



5900 N. Burdick Street
Suite 110
East Syracuse, NY 13057
www.ErieVillageHOA.com

**2014-2015 Board of
Directors**

Richard Lelong—President
Dick Sparrow—Vice Pres.
Jean DeSantis—Secretary
Paul Franklin—Treasurer
Tom Callender
Millie Sitnik
Rosemary DeJoseph
Mike Brick
Ed Bangel
Joan Hagenzieker
Jim Kraus

**Report concerns to
our office**

All residential concerns should be reported to **656-5148**. Please leave your name, unit and a daytime phone number where you can be reached. You can also reach us at our email address at:

EVHOA@CNYSail.com

ERIE VILLAGE NEWSLETTER

31st Issue, Volume 3

2nd Qtr

April 2015

A Note From the Board of Directors

The winter of 2014-15 was very harsh but not the worst on record. The CNY area received about 119 inches of snow so far this season which is ironically, below the average. February was also one of the coldest months on record with an average temperature of 17 degrees. The frost line went down about twice the normal level. As a result, the CNY area experienced a lot of ice and snow buildup on roofs, decks and other areas around their homes. Our Erie Village maintenance crew was kept busy removing ice and snow from roofs on an as needed basis as well as responding to other calls. Many residents experienced leaks, cracks, burst water pipes and heaving. As a result of the many calls, emails and letters that the board received, it was suggested that a note of clarification be included in the newsletter.

Per article VIII, Section 1, Exterior Maintenance (Condensed Version): The Association shall provide exterior maintenance upon each lot which is subject to assessment, including but not limited to, all exterior (outside) walls, including window casements (excluding, nevertheless, all glass replacement or breakage and window screens), exterior chimney and exterior doors (excluding nevertheless, storm and screen doors), roof, fascia and exterior trim, grasses and other exterior improvements, excluding however, walks, patio areas, private areas, and/or decks. There is no obligation on the part of the Association to maintain, repair, reconstruct, replace or preserve any part of the interior of any home or any fixtures or mechanical system.

This information can be found on page 49 of the Offering Plan under Exhibit A – Declaration of Covenants, Restrictions, Easements, Charges and Liens. If you do not have a copy of this important document, you can request a hard copy for a fee from our office or visit our website at www.erievillagehoa.com. For any additional questions, please call our office at 656-5148.

Board Minutes

January 19th

Treasurer's Report

Paul Franklin presented the financial statements for month ending December 2014. Cash shows less than the same time in 2013, mainly due to the storm damage insurance settlement. Reserve for uncollected receivables was increased to cover two units (one in foreclosure and

one impending foreclosure). Under revenues, we had 33 resale units in 2014 where \$3,300 was collected and we also received \$38,898 in Time Warner rebates. Under expenses, snow removal for 2013-14 was under budget while siding repairs were over budget. A new line shows the addition of an accountant not previously budgeted. Overall, we ended 2014 \$265K expenses over revenues to an anticipated budget of \$150K expenses over revenues.

Finance Committee

The committee reviewed the December financial statements and also discussed insurance and annual audit.

Manager's Report

Wynn Collins provided an update on a unit that experienced an electrical problem. He also spoke a bit about siding repairs and replacement. There was much more work done in 2014 than anticipated.

Grounds Maintenance

Joan Hagenzieker mentioned that we should have a new load of sand for the beach. There were no other issues.

Architectural

Mike Brick reported that he received and approved two requests. One was a bathroom installation in a basement that needed to be vented and the other was for gutters and a new full glass front door.

Insurance

Paul Franklin reported that a payment was made for our new insurance policy in January. Everything seems to be going fine with the new company.

Rubbish Removal

Tom Callender reported that a date for the 2016 Christmas tree pickup is set for 1/6/16.

Snow Removal

Paul Franklin reported that there have been no real issues. The bobcats have been rotated around the complex when not in use.

Time Warner

Ed Bangel reported that all smoke detector head replacements were completed in 2014. He also said that 100% of units will need to be inspected in 2015.

Town of Manlius

Dick Sparrow mentioned that he spoke with the Town of Manlius engineer and we are out of the flood

district but the town is still waiting for updated flood maps to make it official.

Website

Paul Franklin mentioned that updated insurance information as well as updated direct deposit and architectural forms have been placed on the website.

Old Business

Richard Lelong mentioned an issue previously addressed with a resident and concerns about a roof. It was determined that the roof was fine. All other issues were internal to the unit.

No other pertinent issues were brought up.

February 16th

Treasurer's Report

Paul Franklin presented the financial statements for month ending January 2015. There was not much activity during the month. Minimal activity in the area of general maintenance as it was too cold. Some roof shoveling took place. Overall, revenues over expenses are \$4.5K positive year to date. On receivables, other than three liens, there is only a small group of units that are behind in payment of fees.

Finance Committee

The committee met and reviewed the previous month's financial statements. They also reviewed data supplied by Ed Bangel on reserves and estimates of annual costs for the next 20-30 years. Ed Bangel reported that the auditors have been in to begin their field work for their annual audit.

Manager's Report

Wynn Collins reported that things are going well so far in 2015. He's had a couple calls concerning frozen pipes and provided some suggestions to remedy the freeze. The crew did shovel off snow and ice off some roofs. Wynn has also had some calls

about roof leaks. Lastly, he mentioned that he was beginning to receive material for this season's work.

Architectural

Mike Brick reported that he received two requests. One was for a new front door and storm door and the second was for two new windows.

Rubbish

Tom Callender reported that our current contract is up for renewal on May 1st.

Elections

Richard Lelong mentioned that there are four positions up for election this year. Richard, Dick Sparrow, Millie Sitnik and Rosemary DeJoseph all said that they would be running again. Richard asked if anyone knew of other potential candidates. Responses need to be received by early April.

Old Business

Rosemary DeJoseph inquired about a unit with a large amount of junk stored under the deck. The owner had been contacted but no action has been taken. It was agreed that the owner would be contacted again and told that if not cleaned, they would be fined.

New Business

Joan Hagenzieker asked if we could purchase new conference chairs for the office.

No other pertinent issues were brought up.

March 16th

Three residents were in attendance to voice concerns with their units. The first had issues with cracks in the walls as did the second. The third resident apprised the board of having to replace a gas line to her home. The board said that they would review each concern and take them under advisement.

Treasurer continued...

Ending February 2015. On the balance sheet, cash is still down from the previous year, mainly due to the storm damage funds we received in 2014. Accounts receivable shows a balance due for real estate taxes and rent from Erie Links. Prepaid material reflects siding and roof materials purchased for the 2015 maintenance season. On revenues and expenses, general maintenance is under to date as it's been too cold to do any outside work. Overall, revenues are over expenses by \$8K to date.

Finance Committee

The committee met prior to the board meeting and reviewed the February financial statements. They also discussed the annual audit.

Manager's Report

Wynn Collins reported that the crews have shoveled off 92 roofs this

season. He also said that siding repairs would begin around the 2nd or 3rd week of April. As soon as the snow melts he will perform a walk around the village with some board members to assess painting, sealing and paving needs for 2015.

There was a considerable discussion concerning the affects of the cold weather on damages both outside and in throughout the village.

Paul Franklin mentioned that the HOA insurance policy only covers a peril loss such as a hurricane, tornado or a tree falling on a house. Normal wear and tear as well as a harsh winter would not be covered.

Richard Lelong mentioned that he spoke with representatives from other HOA's in the area as to what they will cover. Those that he spoke with did not cover any interior repairs and in some cases, did not cover all exterior repairs either.

Grounds Maintenance

Joan Hagenzieker mentioned that mowing would more than likely be delayed until the ground dries up a bit more.

Rubbish Removal

Tom Callender presented the proposal for a new trash contract for 2015.

Time Warner

Ed Bangel reported that letters would begin to go out April 1st for scheduling of smoke detector inspections. Residents will be required to contact Time Warner for appointments. All units will need to be inspected on a yearly basis.

Environmental

Rosemary DeJoseph presented the two proposals received for goose management.

No other pertinent issues were brought up.

Avoid Ticks and Lime Disease

As the temperature warms up, many of you will be out walking the lake trail as well as the Erie Canal path as well as areas such as Green Lakes State Park. In the past couple of years with the growth of the deer population, more cases of deer ticks have been discovered. It is recommended that when you are out walking in these areas that you cover up and check your clothes and skin when returning. These pesky arachnids can cause Lyme disease which is a bacterial infection. There were a few residents that have come in contact with ticks in 2014.

Lyme disease is transmitted through a bite from these specific ticks. Signs include flu-like symptoms, stiff neck, chills, fever, swollen lymph nodes, headaches, fatigue, muscle aches and joint pain. You may also experience a large, expanding skin rash around the area of the tick bite.

The following are some ways to avoid tick bites: Avoid wooded and bushy areas with high grass and leaf litter. Walk in the center of trails. Use repellents that contain 20 to 30% DEET on exposed skin and clothing for protection that lasts up to several hours. You can also use products that contain permethrin on clothing. Bathe or shower as soon as possible after coming indoors to wash off and more easily find ticks that may be crawling on you. Conduct a full-body tick check using a hand-held or full-length mirror to view all parts of your body upon return from tick-infested areas. Parents should check their children for ticks under the arms, in and around the ears, inside the belly button, behind the knees, between the legs, around the waist, and especially in their hair. Examine gear and pets. Ticks can ride into the home on clothing and pets, then attach to a person later, so carefully examine pets, coats, and day packs. Tumble clothes in a dryer on high heat for an hour to kill remaining ticks. (Some research suggests that shorter drying times may also be effective, particularly if the clothing is not wet.). Wear light-colored clothing. You'll have a better chance of seeing a dark tick crawling on you *before* it makes its way to your skin. Check your pets and your kids before letting them loose in the house. Ticks can easily drop off on carpets or furniture, where they will wait for a blood meal to come along. Give Fido's fur a check, and make Junior remove clothing and do a tick check.

Annual Meeting—Tuesday May 19th at Woodland Elementary School on Fremont Road. Look for annual meeting packet at the end of April.

Erie Village Committees

| | |
|---------------------------|-------------------------------------|
| Architectural | Michael Brick |
| Elections | Richard Lelong and Joan Hagenzieker |
| Snow Removal | Paul Franklin |
| Rubbish | Tom Callender |
| Environmental | Rosemary DeJoseph |
| Grounds Maintenance | Joan Hagenzieker |
| Risk Management/Insurance | Paul Franklin |
| Finance | Jim Kraus |
| Website | Paul Franklin |
| Covenants | Richard Lelong |
| Painting/Paving | Dick Sparrow and Wynn Collins |
| Erie Links Liason | Jim Kraus |

If interested in joining any of the above committees please contact the committee chair(s).

Are you interested in running for the Board of Directors? There are currently four open positions. If you would like to become involved in the inner workings of Erie Village, please contact Millie Sitnik—355 Summerhaven, 637-1370 or Richard Lelong—7 Parkington, 637-2288. Resumes are needed within the next two weeks.

2015 Shredding

The annual Erie Village Shred-O-Rama is being scheduled for early August. Look for more information in the July newsletter.



EVHOA

Monthly Board Meetings

Each month the board of directors meets to discuss issues, concerns and the normal day to day activities of Erie Village. The meetings are held on the third Monday of the month beginning at 6:30pm at our office in the basement of the medical center 5900 N. Burdick, Suite 110 next to DOOW Lumber. **All residents are welcome to attend.**

If you have an issue that you would like to discuss with the board, we ask that you submit it in writing ahead of time so that it can be added to the agenda.

Feher Rubbish Removal Holiday Schedule

Weekly trash collection will be adjusted by one day for the following dates:

The week of Memorial Day (5/25), Labor Day (9/7).

All other holiday weeks will have the normal Wednesday pickup schedule.

Planning on Making Changes This Year?

A reminder that any changes to the outside of your unit whether it's gutters, sidewalk, plantings outside the white fenced area or in some cases within the white fence, changes to your deck, etc., must be approved in advance of work commencing by the Architectural Committee.

You can obtain a request form by calling the office at 656-5148 or by going to our website. Please supply as much information as possible such as contractor/installer name, drawings and if need be written consent from surrounding neighbors.

The EVHOA requires that all contractors working in common areas be insured and that a Certificate of Insurance be obtained and submitted prior to work commencing.

On the bottom left corner of the Certificate, Accord 25 Form, there is a block entitled Certificate Holder. In that block it MUST say:

Erie Village Homeowners Association

5900 N. Burdick Street

East Syracuse NY 13057

If that form is not properly completed the request for Architectural Change will be denied and the Form will be returned delaying action to approve the request.

Erie Village Book Discussion Group



The book group meets on the second Wednesday of each month at 7:00 pm. Members take turns hosting the group at their residence.

Everyone gets a say in what books to select. We take a vote on whether or not we will read the book. You are not obligated to read a chosen book if it is not to your liking;

come to the meeting anyway and tell us why and to hear the discussion.

After the discussion, we enjoy coffee and dessert.

There are currently 16 members. We always encourage and warmly welcome new members so we hope to see you at an upcoming meeting.

Please contact Janey Pajak if you would like to join. jpajak@twcny.rr.com or 637-1761.

Upcoming:

March 11 at the Gavan residence, 104 Midlake to discuss

Wild by Cheryl Strayed.

April 8 at the Pajak residence, 223 Oarlock to discuss

Land of Love and Drowning by Tiphonie Yanique.

May 13 and June 10 books and locations to be decided.

Annual Community Garage Sale

Saturday, June 6th 2015

9AM—4PM

Cost remains the same at \$3.00 per participant to cover the cost of signs and advertising

It's easy! Just open your garage door when you want to start and close by 4PM (or earlier)

Please send payment beginning in May 2015 (checks made out to EVHOA) to Jean DeSantis, 35 Parkington Circle, E. Syracuse, NY 13057. For questions call 637-0018 or email to jmdparkev@juno.com

Your editor welcomes articles and helpful hints on just about any topic, from maintenance to gardening. Even the occasional human interest story. Volunteer reporters are always welcome!

Please submit to Jean DeSantis, 35 Parkington Circle or email and reference Erie Village Newsletter in subject line to jmdparkev@juno.com. For questions call 637-0018.

Please note that newsletter advertisements have been unsolicited by the Homeowner's Association and the Board of Directors.

Erie Village Bible Study Group

Meets on the 2nd and 4th Tuesday of each month.

7PM—9PM, 499 Summerhaven Drive

Open to anyone who wishes to learn more about the bible and Christianity. Refreshments provided. Very friendly group

Contact Steve at 632-6004 for more information

OCRRA Information

Looking for a “green” alternative to disposing of food scraps and yard waste? You can purchase a season pass to the OCRRA Jamesville Compost Site. A pass for yard waste is \$20 while a pass for both yard waste and food scrap is \$35. Both passes allow for removal of 6 cubic yards of compost or mulch now thru November 30th. Order a pass online thru the OCRRA website or call 453-2866.

OCRRA Shred-O Rama will be held this year on Saturday, May 16th from 8AM-Noon at NBT Bank Stadium. No appointment is needed.

A second Shred-O-Rama will be held on Saturday September 19th from 8AM-Noon at NBT Bank Stadium. Again no appointment is needed.

Find out how to reduce credit card offers and other junk mail.

Due to the changes in the Federal Fair Credit Reporting Act, you can now be removed from credit card mailing lists by making a toll free call. This can remove your name from four major credit bureaus’ mailing lists for two years.

When you call, you will need to confirm your identity, a recording will ask for personal information, including your Social Security Number (which they already have).

You can also request a form that will wipe your name permanently from their mailing lists if you want.

The National Waste Prevention Coalition states that stopping these mailings can really make a difference. If 500,000 people took advantage of the law, more than 12 million fewer pieces of mail would be sent in one year alone.

Here are a few ways to reduce credit card offers AND junk mail:

- Call 1-888-5OPTOUT (1-888-567-8688) or visit www.optoutprescreen.com to be removed from the four major credit bureau mailing lists.
- Visit www.dmachoice.org and follow the steps to remove yourself from mailing lists.
- Check out www.catalogchoice.org to opt out of paper catalog mailings.
- Visit the Yellow pages website to remove yourself from phone book distributions.
- Contact the companies that have sent you unwanted mail and tell them to remove your name from their mailing lists. Many of them have 800 numbers you can call.

Be sure to provide all variations of the name under which you have been receiving junk mail.

This process could take a few months so please, be patient! OCRRA suggests you keep a copy of the information and repeat the process every few years or so. This will remove your name from any new mailing lists.

Prevent the unwanted mail in the first place.

If you can prevent direct mailers from putting you on their mailing list, this will reduce the amount of unwanted mail received. Here are a few suggestions:

- Don’t sign up for information that you don’t really want.
- If you subscribe to a magazine, book club or other publication, call or write to tell them not to give your name to other companies.



Please Clean Up After Your Pets

The snow is melting and unveiling much of the winter’s residue. A number of complaints have been received from residents. Please take some time to clean up the area around your unit of dog waste. You are not only being a responsible pet owner but also helping out our contractors who will soon be taking care of our lawns for the summer season. When out walking, you should carry a plastic bag to pick up Fido’s deposit on the lawn. We do appreciate all those residents who DO practice responsible pet ownership.

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Available overnights, daycare, walks or just feedings.

Call Debbie at 637-8856



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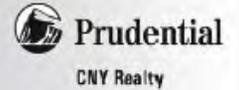
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FORE!

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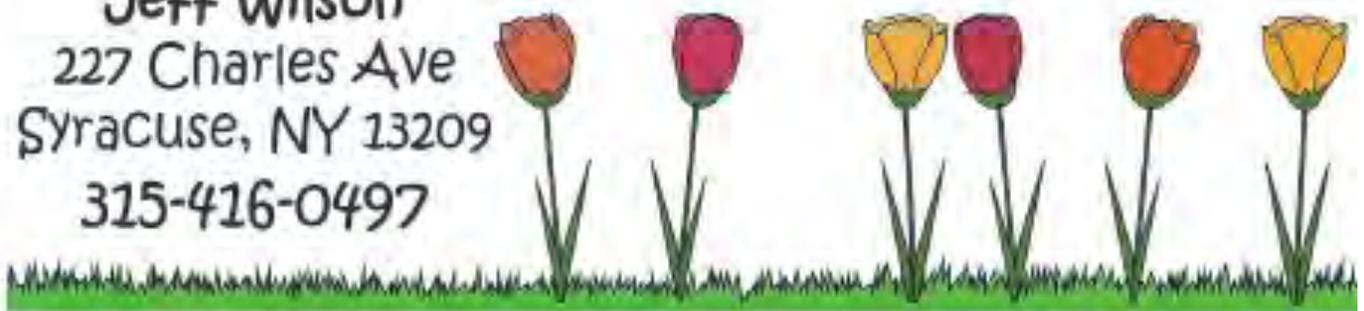
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