

Welcome to the Second Edition of the LCV Newsletter!



Greetings Homeowners!

As you probably know by now there is a new face in Lake Country Village. Curtis Latremore was recently selected by your Board to be our new Property Manager.

Curtis has an AAS Degree from SUNY (Cobleskill) and brings a wide range of experience to the position including Vice President of the Latremore Insurance Agency in Plattsburgh, Sales Agent for Kavanaugh Real Estate and affiliations with several local businesses as Construction Manager, Project Manager, Purchasing Agent and others. He currently owns and operates what was the area's first organic egg farm and he supervises several employees who will also assist him in his duties, as well as to help provide property management coverage on an as needed basis. Curtis's philosophy, method of operation and personality are well suited to his duties and our needs and we are greatly looking forward to working with him and his team in the coming months. He has already shown himself to be a conscientious and courteous ambassador to our village. We hope you will join us in welcoming him to his new assignment. And please take the time to say "howdy do" if you see him during his travels around the neighborhood.

Your Communications Committee

LAKE COUNTRY VILLAGE NEWSLETTER

Volume 1 No.2 July 2017 J.D. Armstrong, editor

Treasurer's Tidbits By Tom Maglienti

Greetings Homeowners! Hard to believe we are sending out the second issue of the newsletter already. Time sure flies these days, having fun or not! Here a few updates for your reading pleasure (I can hope! ☺)

As I write this article with just one month to go in the current fiscal year I find we are about \$52,000 under budget, or roughly \$13 of your monthly dues! This is in part due to tight control over expenses and in part due to higher than forecast revenues, so we have made great gains on both sides of the balance sheet. Whatever funds end up remaining at the close of the fiscal year will go into our reserve account to be used to offset future expenses for infrastructure replacements, like water mains, roofs, etc. Although the board voted not to reduce the monthly dues for the upcoming year, I am hopeful if we have another successful year this can be revisited for next year.

Our final budget for FY 2017-2018 was approved on April 18th and a copy was snail mailed out to each homeowner at the end of May. For the first time ever we have attempted to identify long term needs and plan in advance for their funding so that when the need arises, the money will be there. Not only is this just good business, it is something that our accounting firm has been recommending for many years.

Something else that has been recommended by our accounting firm is to transition our bookkeeping to Quickbooks, an industry recognized and fully supported accounting software product. We are in the process of setting up our accounts for this change and will operate in parallel with our current system for a time to

make sure we get it right before finalizing the switchover.

Lastly, I am asking those of you who have not already done so to seriously consider setting up your HOA dues for automatic withdrawals. This is a painless way to insure that your dues will always be paid on time and avoid any possibility of late fees being assessed to your account. If you would like to take advantage of this please contact Anne Sanford at 563-1275 or bookkeeper@lcvillage.org and she will be happy to assist you.

In the immortal words of one of my many mentors, "the- ah, the-ah, the-ah, that's all folks!" If any of you have any questions at any time about the particulars of our finances, please feel free to give me a call at 569-6935 or send me an email to tomm@lcvillage.org.



Photo by Alison Maglienti

Why I Love Gardening By Sue Thompson

I was asked to share my reasons for my love of gardening. Perhaps you have seen pictures of my flowers or yard on FaceBook or the HOA website, but trust me I was not born with a green thumb. Through trial and error over decades of gardening, I finally can say that I feel like I do, well, have a light green one at least! There are

many reasons why I enjoy gardening.

1. I grew up working in a shared family garden. That brings me to the first and most important reason why I started my love for gardening...in order to eat. My family was rather poor. My family home was as close to my grandparent's family farm as the next door neighbors are in the condo I live in today. We grew mostly vegetables and they were eaten fresh, frozen or canned until the next yearly harvest.

2. Often when I think about my grandfather, I see him standing in the garden working the soil. This brings to mind another reason I love gardening. I was able to spend quality time, while learning the basics of gardening from my grandfather. In turn, I teach my children and grandchildren. My 2-year old grandson already has his own garden gloves and tools at Nana's house.

3. I enjoy getting out into the sunshine, although this year it seems more overcast or rain. I have to remember the importance of Vitamin D because of our too short summer season.

4. Gardening gives me quite a work out. It is certainly not for the faint of heart! I have built two ponds in my lifetime, involving moving rather heavy landscaping blocks. I have to do a lot of bending and stretching to keep the garden well maintained! I cannot plant it and just forget it.

4. Another reason I like gardening is that the hours of caring for my gardens provides me time for contemplation. I always say that this is so much cheaper than a psychiatrist!

5. When I was growing tomatoes and cucumbers here at LCV, I enjoyed sharing them with my neighbors and family.

6. Designing my gardens is an on-going process. There are always plants that don't make it through our harsh winters. Once the spring reveals what the winter has stolen from my garden, I again get to redesign that area of the garden. Also, a plant that I thought would do well in a certain area might need to be moved to a better spot. Some flowers need to be "divided" periodically, so I either have to plant them or give them away.

7. Lastly, I feel I am doing my little part of making our home, the LCV community, more appealing.

When we moved to Lake Country Village, I thought my gardening days had come to an end. Fortunately, since we moved here, I have discovered that I had not lost one of my favorite hobbies. Although, it is trickier to garden in a much smaller area than I am used to having, I found that it can be done. Whether wishing to plant vegetables or flowers, all of us at LCV have enough space to do so.



Life in an HOA By James Armstrong

In the last newsletter I wrote about the relationship between HOAs and other forms of intentional communities, such as cooperatives and communes. In passing I mentioned that apathy and complaining seemed to go along with sharing common grounds and living in a self-governing community.

When I was a young man I spent almost a year living on an Israeli Kibbutz which is a type of commune. From my perspective the kibbutzniks had it made, at least on my kibbutz. They had most of their needs taken care of, almost no crime, and believed deeply in their way of life. Nonetheless, they complained a lot. They

complained about people who were not giving enough and people who were giving too much. They kvetched about the food, the entertainment, and the volunteers who came to live among them. Some members complained about hiring outside workers, while others complained about not having enough labor to get their work done. I could never understand this. Then I became a member of an HOA and it's déjà vu all over again. So, I thought I would do some research.

I was able to find abundant information on complaints against HOAs. In fact, I located a web-site with dozens of complaint letters. I read a blog that detailed the "horrors" of HOAs, and a plethora of comments supporting the complainers and seconding the complaints. These sources made HOA living sound like a nightmare.

Then I thought I would seek out some objective evidence. National polling of HOA residents has taken place on a regular basis since 2005. The surveys are remarkably similar, as are the results. In the most recent survey conducted in 2016 by Zogby Analytics,

- 78% of the respondents rate their overall living experience as positive or neutral;
- 82% agree that their association board members serve the best interests of their communities;
- 84% say their HOA boards work for the best interests of the community as a whole;
- 88% support community association rules because they protect and enhance property values.

The objective evidence suggests that the experience of most HOA residents is positive. That is not to say that complaints are unjustified. Complaining happens. It is like talking about the weather. Sometimes there is a reason for it, but usually people do it because they don't know what else to talk about. The truth of the matter is that most people are highly satisfied with life in

an HOA.



Board Highlights and Update

By Patty Jaehn, President

We did not have enough candidates for an election this year but were able to fill the openings. Linda Turner is a new director with 32 years of experience in corrections, beginning as a corrections officer and retiring as a Superintendent. She has a B.A. degree in psychology from the University of Massachusetts. The two returning directors are Tom Maglienti and Bob Turek. Gerry Eagan, a long-time director, decided not to seek re-election. We would like to thank Gerry for his many years of dedicated service to Lake Country Village.

Bob Turek recently resigned from the Board. He is moving out of the Village. We want to thank Bob for his hard work on the board and we wish him and Emily the best of luck. We now have a vacancy on the Board. Anyone who is interested in serving should fill out an application. If you have a possible interest but are uncertain about the responsibilities or have questions about serving, the communication link at our web site, lvillage.org, will connect you to people who can answer your questions. In my experience on the Board the most important qualifications are patience

and the ability to compromise.

We have appointed a new property manager, Curtis Latremore. He may be contacted at 518 572-1505 or by email at propertymanager@lcvillage.org. Curtis has a great personality, big smile and a definite desire to help. Please do not hesitate to contact him. We would also like to thank Adam Whitbeck for his four year stint as property manager. I know homeowners were sad to see him leave.

We are continuing to work with the city to accomplish our goal of replacing the water mains on Alana and Caitlin. The consulting firm of AEDA has been hired to guide us through the process.

We would like to thank Kinney Drugs, LakeShore Candy and Aubuchon Hardware for generously donating coupons for our welcome packets. Please patronize these businesses whenever possible.

I would like to encourage all residents to attend Board Meetings. The schedule of meeting is available on our website.

City Issues By Jimmy Olsen

Some residents expressed concern about the impact of the development taking place on US Avenue adjacent to and south of the Glens Falls Bank on the corner of New York Ave. and US Ave. EZ Properties requested zoning variances for the 3.7 acre property. They asked to increase the number of principle buildings from one to four, the number of accessory buildings, and the number of dwelling units from 24 to 46. All variances were granted by a four to one board vote. The discussion that preceded the vote indicated to this observer that this variance was reasonable and the plan for the property was well conceived in terms of sight-line, landscaping, historical fit, and lay-out. The main objections

voiced regarding the variances had to do with density and sight line considerations. The developer could have avoided any zoning issues by subdividing the property, and this consideration mitigated much of the potential opposition to the development.

The City of Plattsburgh is prepared to issue the RFP (request for proposals) for the water main, road and sidewalk reconstruction to take place on Maine Rd in Lake Country Village. The city engineer, Kevin Farrington, should provide details of the project to all affected residents once the proposals are evaluated. Our city councilor, Rachele Armstrong, will organize a question and answer session once the project is approved.



Property Manager Report

There are three homes for sale in the village at this time. Four homes were sold last month. I would appreciate it if residents would prune their shrubs located near fences. This would make it easier to mow in these areas. I recently received complaints about dogs without leashes. Please keep your dogs on a leash and pick-up after them. I'm really enjoying my job and look forward to serving you.