

LAKE COUNTRY VILLAGE HOMEOWNERS' ASSOCIATION NEWSLETTER

June 2024
www.lcvillage.org



News from the President

By: Randy LaMora

Hello everyone in Lake Country Village. I hope everyone is in great health, doing great and enjoying the Spring Weather.

We generally have a meeting the second Monday of the month starting around 6:00 pm. We also may have a second meeting the fourth Monday of the month, also at 6:00 pm, depending on what is going on in the village at that time. We have been having our meetings at the North Alliance Church located on New York Road. Homeowners are encouraged to attend the meetings, if possible.

The Current Board Officers are:
Randy LaMora, President; Kathy Firme, Vice President; Tammy Favro, Treasurer; and Ron Deragon, Secretary. The present board members at large are Margret Felty, and Dale Holzer.

Please keep us updated with your current E-Mail address so that you can stay up with happenings in the village.

As of July 1, 2024, I will no longer be on the Board of Directors of Lake Country Village. I have decided not to run for reelection. After almost 5 years I decided to step down. I am proud to say I have worked with many Board members, both past and present. throughout my years and they were all looking out for the best interests of the village.

Throughout my time as a board member of Lake Country Village, I feel we have accomplished many things.

We purchased new Mail Kiosks, added a playground set in the common area near Maryland, had benches installed, installed new bulletin boards and accomplished the extremely huge project: the new fence installation throughout the entire village. There are probably more that I can't think of at this time. I want to thank all board members and homeowners for being involved in all these projects.

We recently had elections and I want to welcome the following new Board Member: Judy Barcomb, Gerald Eagan, and Jody Erickson. They will be joining Ron Deragon, Tammy Favro, Margret Felty and Dale Holzer as your Board of Directors for Lake Country Village.

We also have a new Property Manager, Michael Mckinnon. Mike lives in the village and is extremely knowledgeable of the workings of the Village and the HOA. If you have any concerns, please reach out to Mike.

Harts will no longer be doing our lawn care services or our snow removal for this year. We have awarded the bid to "Complete Property Management". We are asking, since they are new to working in our village, if you please be patient with them and address any and all issues with our Property Manager or a Board member. If we don't know about an issue, we cannot address them.

If you have any issues that you are unsure, please feel free to contact our Property Manager, our Web Page, a Board member, or attend a meeting, whatever is convenient for you.

We are **always** looking for committee members. If you would like to become a committee member, please let us know what committee you would like to be a part of. And yes, you can be on more than one committee at a time.

LAKE COUNTRY VILLAGE HOMEOWNERS' ASSOCIATION NEWSLETTER

June 2024
www.lcvillage.org

We are **always** looking for new ideas for the Community. If you think you might have one to make this community a better place, feel free to contact us with your ideas.

If you would like to submit an article for the newsletter, your favorite recipe(s), gardening tips, an article that you might think would be interesting/helpful to the homeowners, just to name a few, feel free to contact the Communication Committee with your ideas.

In closing I want to thank everyone in the Village for making my time on the Board a memorable one.

Randy LaMora
President

- - - - -

A Note from Our New Property Manager By: Mike Mckinnon

Hello, homeowners of Lake Country Village!!

I am the new Property Manager for LCV, Michael McKinnon. You can contact me thru my email "propertymanager@lcvillage.org" or you can contact me through Buildium.

The final way to get ahold of me is my contact number of 518-569-1472, however please don't call for every request or my phone will basically become useless to me. Please utilize it for emergencies only, (i.e. its 3 AM and the water isn't working).

For routine requests, I try to get in contact with everyone within a day or two. Thank you everyone. I'm new to the job and am getting up to speed and I am going to try to be "up to the task" for everyone.

Mike

- - - - -

Treasurer's Tidbits By: Tammy Kelsey-Favro

Hi everyone,

Spring has sprung, and nicer weather will be upon us shortly!

The entire board, past treasurer, our bookkeeper, and a committee member held several tedious, long meetings, via Webex, to balance the 2024-2025 budget. Over the last 4 years, homeowners' insurance has increased 30%, insurance property taxes are up 4%, auto insurance, groceries, maintenance repairs and building supply prices have all increased as well.

When we began working on the budget, the starting point was at \$285.00. We were able to bring this amount down significantly, as we utilized our anticipated reserves to further reduce a greater increase in dues.

Per the declaration we are obligated to inform the membership 45 days prior to the increase. The HOA dues will be increased \$10.00 per month, from \$235.00 to \$245.00 per month, effective July 1, 2024. The entire board voted and passed the final version of the budget and the HOA increase on April 26, 2024. In addition, you will be able to see the final, approved budget in the annual mailing which will provide a summary of assessments that indicates where we are spending the largest part of the HOA dues.

Wishing everyone a safe and healthy 2024 ~

Tammy

- - - - -

LAKE COUNTRY VILLAGE HOMEOWNERS' ASSOCIATION NEWSLETTER

June 2024
www.lcvillage.org

The Year in Review: 2023-2024

By: Ron Deragon - Secretary

The following are some of the highlights of board action and accomplishments during the past fiscal year. For details and a complete listing, see the minutes of Board Meetings.

May 2023

- Elections held via On-Line Voting. Winners for the 3 open seats were Dale Holzer, Margret Felty, Tammy Favro.
- Started the process of closing the loan for our fences.

June 2023

- Election of officers for 2023-2024 President, Randy Lamora; Vice President, Dave Andrews; Secretary, Ron Deragon; Treasurer, Tammy Favro.
- The onboarding of Buildium has started.

July 2023

- Still having issues with roof leaks. 4 roofs have been repaired.
- Last payment to AFSCO this month for the fence project.

August 2023

- 180 homeowners have signed up for Buildium so far.
- Lawn and snow contract will be going out for bid.

September 2023

- We are going to see if we can get a grant for electrical upgrades.
- More roof issues. Now we are finding that vent boots are being the source of the leaks.

October 2023

- Board moving ahead with an attorney to address issues with the city of Plattsburgh.
- Board wants to see if we can come up with a new board attorney, since ours has been very busy.

November 2023

- Complete Property Management came to the board meeting to meet homeowners and board members and answer any questions they had.
- Speed continues to be a problem in the Village and police were asked again if they could make the occasional patrol.

December 2023

- Communication Committee has a new Welcome Package and will be handing them out soon.
- People that went to the Christmas truck seemed to enjoy it and we will have them back next year.

January 2024

- Dave, our VP has moved so he has given up his seat and Kathy Firme will be filling in for the rest of Daves term.
- We will be interviewing PM candidates in February.

February 2024

- Board has voted to move the election of chair officers to July 1st so new board can vote on the officers.
- With so many new heating systems being replaced the board wants to make sure homeowners know they are responsible for any damage that might come from the installation.

March 2024

- We interviewed 4 candidates for PM which was narrowed down to three and the board picked Mike McKinnon as our new PM.
- We are going to be sending out the yearly mailing package via email this year and the 7 people who don't have email, we will mail them via USPS.

April 2024

- We have 4 candidates for the open board seats and election starts April 17th and ends May 13th.
- Spring clean-up starts April 15th, weather permitting and they will pick up brown bags every Monday, weather permitting.

- - - - -

LAKE COUNTRY VILLAGE HOMEOWNERS' ASSOCIATION NEWSLETTER

June 2024
www.lcvillage.org

VINYL FENCE CLEANING INSTRUCTIONS REMINDER

Here is a list of things that we CANNOT DO with the vinyl fences as well as some ways to clean them.

What follows applies to the entire fence including rails, caps, fencing, posts and gates. Not following the requirements below will void the manufacturer's warranty and the cost of repairing any resulting damage will be the responsibility of the homeowner. DO NOT: NAIL, SCREW, DRILL or put any type of hole into the new vinyl fencing or gate.

DO NOT: Etch or intentionally scratch anything onto your fencing, post, rails, or gates.

DO NOT: Place any type of heat source close to the fencing, including gas grills, fire pits, outdoor heaters, etc. Keep these items at least 2 feet away from the fence.

DO NOT: Hang any heavy object on your fence that may cause sagging to the rail of the fence. This includes flower boxes or any other object

DO NOT: Use any type of permanent glue, for example Super Glue, to attach items to the fence.

DO NOT: Use a high powered or a gas-powered weed whacker or trimmer next to the bottom of the fence. The string could cause damage to the fence or post.

DO NOT: Paint the fencing, rails, or posts, or put any type of permanent markings on them.

Ideal Cleaning Solutions and Techniques for Cleaning Your Vinyl Privacy Fence Light Cleaning:

Minor dirt, pollen, dust, or chalky residue— Recommend using garden hose to spray it down or you can use a sponge with warm, soapy water. The company has used Soft Scrub that seems to work well.

Tough Stains: Rubber marks, tar, or grease stains require more work and "elbow grease" to get off. The company recommends mineral spirits with a soft, cotton cloth. If the Stain remains, try holding the dampened cloth on the stain for 30 seconds or more, which should break down tougher stains. Make sure to use proper precautions when handling mineral spirits. Wear rubber gloves and goggles and follow all safety regulations on the container

Mildew and Other Stains: Depending where the fence is located, you may encounter algae or other mild staining. These can appear as green, yellow, or black patches. Unfortunately, simple soap and water will likely not work on these stains. They could look clean after this washing, but the stains could come back because soap and water alone does not kill the source. To keep these annoying stains away you'll have to use chlorine bleach. If you want to use a nontoxic or more organic solution, try white vinegar. When using these cleaning solutions, protect yourself with rubber gloves and proper eye protection. After you have poured about a gallon of water into a bucket, slowly pour roughly one (1) cup of either the chlorine bleach or white vinegar into the bucket along with ½ cup of liquid soap detergent. Make sure to mix this solution well and use a large sponge to wipe off the stains.

To prevent future algae stains, keep grass trimmings, plants, bushes, flowers, etc. away from the fence. If you just mowed the lawn, take a few minutes to check your fence for clippings and hose off any that may have stuck to the fence.

- - - - - **RULES! RULES! RULES!**

With the summer months upon us, we all want to be outside and enjoy the sunshine and also do some home improvements. A few HOA rules to remember.

1. **Installing mini splits** – requires approval by the Property Manager
2. **Spigots, water shutoffs and hoses** are the responsibility of the homeowner
3. Lawn/Leaf Debris - **MUST** be placed in **BROWN** leaf bags and left at curb
4. **ALL requests for Maintenance MUST** be submitted either through Buildium, the "Contact Us" form or email to the Property Manager.

If in doubt, consult the Owners Handbook which is located on our website: lcvillage.org OR contact us through the "Contact Us" Form.