REVISION NUMBER:		
THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.										
INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR	POLICY NUMBER		POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMIT	s	
A	X COMMERCIAL GENERAL LIABILITY							EACH OCCURRENCE	s	1,000,000
	CLAIMS-MADE X OCCUR	N	N	PAS0008390595		06/30/2016	06/30/2017	DAMAGE TO RENTED PREMISES (Ea occurrence)	\$	75,000
						9 B	N 8	MED EXP (Any one person)	\$	5,000
								PERSONAL & ADV INJURY	s	INCLUDED
	GEN'L AGGREGATE LIMIT APPLIES PER:							GENERAL AGGREGATE	\$	2,000,000
	POLICY PRO-							PRODUCTS - COMP/OP AGG	\$	2,000,000
	✗ Employee Dishonesty								\$	50,000
51000	AUTOMOBILE LIABILITY							COMBINED SINGLE LIMIT (Ea accident)	\$	1,000,000
A	ANY AUTO	N	N	PAS0008390595		06/30/2016	06/30/2017	BODILY INJURY (Per person)	\$	
	ALL OWNED SCHEDULED AUTOS							BODILY INJURY (Per accident)	\$	***************************************
	X HIRED AUTOS X NON-OWNED AUTOS							PROPERTY DAMAGE (Per accident)	\$	
	7							(i ci accident)	s	
A	X UMBRELLA LIAB X OCCUR	N	N	PAS0008390595		06/30/2016	06/30/2017	EACH OCCURRENCE	\$ 1	0,000,000
	EXCESS LIAB CLAIMS-MADE							AGGREGATE		0,000,000
	DED X RETENTIONS 10,000								s	
-	WORKERS COMPENSATION							PER OTH-		
	AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE							E.L. EACH ACCIDENT	s	
	OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	N/A			4			E.L. DISEASE - EA EMPLOYEE	ŝ	
	If yes, describe under DESCRIPTION OF OPERATIONS below							E.L. DISEASE - POLICY LIMIT	s	
	11						1 14 2 150 VI		7	
DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required) CONDOMINIUM ASSOCIATIONS - RESIDENTIAL OCCUPANCY ONLY / SUBJECT TO THE POLICY TERMS AND CONDITIONS.										
CERTIFICATE HOLDER CANCELLATION										
LAKE COUNTRY VILLAGE HOMEOWNERS ASSOCIATION INC					SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.					
10 MAINE RD				2112122-201	RIZED REPRESE	NTATIVE)	00//	8		
PLATTSBURGH NY 12903				400 Sonall Jacore						

ACORD 25 (2014/01)

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CERTIFICATE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY) 06/30/2016

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				R, AND THE CERTIFICATE HOLD						
If	this	s certificate is	s being prepare	d for a party who has an insurab	le interest in the prop	erty, do not use t	this form. Use ACORD	27 or ACORD 28.		
PROD	UCE	R	HOUR DESIGNATION OF THE PARTY O		MANIC.	nald J. Recore				
Farmers Insurance - Donald Recore Agency				gency	PHONE (A/C, No. Ext): 51	PHONE (A/C, No, Ext): 518-324-7766 FAX (A/C, No): 518-324-7769				
438 State Route 3 Suite 500					E-MAIL	E-MAIL ADDRESS: drecore@farmersagent.com				
Plattsburgh, NY 12901-6549			PRODUCER	PRODUCER CUSTOMER ID: 472953						
						INSURER(S) AFFORDING COVERAGE NAIC				
INSU	RED				INSURER A : Mic	INSURER A: Mid Century Insurance Company 21				
Lake	e Co	ountry Village	Homeowners As	sociation, Inc.	INSURER B :					
		named to the			INSURER C:					
10 Maine Rd. Plattsburgh, NY 12903					3					
			3.			INSURER D :				
				INSURER E:						
COVERAGES CERTIFICATE NUMBER:					INSURER F:	9	REVISION NUMBER:			
			DESCRIPTION OF DE	CERTIFICATE NUMBER: ROPERTY (Attach ACORD 101, Additional Ro	amarke Schadula if more en		INLAIDIGIT HOMBER.			
1-12 15-4 TH IN	27 M 15 K IIS II	laine Rd.; 1-24 ansas Avenue S TO CERTIFY ATED. NOTWIT FICATE MAY B	4 Alana Way; 5-2 e; 1-7 Kentucky : THAT THE POLIC THSTANDING AN BE ISSUED OR MA	27 Massachusetts Rd.; 3-154 Maryl Street CIES OF INSURANCE LISTED BELOW Y REQUIREMENT, TERM OR CONDI AY PERTAIN, THE INSURANCE AFFO	and Ave.; 1-24 Baltimov V HAVE BEEN ISSUED TO THE POLICIE REPORT OF ANY CONTRACT REPORT OF THE POLICIE	TO THE INSURED NOT OR OTHER DOC S DESCRIBED HER	AMED ABOVE FOR THE P UMENT WITH RESPECT T REIN IS SUBJECT TO ALL	OLICY PERIOD O WHICH THIS		
INSR	CLU	JSIONS AND C		SUCH POLICIES. LIMITS SHOWN MAY POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YYYY)	POLICY EXPIRATION	COVERED PROPERTY	LIMITS		
LTR	-	DEODERTY		Moderate State Commission Commiss	DATE (MINUDOTTTT)	DATE (MINUDDITITI)	BUILDING			
		PROPERTY	DEDUCTION FO				PERSONAL PROPERTY	\$		
	CAL	JSES OF LOSS	DEDUCTIBLES BUILDING	-			BUSINESS INCOME	\$		
		BASIC	\$ 5,000			3		\$		
		BROAD	CONTENTS	1			EXTRA EXPENSE	\$		
	X	SPECIAL				7	RENTAL VALUE	\$		
		EARTHQUAKE		PAS 0008390595	06/30/2016	06/30/2017	X BLANKET BUILDING	\$ 47,632,408		
		WIND		170 00000000	00/00/2010	00/00/2011	BLANKET PERS PROP	\$		
		FLOOD					BLANKET BLDG & PP	\$		
								\$		
	-			1				\$		
		INLAND MARINE	É	TYPE OF POLICY				\$		
	CAL	USES OF LOSS		Approximation of the property				s		
	NAMED PERILS			POLICY NUMBER				\$		
								s		
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		l.		1				10.00		
	TYF	PE OF POLICY						\$		
	-	r=======						\$		
		BOILER & MACI						\$		
	_							\$		
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								\$		
Cor	idor ts a	ninium Associ	ation-Residentia	Attach ACORD 101, Additional Remarks Sch Il Occupancy only subject to the pol I. Condo Owner Address:			owner Association By-Lav	vs, Replacement		
CEI	TIT	ICATE HOL	DED		CANCELLAT	TION				
Lake Country Village Homeowners Association, Inc. 10 Maine Rd.				omeowners Association, Inc.	SHOULD AN THE EXPIRA ACCORDAN	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE				
	Plattsburgh, NY 12903					Grald (Kewe_			

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Name	Name	Name
Addresss	Address	Address
Mail Payment to: Lake Country Village 10 Maine Rd. Plattsburgh, NY 12903	Mail Payment to: Lake Country Village 10 Maine Rd. Plattsburgh, NY 12903	Mail Payment to: Lake Country Village 10 Maine Rd. Plattsburgh, NY 12903
Payable to: LCV-HOA and submit with coupon. A 20% late fee will be applied to your account if payment is not received by the 5 th day of the month. Thereafter, a 9% annual interest charge will be applied to outstanding balances.	Payable to: LCV-HOA and submit with coupon. A 20% late fee will be applied to your account if payment is not received by the 5 th day of the month. Thereafter, a 9% annual interest charge will be applied to outstanding balances.	Payable to: LCV-HOA and submit with coupon. A 20% late fee will be applied to your account if payment is not received by the 5 th day of the month. Thereafter, a 9% annual interest charge will be applied to outstanding balances.
July 2016 HOA Fee: \$205.00	August 2016 HOA Fee \$205.00	September 2016 HOA Fee \$205.00
Lake Country Village Homeowners Assoc. Inc. Name Address	Lake Country Village Homeowners Assoc. Inc. Name Address	Lake County Village Homeowners Assoc. Inc. Name Address
Mail Payment to: Lake Country Village 10 Maine Rd. Plattsburgh, NY 12903	Mail Payment to: Lake Country Village 10 Maine Rd. Plattsburgh, NY 12903	Mail Payment to: Lake Country Village 10 Maine Rd. Plattsburgh, NY 12903
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October 2016 HOA Fee \$205.00	November 2016 HOA Fee \$205.00	December 2016 HOA Fee\$205.00
Lake Country Village Homeowners Assoc. Inc. Name Address	Lake Country Village Homeowners Assoc. Inc. Name Address	Lake Country Village Homeowners Assoc. Inc Name Address
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January 2017 HOA Fee \$205.00	February 2017 HOA Fee \$205.00	March 2017 HOA Fee \$205.00
Lake Country Village Homeowners Assoc. Inc. Name Address	Lake Country Village Homeowners Assoc. Inc. Name Address	Lake Country Village Homeowners Assoc. Inc. NameAddress
Mail Payment to: Lake County Village 10 Maine Rd. Plattsburgh, NY 12903	Mail Payment to: Lake Country Village 10 Maine Rd. Plattsburgh, NY 12903	Mail Payment to: Lake County Village 10 Maine Rd. Plattsburgh, NY 12903
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April 2017	May 2017	June 2017

HOA Fee \$205.00

HOA Fee \$205.00

HOA Fee \$205.00