

# LAKE COUNTRY VILLAGE HOMEOWNERS' ASSOCIATION NEWSLETTER



November 2024  
www.lcvillage.org

## UPCOMING EVENTS AT LCV:

**Friday, December 6<sup>th</sup>** – St. Nicholas Christmas Truck/Donation Drive by the flagpole with “goodie bags”!! (see additional details in this newsletter)



## TIME TO SHUT OFF WATER TO OUTSIDE FAUCETS!



By: Carol Shuttleworth

Greetings, LCV homeowners! Well, the days are growing shorter and colder. We are already experiencing frost, and soon we will have days and nights that are below freezing. For all homeowners, and especially for those who may spend the winter months elsewhere, now is the time for an important message regarding preparing your home for cold weather.

All units in LCV have two outdoor hose faucets – usually one in the front, and the other in the fenced-in backyard. Typically, these faucets have water shut offs inside the units, and before the weather turns cold, these need to be shut off, the outside faucets left open and hoses put away in order to prevent the pipes to the faucets from freezing.

**A frozen pipe can burst, sending large amounts of water into your unit and potentially also the unit next door to you. You may be liable for damage caused to any units affected by a burst pipe.** Even if your outdoor faucet has been ‘winterized’, leaving the hose attached will negate this benefit



## TIDBITS

**From: Your Board of Directors**

**Going away for more than two weeks??**

Turn the water to the toilets off - (a running toilet causes an increase in the water and sewage bill that the HOA pays, which is ALL of **our** money)

Heat is to remain **no lower than 60 degrees!**

Gas must remain on!

Leave a key with a neighbor or individual that WILL check your place, and/or a contact name and number.

Winter months....

In addition to the above information...

Turn off water to outside faucets/spigots.

Leave boiler room door open, heat can disperse throughout your unit.

**Lastly, enjoy your time away!**



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**because the pipe cannot drain, so it could still freeze and burst! Hoses must be removed from faucets for this reason.**

Not sure where your shutoffs are? Some possible shut-off valve locations are above the ceilings in the kitchen, under the sink in the downstairs half-bath or in the boiler room. If you can't find them, you can try asking your neighbor or the previous owner. If this is unsuccessful, we recommend contacting a plumber. Possible resources include:

- Merit Heating and Plumbing,
- Roto Rooter
- Bob's Instant Plumbing

all of whom have long histories with LCV and are knowledgeable about our plumbing systems.

**(Please note, the HOA does not have detailed information about these locations. Some units actually have their shutoffs in an adjoining unit.)**

All homeowners are required to provide up to date emergency contact information to the HOA, partly because of this issue. This can be done by filling out the [Contact Us form](#) found on our website.

Remember also that **thermostats must be set at a minimum of 60 degrees at all times and all utilities must be left on. Turning off the heat and water inside your unit is NOT allowed since a cold unit can still cause plumbing problems for a neighboring unit.**

Thank you for your attention to this important matter.



*Courtesy of: Naomi Bradshaw*

## Consider Turning Off Outdoor Lights to Help Our Migrating Birds!

By: Carol Shuttleworth

Greetings, homeowners!

Well, it's that time of year again, and I don't just mean leaf peeping and pumpkin spice...

It's fall migration time! Fall migration is already underway, as birds of all types and sizes – from raptors to geese to shorebirds to songbirds -- make their way south. It's a beautiful sight to see a chevron of geese flying high overhead, but sadly, migration also brings danger. Migrating birds face many different dangers and obstacles during the long journey. Many species rely on constellations to help them orient and navigate in the skies during the nighttime. One of the dangers they face is – outdoor lighting.

Excessive outdoor lighting, especially in adverse weather conditions, can cause these birds to become disoriented, a phenomenon known as fatal light attraction. According to the U.S. Department of Agriculture, this has led to collisions with windows, walls, floodlights, or the ground and the death of an estimated 500 million to one billion birds annually in the United States.

Reducing excessive outdoor lighting on buildings is an easy step we can take to minimize the danger of fatal light attraction. I understand that many folks in LCV may have safety concerns, but if there are any lights you might be comfortable turning off once everyone is at home for the night, I encourage you to consider giving it a try. For example, you might have purely 'decorative' lights, or lights in the back yard area that could safely be turned off. These lights could be turned back on once migration season is over.

If any of you have bird-loving family members who might be interested in trying the 'lights out' idea, be sure to let them know!

Happy Fall everyone! Carol

Reference: <https://dec.ny.gov/news/press-releases/2022/5/lights-out-initiative-launched-in-new-york-to-protect-migrating-birds>

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## **Communication(s)**

By: Judy Barcomb

Hello to all fellow homeowners!!

Another year is almost over, and winter is staring us in the face!

I am the current Secretary for the Board of Directors for the 2024-25 fiscal year.

My main goal, as both a Board member and Secretary, is to improve communications between the Board, the property manager and the homeowners.

You have probably noticed frequent announcements that have been sent out via Buildium (our Property Management Software) and we are hoping these communications enable all of us to be on the same page with the “goings-on” in the village.

Board Meeting Minutes are typically posted on our website, within 10 days of the latest meeting. These minutes will assist owners on keeping up-to-date.

As mentioned, do not be afraid to reach out to the Board members OR the Property Manager via Buildium or the “Contact Us” form, located on our website: [lcvillage.org](http://lcvillage.org).

## **Reminder!**

**All communications must be documented in writing in order to be addressed!!**

Wishing you all a safe and “relatively warm” winter! Judy



## **Take Action Against Rodents in Your Building!**



By: Carol Shuttleworth

Hello fellow homeowners!

If you begin to hear scampering or skittering noises in your walls or ceiling, please do not ignore this! It is not uncommon for mice and other small critters to move indoors at this time of year, as the days becoming cooler. Rodents reproduce very rapidly, and they pose both a health risk and a fire risk.

Rodents can carry diseases such as hantavirus and leptospirosis. In addition, there is a fire risk, because rodents tend to chew on electrical wiring. I was told by a pest control professional that rats and mice tend to chew on wires more readily as their numbers grow. They will also chew on utility pipes and wood framing.

A pest control company can help if you are hearing rodents in your unit. They can place traps around your unit and in the attic if they are able to gain access. They can also place traps around the whole building. This is important, because what I have learned is that most insurance companies will NOT pay for fire damage caused by rodents. They apparently consider this a ‘preventable problem’. Therefore, it is up to us, here at LCV, to prevent it!

I have worked before with Nature’s Way, and I like them because they use non-toxic chemicals. Their number is: 518-745-5958. I think they are pretty affordable so you could check them out and also others such as Orkin.

Have a good and hopefully rodent-free winter! Carol

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Courtesy of: Naomi Bradshaw

## BEST APPLE PIE RECIPE

Submitted by: Tammy Kelsey-Favro with credits to:  
Chazy Orchards Farm Market, Chazy, NY

**Best Apple Pie**

*We think the best apple pie combines different types of apples. Depending on the consistency desired for your pie, depends on what apples you use. An average 9 inch pie takes 5 to 6 good sized apples. If you desire a softer consistency, use McIntosh apples. If you wish a firmer consistency use Cortland apples. (and mix in a Sweetango or Honey Crisp)*

Peel and slice your apples in a bowl. Macs need a little more sugar, Cortland and Sweetango less sugar.

**MIX TOGETHER AND COMBINE WITH SLICED APPLES**

1 cup granular sugar  
1 - 2 tsp. flour (if you enjoy a juicy pie, omit the flour)  
1 - 2 tsp. cinnamon (again to your tastebuds)

And on top of the apples a nice slice of butter before the top crust is added. Once you have your pie all together, dust the top with sugar. Bake at 350 until your pie is golden and a knife goes thru easily.  
(approx. 45 minutes to an hour - maybe more)

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**No Fail Pie Crust**

3 cups good quality flour    1/2 tsp. baking powder  
1 tsp. salt    1 1/2 cup Crisco shortening

*For a flakier crust, mix above ingredients in a bowl with a fork. The shortening should be broken down to about the size of a pea when done mixing.*

**THEN ADD:** 1 egg  
1 tbsp. white vinegar  
6 - 7 tbsp. COLD water

Continue blending all ingredients with a fork until it sticks together and you can form a large ball of dough. Cover and refrigerate for an hour.

When ready to roll out the dough, divide into three dough balls. Do not be afraid to use ample amounts of flour to roll out the crusts.

(All ingredients added at once and then can be mixed together using a mixer. The crust will be a little less flaky, but will be just as tasty.)

The dough freezes well. Make up a dough ball, wrap tightly and place in a zip lock until ready to use. Let dough thaw in refrigerator.

## REMINDERS!

Here are a few HOA reminders:

- ❖ All requests for Maintenance MUST be submitted either through Buildium, or the "Contact Us" form on our website.
- ❖ In the event of a snowstorm that requires Complete Property Management to remove snow, (3" or more) please remove your cars from your driveways if you want it plowed. Text messages will be sent when CPM is in the village.
- ❖ Feeding wildlife - see City Ordinance

If in doubt, consult the Owners Handbook, Rev 2 which was emailed to all owners on 10/16/24 and is on our website: [lcvillage.org](http://lcvillage.org) on the Home Page OR contact us through the "Contact Us" Form.



Tis the season for a fun filled, fall activity!

A pumpkin a day keeps the goblins away! Many thanks to **Steve and Tina Recor**, new residents to LCV, for hosting a pumpkin carving afternoon in the common area. The pumpkins looked spooktacular!!!

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## From the HOA Board President

By: Tammy Kelsey-Favro

Hello! For those that do not know me, or we have not met yet, I was elected as the new HOA President in July of this year. Prior to this position, I was the Treasurer for a year, as well as interim Property Manager, until we hired our current one. I have lived in the village going on four years now, and I am happy to call this home. Our other current Board Members are Ron Deragon, Vice President; Jody Erickson, Treasurer; Judy Barcomb, Secretary; Margret Felty, Dale Holzer, and Gerry Eagan.

Our scheduled monthly meetings are held on the second Monday of each month at 6:00 pm, at the Northern Alliance Church on New York Road. We welcome and encourage all homeowners to attend meetings, and we are always looking for committee members.

At four of our recent meetings, we have had guest speakers, Matthew McGuire, Regional President of North Country for Onegroup (the HOA insurance carrier); Wendell Hughes, City of Plattsburgh Mayoral candidate (now the newly elected Mayor); Donald Kazprsak, Mayoral candidate; and Julie Baughn, Ward 1 Council representative. All our guests were available for questions and answers from the residents and Board members.

Our software program, Buildium, has become more efficient and trackable for homeowners requested tasks, Architectural Requests, questions and concerns. All the mail kiosks still have a QRC code available to scan and download the updated LCV Owners Handbook Revision 2, effective 10/2024.



We have been fortunate to have such a beautiful summer, and it is continuing into the fall. There have been quite a few different projects ongoing throughout the summer and we will continue to strive to improve the maintenance and upkeep of the property and homes in LCV:

- Painted 21 units (different areas on each unit)
- Painted 34 utility room doors.
- Removal of 7 trees that were deemed dead and/or hazardous to units.
- Removal of 3 nuisance trees
- Repair of roofs, facia, and siding
- Replacement of 19 vinyl posts (entrance to unit)
- Landscaping at both LCV entrances on Kansas Ave.
- Additional payments on the principal of the vinyl fence loan (shortening the term of the loan)

***Once again, the St. Nicholas Christmas Truck will be in the village on Friday, December 6<sup>th</sup> at approximately 7:00 pm, at the flagpole coupled with a Donation Drive.*** The exact time cannot be known since they make other stops on the way, so we recommend arriving a little early. Their route in the village is down Kansas, then onto Maine directly to the flagpole.

Hannaford grocery store has graciously agreed to donate “**goodie bags**” for this event.

We are asking owners to donate items that will be donated to the less fortunate, including much needed items such as:

Unwrapped toys  
Toiletries  
Non-perishables

Feminine products  
Cleaning supplies  
Depends/Senior Products

On behalf of myself and the entire HOA board, we would like to wish everyone a wonderful holiday season and a happy, healthy, and prosperous New Year.

Tammy

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## Happy Fall From the Landscape Committee!

This is the time to pick up your old pots with dead plants (we all have them!), cover your beds with leaves and put away your garden tools and lawn furniture! Try to clean your tools before storing them for the winter, and even put a light oil or WD-40 on the blades of your shovels and clippers. It will help keep them from rusting while they wait for spring!

It's a great idea to hold off on cutting down all the dead stems in your beds. They provide seeds for winter birds and are the winter homes to many bees and other insects that keep our ecosystem healthy and growing.

Also keeping the leaves in your yard around your shrubs and plants will help to insulate the roots and will provide beneficial mulch and eventually compost for your soil. They also provide habitat for fireflies and other beneficial insects.

There are two new entryway beds on Kansas Road that look great. There is a bit of work still to do on them, and we are really in need of a few volunteers to help maintain the entryways. If you can volunteer to help keep them weeded and trimmed, please contact the Landscape Committee. All help is welcome!

Have a wonderful rest of your autumn, enjoy the holidays, and stay warm!



## Winter Tips

By: Carol Shuttleworth



As winter approaches make sure you are getting notifications from the HOA about plowing and moving cars. City roads must be free of parked cars when the amber lights are flashing, and cul-de-sacs and driveways must be open for CPM to plow out. We'll try to keep you posted when they are in the village to plow.



Please keep your neighbors in mind, and during storms, if you shovel your own walkway, consider helping out a neighbor who may be less able. Checking in on those folks can also make a big difference in someone's life.

Our shared units transmit noise – banging cupboards, slamming doors, loud music or voices - all transmit to the next unit. Please consider your neighbors and keep your impact to a minimum. We are under the City of Plattsburgh noise ordinances, but we also have a community respect for each other which extends to these neighborly considerations.

In anticipation of the change of seasons consider locating your snow shovel now, and even picking up some salt (or pet-friendly salt, if you have pets!) for your front porch. A safe-for-pets alternative is better for pets' paws, which can become irritated by rock salt.

It's a good idea to clean off their paws after walks if there is salt on the sidewalks.



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## November Greetings to LCV Residents!

By: Margret Felty, Board Member, Landscape Committee Chair

We have moved from the glory of fall into the “season of the sticks”, where the trees are bare, the weather is cold and often gray, and winter has not yet arrived. It’s a quiet time of organizing, battening down the loose ends, putting away the plants and lawn furniture, and preparing for cold weather to come. I love living in the North Country, even the long winters. There’s a particular beauty to the cool blues and grays of the landscape and the long low rays of sunlight. I hope you have your nest warm and ready to keep you cozy and nurtured.

The coming of the Thanksgiving and winter holidays are not always joyful for everyone. Some are lonely, some have lost a loved one who used to be with them, or some maybe feel pressure to spend and/or act cheerful in ways we don’t really feel comfortable with.

Please remember that you are important and special, and it is fine to feel and do what is right for you. If you need support, there are people available to you. Calling 988 will connect you to a crisis lifeline where you can talk to a real person about what you are going through. You are not alone.

For others this is a time of family connections and traditions that bring us closer and help us remember all that we have to be grateful for. I for one am thankful for our Lake Country Village community, and to have the wonderful neighbors I do.

Thank you for your kindnesses and friendships. We all create the community we want to live in.

Wishing you peace,  
Margret



## Message from our Treasurer

By: Jody Erickson

Hi Everyone!! I'm a new Board member and Treasurer of the HOA Association.

It has been an interesting and informative few months for me. Seeing what goes on behind-the-scenes of being on the Board has been an eye-opening experience. Board members spend countless hours responding to Homeowners and researching policies and procedures as we try to serve the community as best we can. We always welcome your comments -- the good, bad and ugly -- so don't be shy about contacting us!

Prior to being on the Board, I often wondered where our HOA dues went each month. I'll share some of the expenses that surprised me the most. Each month we pay the City of Plattsburgh approximately \$13,000 for water and sewer service; our insurance premium is around \$11,000; and the fence loan is \$7,000. We also have to pay our other vendors (these are listed on the Treasurer's Report) such as lawn maintenance and our property manager. When all is said and done, we have approximately \$15,000 left over which is deposited into our Reserve Fund for future miscellaneous expenses. If you would like to view a monthly breakdown of our income and expenses, a report is always attached to the minutes posted online.

Also, when we can, we make extra payments against the principal of the fence loan. This is a month-by-month decision by the Board based on what was paid out for non-budgeted expenses. If we continue to make these payments, we will save a huge amount of interest over the life of the loan and shorten the term of the loan by a significant amount.

If you have any questions about our finances or your monthly HOA dues, please feel free to contact me at [jodye@lcvillage.org](mailto:jodye@lcvillage.org).

Have a safe and happy holiday season!! Jody

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Clinton County Historical Association & Museum

98 Ohio Avenue

Plattsburgh, NY 12903

Telephone (518) 561-0340



**Museum Hours: Wed-Sat 10-3 or by appointment**

Submitted by: Geri Favreau

## Upcoming Events sponsored by the Clinton County Historical Association & Museum

- **Saturday, November 30<sup>th</sup> – Shop Small Saturday.** There will be special deals for the Holiday Shoppers.
- **Saturday & Sunday, December 14-15<sup>th</sup> - Annual Holiday Open House.** The Museum will be decorated for the holidays. There will be special deals in the Museum Shop for your holiday shopping lists. We have some wonderful new books that would be perfect for the person on your list that is difficult to shop for! Check us out first. More than books, there are T-shirts, ornaments, postcards, photos, tote bags and more! We have children's books. There will be FREE giveaways! **10 am-3 pm both days at the Museum**

