

LAKE COUNTRY VILLAGE HOMEOWNERS ASSOCIATION NEWSLETTER

Volume 1 No.4 - March 2018 - T.F. Maglienti, editor

Toilet Rebate Program

By: Patty Jaehn, Secretary



Your Board of Directors is now offering a plan to conserve water, save money and help you update your home, all in one package. Welcome to the **LCVHOA Toilet Rebate Program!** If you own a high flush volume toilet (more than 1.6 gallons per flush) you are eligible for this program which offers a **\$100 rebate per toilet!**

To qualify:

1. Simply fill out an application, available at www.lcvillage.org or in the kiosks and return to Property Manager, 10 Maine Road, Plattsburgh, NY 12903. (or email to propertymanager@lcvillage.org)
2. Do Not Remove Old Unit until the property manager verifies you have a high flush volume unit.
3. Once receiving your returned application marked verified eligible, purchase and install your new toilet.
4. After it is installed contact the property manager to verify completion of the work.
5. Send or email a copy of the invoice or receipt to Property Manager, 10 Maine Road, Plattsburgh, NY, 12903. Allow 2-4 weeks for processing.

Details of the program are available at **www.lcvillage.org** or by contacting the Property Manager.

With a little time and not much effort a homeowner could have a new toilet or three! Happiness will be when the next water main break occurs and you are filling up that new

toilet with very little water.



Photo by Anne Sanford

2018 Election

By: Carol Shuttleworth
Election Committee Chair

Greetings Homeowners!

Two Board members (Bob Turek and Don Cosgro) resigned earlier in the year, and their positions have now been filled by new volunteers. Please welcome Chris Chandler and Randy LaMora... thank you for stepping up to help our Board!

We were prepared for the 2018 Election but the results are already in. No new candidates for board seats submitted applications, however four sitting Board members whose terms were up for renewal submitted applications to continue their service on the Board: Peter Hayden, Don Miller, Patricia Jaehn and Randy LaMora. Welcome back and thank you for your continued commitment to helping our community!

Finally, we invite all homeowners to join us at the April 17th Board meeting for our annual "Meet the Candidates" social hour, which will take place shortly after the meeting begins. Even though we are not holding an election this year,

this is a wonderful opportunity for all homeowners to meet with new and existing Board members and learn more about their views on Lake Country Village and how to keep it running smoothly. Each of the new, and renewing, Board members will be asked to say a few words about their qualifications and interest in serving on the Board.

Light refreshments will be served during 'Meet the Candidates'.

The April 17th Board meeting will be held in the Seton High Cafeteria (corner of Kansas Avenue and New York Road) at 6 pm. We hope to see you there!

Treasurer's Tidbits

By: Tom Maglienti, Treasurer

Hello Homeowners!

Hope you are all having a great New Year so far! Your HOA is! We are in fine shape financially with just shy of \$400,000 in our savings reserve and \$39,637 under budget for the fiscal year to date (February 28th) in our operating account.

We have started on the development of our 2018-19 budget which will include both an operating component and a reserve allocation to continue to save up for those rainy-day projects that someday we will face.

We are nearly complete in our transition to Quickbooks, an industry recognized and fully supported accounting software product and are hopeful this can be completed in the next month.

Due to sales of units and some creative collection strategies we are now at nearly 100% of forecast revenues. We discovered and corrected an error in the way we were charging interest on unpaid dues and have developed a formal collections procedure which hopefully in the future will offer homeowners a way to correct problems before they become overwhelming.

With spring just around the corner, I hope you all are happy and healthy and looking forward to waving goodbye to winter. I know I

am! As always, 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 518-569-6935 or send me an email to tomm@lcvillage.org.



Photo by Anne Sanford

AARP Tax Aide Program

By: Sue Thompson, Feature Writer

After almost a half of a century of preparing income tax returns, my own as well as for other friends and family, I found it necessary to have someone else prepare them the year that my Mom passed away. Since I couldn't afford to pay the outrageous costs that tax preparation companies charge, I searched for an alternative. This newsletter allows me to talk to you about the free AARP Tax-Aide Income Tax Assistance Program in Clinton County, where I have volunteered since the 2011 tax season. The purpose of my article is twofold...to tell those in LCV about this Program and to also to recruit volunteers.

For those who are not familiar with AARP Tax-Aide, it offers free tax preparation assistance and e-filing by IRS-certified preparers, especially for those over 50 and for low to moderate income taxpayers. The Senior Citizens Center graciously shares their space with the Program during every tax season free of charge. The Senior Center is located on the corners of

Court or Brinkerhoff Street and North Catherine Street, 5139 North Catherine Street, in the City of Plattsburgh. For those of us who have been in Clinton County for many years, it is in the building that housed the old Mount Assumption Institute, now Catherine Gardens. They have allowed space for the Program on the lower level in the cafeteria area. This is convenient for the clients of the Program since it is located on the first floor and also has an elevator for assistance if you park in the lot behind the building. The volunteers are friendly and extremely accommodating. It is on a first-come, first-serve basis, so during peak hours you may have to wait. All volunteers have gone through a training process and tests, to qualify them to prepare your tax return.

Since this comes at the latter end of tax season, I will give you the hours that this is available:

March 1st through 31st --Wednesday and Thursday--9 am to 5:30 pm, Friday and Saturday 9 am to 1:30 pm.

April 1st through 13th --Wednesday and Thursday--9 am to 5:30 pm and Friday.

When you come to the Program, you will need to bring the following:

- ♥ DRIVER'S LICENSE (for yourself and spouse)
- ♥ SOCIAL SECURITY cards (for everyone included on the return)
- ♥ Employment information that you may have had during the prior year (W-2);
- ♥ Interest information from checking and savings account; (1099-INT);
- ♥ Miscellaneous income, gambling winnings for example (ex: (W-2G)
- ♥ Unemployment compensation statements: (1099G)
- ♥ Social Security statements; (SSA-1099)
- ♥ Pension and annuity statements (1099R)
- ♥ Investment documents;
- ♥ Dividend statements; (1099-DIV)
- ♥ Cancellation of debt (1099-C)
- ♥ Health insurance proof (1095s)

- ♥ For direct deposit, current checking or savings account information (checkbook);
- ♥ Last year's income tax documents are also helpful, in case the preparer has any questions.

If you want to itemize, you will also need to bring:

- ♥ Totaled receipts for medical expenses;
- ♥ Totaled receipts for donation to charities;
- ♥ Mortgage interest documentation;
- ♥ Property tax information;
- ♥ Sales tax receipts for large purchases—cars, boats, etc.

There is a four-step process to getting your taxes completed. This is done to give you the best refund that you may have legally coming to you. The first step in the process is the greeter, who I call the gate keeper. That person will take your name, drivers' license(s), social security card(s) and initial information, and ask you to have a seat in the waiting area until an intake worker is available. Next, you will be interviewed by an intake worker, in order to get an initial overview of your tax situation and arrange your documents. The next person that you will meet is the preparer, who will ask you a lot of the same questions while inputting your information into the tax software. And the last person will be a more experienced volunteer who checks your return for errors or omissions. After this is done, the preparer will print out a copy for your records and ask you to sign a release allowing them to e-file your return for both federal and state. The e-filing is done at the end of the business day. They do not prepare paper returns, only e-filed. If you have to pay the IRS, you still can e-file your taxes that same day and you will leave with a voucher to include with your payment at a later date, before the tax deadline. If you are not comfortable with e-filing, you can also file by mailing your return yourself. After the first year, your demographic information is generally carried forward, so that you should spend less time with the preparer, as they don't need to input all of your information

again, only the changes.

I am telling you all of this to let you know how interesting it is to volunteer at this Program. I started volunteering with them my first year that I retired for several reasons...to keep my mind as sharp as possible (CRS), to be able to continue to meet people outside of my home and most importantly, to give back. If you are looking for a place to volunteer, you will not find a more very friendly work environment. Last year, the Program prepared approximately 3,400 returns, so the need is obvious that they are always recruiting new volunteers

There is a place for every volunteer. If you don't like computers, there are two other jobs that you would be happy with—greeter and intake. I started with that position for the first year, mostly because I started during the middle of the year and the training process was already over. As a preparer, it was very overwhelming at first, because I was so afraid to make a mistake. Once I started preparing for real people instead of those in a training guide, it became much easier. I still fear making a mistake, but I find that other preparers are feeling the same. I learn constantly because every taxpayer's situation is different. I also find it very fulfilling because I see that many of these people cannot afford to use one of these large companies to do their tax returns. If you are interested in volunteering for a very rewarding job, contact Kate Gardner at (518) 566-0944. The main Tax Aide local number is (518) 335-8599 if you have any tax questions.

Board Highlights and Update

By: Patty Jaehn, Secretary

Your Board of Directors has spent this winter planning maintenance projects and improvements that should enhance the appearance of our community. We discussed different ideas and procedures and hopefully, our final decision will improve our look and give us the best return on your money.

Roofs.

All roofs have been replaced as of the summer of 2017 and we are now saving money for the next go around.

Trees.

Our Contractor, From the Ground Up has nearly completed cutting 6 and trimming 2 trees in the village. The majority were dead, dying or too close to buildings. It opened up the areas, many of which were getting overgrown. They will be returning when the ground is firm to remove logs and restore the sites. If you have a concern about a tree, please contact our property manager.

Snow Removal

This winter, the Snow and Communications Committees along with Curtis have tried to better inform homeowners of snow removal efforts. We are posting notices on our website and sending emails to all homeowners on our list and judging from the response it has been a help. It is still a work in progress and we are open to suggestions. If you haven't given us your email address yet, you can fill out the form on our website at www.lcvillage.org/email-request-form/ and we will happily add you to our distribution list.

Front Door Colors

Always wanted a color on that front entrance or storm door other than white? It is now possible. At the March 6 meeting the board passed a resolution on this very issue. Just fill out a work request and include a swatch of the color and forward to the property manager and a decision will be made by the board.

Toilet Rebate Program.

The Toilet Rebate Program is underway! Applications are coming in and Curtis has begun qualifying installations. Although not yet approved, the tentative budget call for funds to continue this program past its current expiration date of June 30, 2018. Check out the article above and the website for details!

Upcoming HOA Projects

- *Front Post Replacements* will be starting in the spring. After two test cases, the board has

chosen to completely replace every post with PT 4x4's sleeved with white PVC and trimmed with PVC trim. This will provide a uniformly attractive and maintenance free solution to post maintenance which has been an ongoing headache. Current plans call for beginning this project on Iowa and Kansas.

- This same method will be applied this spring to the so-called “911 Fences” at the entrances to the common driveways, replacing these unattractive fence sections with a single white post.
- *Placard and Garage Light Fixture Replacements* will also be starting in the spring. The board has elected to takeover maintenance and replacement responsibility for the exterior light fixtures over the garages. A fixture has been chosen to replace the existing antiquated globe type fixtures and to fix existing code issues. At the same time the placards on which they are mounted will be eliminated and house numbers will be mounted directly to the garage siding.
- We are continuing to work with the city to accomplish our goal of eliminating the *Water Mains on Alana and Caitlin*. Current plans call for us to seek bids for this work this year.
- Other Projects under consideration for this calendar year include sealcoating of driveways, repair and/or replacement of selected sidewalks, refurbishing or replacement of kiosks, and fence refurbishing or replacement at individual units. Stay tuned for more information on these efforts as it develops.



Photo by Patty Jaehn

City Issues

By: Clark Kent



The City of Plattsburgh is preparing to request bids for the water main, road and sidewalk reconstruction on Maine Rd. Jonathan Ruff, the City's new Capital Projects Coordinator attended two recent board meetings to give homeowners an update on the city's plan which now include a reconstruction of the south half of Maine Rd. only, from Dakota to Kansas. He estimates that construction could start as early as May of this year. In addition to the obvious delays due to road construction, there will be short interruptions of individual water service as homes are transferred to the new 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.

The Northern portion of Maine Rd., originally planned to be included in the project has been deferred into the future. However the City is actively pursuing a number of technologies to deal with the water main breaks. They already seasonally install special valves on select fire hydrants to reduce the effect of water hammer, thought to be a primary contributor to the breaks that have occurred over the past few years. Indeed, the number of breaks has decreased since the city employed this and other mitigative strategies. They are now exploring the technology known as Cure in Place which involves lining the existing piping with a plastic membrane and can be done without excavating the entire pipeline. They will be selecting a sample area to try out this method to examine its effectiveness and discover potential problems before committing to extending it throughout the former base. This is also planned for later this year.



Photo by Anne Sanford

Property Manager Report

Curtis Latremore

Hello Lake Country Village, from the truck of your property manager, I hope you've had a great winter and we all hope for an early spring! I want to thank everyone for comments and concerns during our winter season. We continue to look for better ways to serve the needs of our community

so please feel free to reach out with your thoughts. We hope that our email updates on snow removal have been helpful and we look to add a text messaging communication as well. As spring arrives you'll see many projects getting underway, front post replacement starting on Iowa and Kansa, garage light replacement and 911 sign updating. These are just a few projects your board has directed me to move on, so it looks to be a very busy summer. Please don't forget about the toilet rebate program, get you application in while the \$\$ last! As always please feel free to reach out to me at (518)572-1505 and I'll be glad to provide you with assistance.

Thank You's!

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

 **Lake Country Village**
Homeowners Association, Inc.
10 Maine Rd., Plattsburgh, NY 12903

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Postage
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