



# THE VILLAGER

The Newsletter of Erie Village

1st Qtr.

January 2025

## New Erie Village Manager

The Erie Village Board of Directors on recommendation from a search committee voted to make an offer to Adam Clifford for the position of Property Manager. Adam has extensive experience and will be a welcome addition to Erie Village. His first day of employment will be Monday, January 27, 2025.

## Fee Increase 2025

This is a friendly reminder that the Erie Village monthly HOA fee is now \$370.00 per month. If you are still sending paper checks monthly, please be aware that the fee is due on the 1<sup>st</sup> of each month with a 15-day grace period. Any outstanding balances after the 15<sup>th</sup> will be assessed a late fee of \$15.00. Please consider signing up for auto pay, which will be deducted from your bank account on the 15<sup>th</sup> of each month or the next business day if the 15<sup>th</sup> falls on a weekend or holiday. Forms are available online on our website at [erievillagehoa.com](http://erievillagehoa.com).

## Christmas Tree Pickup

This year's tree pickup will be **Saturday, January 11, 2025**. Trees should be out to the curb by 7 AM. Any trees left out after that time will be the responsibility of the resident to properly dispose of. Please do not use tree bags and make sure all decorations have been removed.



## Holiday Decorations

Just a friendly reminder that all holiday decorations must be removed by January 31, 2025, according to the rules and regulations of the HOA. This includes lights, wreaths, colored light bulbs and any other items of a holiday theme.

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Erie Village

Homeowners Association

5900 N. Burdick Street

Suite 110

East Syracuse, NY 13057

[www.erievillagehoa.com](http://www.erievillagehoa.com)

315-656-5148

[evhoa@cnyemail.com](mailto:evhoa@cnyemail.com)

### Board of Directors

**2023-2024**

President: Jean DeSantis  
erievillagepres@gmail.com

Vice President: Richard Gay  
evhoavp@gmail.com or evhoa@cnyemail.com

Secretary: Hetty Gingold  
evsecretary5900@gmail.com

Treasurer: Jake Shiroki  
evtreasurer110@gmail.com

Directors:

|                |                |
|----------------|----------------|
| Mike Brick     | Debra Roberts  |
| Dick Sparrow   | Jim Kraus      |
| Dan Gover      | Dave Tinker    |
| Richard Lelong | Helene Wallace |

### 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 6:00 pm (unless otherwise communicated) at our office on the right side of the medical center at 5900N. Burdick St., Suite 110.

**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.** Please send to any of the following emails or mail to our office:

erievillagepres@gmail.com, evhoavp@gmail.com, evsecretary5900@gmail.com.



### Important Email Addresses:

Erie Village Administrative Assistant  
erievillageoffice110@gmail.com

Architectural Control  
evarchitecture1@gmail.com

Grounds—Grass and Trees  
Evtreesandgrass@gmail.com

Environmental (Geese, etc.)  
evgeese1@gmail.com

Compliance  
evhoaccr@gmail.com

Plowing  
evplowing@gmail.com

### EVHOA Committee Chairs

Grounds-Grass/Trees/Gardens—Debra Roberts

Chemicals/Pesticides—Dan Gover

Environmental—Dick Gay

Snow Removal—Dave Tinker/Richard Lelong

Finance—Jim Kraus

Covenants—Richard Lelong

Elections/Nominating/Annual Meeting—Jean DeSantis/  
Richard Lelong

Rubbish—Mike Brick

Website—Jean DeSantis

Fire Monitoring—Jean DeSantis

Insurance/Risk Management—Dick Sparrow

Town of Manlius—Dick Sparrow

Compliance—Bob Bellandi

Architectural-Dan Gover

### Office Contact Information

Please call 315-656-5148 for all residential concerns. Leave your name, unit number and a daytime phone number where you can be reached. You can also reach us at evhoa@cnyemail.com.

If interested in joining any of the above committees please contact the committee chair

## Please don't feed the Squirrels and Chipmunks

*This is a repeat of an article in the October 2024 newsletter.*

Residents are finding peanut shells as well as other nuts such as almonds on their decks, walkways, and in their planting areas.

We continue to receive complaints from residents regarding the squirrel and chipmunk population in Erie Village. This is a serious problem and is causing damage to buildings as well as personal property, which carries a cost that all of us are having to pay for. Feeding wildlife is also attracting skunks and other unwanted wildlife in our development.



You could potentially receive a bill from the Association for any damage caused due to this feeding activity.

## Trash Collection Reminders

Trash and recyclable collections are on Wednesday unless the holiday falls on a Wednesday. collection will then take place on Thursday.

Each unit was initially provided with a gray trash bin for garbage and at least one blue bin for recyclables. All garbage should be placed within the bin. Please do not leave bags out as the crows and other animals tend to rip them open and your trash is strewn all over the place. Erie Village does not provide new cans. (See approved wheeled bin from Home Depot in this newsletter). Blue recycling bins are also no longer provided by the town. You can purchase one at Home Depot or Amazon.

It is the resident's responsibility to place the trash and recycle bins at the end of their drive-ways for collection no earlier than 6PM the night before pickup. If you are unable to get your items to the curb, you can arrange that special service with Butler Disposal for a yearly fee by calling 315-342-0832. Brush, garden waste as well as hazardous materials are not to be placed in the gray trash bins or blue recycle bins.

**Residents can sign up for the Town of Manlius Brush District for yard waste pickup** by calling 315-637-8815 or contacting Sharon Lake, Trash & Brush Coordinator via email at [slake@townofmanlius.org](mailto:slake@townofmanlius.org). The cost for this service is around \$65 per calendar year and would be included in your taxes. Brush pickup is bi-weekly and is performed by Syracuse Haulers. You can also bring your yard waste over to the Town of Manlius Highway Department. Check with them for hours at 315-656-3090. Residents are allowed a once-a-year bulk pickup, which can be scheduled by calling Butler Disposal at 315-342-0832. Please note that some items may require a fee for pickup which individual homeowners are responsible for.

## Insurance and Erie Village

The Erie Village Homeowners Association is covered by a Single Entity Coverage Policy. That's a type of commercial condominium insurance policy that covers more than the property's common areas. Even though each unit is individually owned, Erie Village would step in to fix additional builder's grade fixtures and the Association's insurance would pay for things like damaged roofs, broken windows, or damage to outside walls, in the event of a major catastrophe. Single entity coverage policies are among the most resident friendly policies on the market. Some alternatives just cover common areas – helping repair the offices, grounds or common facilities.

Don't let that give you a false peace of mind though. Commercial Homeowners Association policies don't often cover alterations made past the date of original construction, appliances installed/upgraded by the resident, or any personal property. You are on the hook for any unit upgrades, flood damage, or "loss of use" costs if your unit became uninhabitable. You need a tailored condo owner's policy.

Unit owners often purchase the more expensive homeowners (HO3) policy, when really, they only need a unit owner specific HO6 insurance policy. Check with your insurance agent for your individual situation.

In recent months, we have been hearing rumors that FEMA may once again be changing their flood plain maps and looking at going to a 500-year flood plain. It is extremely likely that if you have a mortgage on your property, you may be required to purchase flood insurance. Currently, the majority of Erie Village is not considered to be in the 100 -year flood plain.

### Outside Lights

We still have plenty of lights to purchase for the outside of your unit. The cost is \$80 per fixture and Erie Village will install them. Below are the approved light fixtures. Order forms are available on our website at [erievillagehoa.com](http://erievillagehoa.com).



Item ID: 811225  
Finish: Bronze  
Width: 7.00"  
Height: 13.75"



Item ID: 843884  
Finish: Antique Bronze  
Width: 6.12"  
Height: 12.00"  
Length: 7.12"



Item ID: 843886  
Finish: Oil Rubbed Bronze  
Width: 6.50"  
Height: 13.25"

## Please Pick Up After Your Pet

We constantly receive complaints from residents walking around Erie Village including the nature trail about discarded dog waste. In addition, as you walk down the nature trail now that the leaves have fallen off the trees, there are numerous blue, green, black and orange bags thrown into the woods. Although these bags are biodegradable, it takes a year or longer for them to decompose. If you took the time to pick up your dog's "deposit", please take it home and properly dispose of it.



As stated in the rules: When outside, dogs must be on a leash and are not permitted to run loose, bark uncontrollably, or be a nuisance to other homeowners. Allowing your dog to run loose within Erie Village or bark uncontrollably can result in a fine from the Homeowners' Association. Owners must clean up after their pets. This includes the area within the white fence, all common areas, and the nature trail. Invisible fences are not permitted to be installed.

## Winter Maintenance

Maintenance activity has ceased during the winter months. We are only addressing serious issues such as roof leaks. Work will commence around the beginning of March (weather dependent). If you have any maintenance concerns, please contact our office at 315-656-5148 or by email at [evhoa@cnyemail.com](mailto:evhoa@cnyemail.com)

## Are you looking for a smaller trash can?

This is a picture of the approved wheeled cart with attached lid that can be purchased from Home Depot for \$74.97.





## The Cooks of Erie Village

### Caesar Tequila Chicken (Courtesy of Jean DeSantis)

2 lbs. boneless chicken breast  
 2 shots tequila (Jose Cuervo)  
 1 bottle Caesar salad dressing (Fat Free)  
 1 line sliced thinly  
 Marinate chicken in tequila, Caesar dressing and lime for 4-6 hours. Broil or grill chicken and enjoy!

### Linguini with White Clam Sauce

1/2 cup olive oil  
 3 cloves garlic, minced  
 1/3 cup dried parsley, crushed  
 1/2 teaspoon salt  
 1/4 teaspoon black pepper  
 6 cans minced clams with liquid in can  
 Heat oil in saucepan  
 Add garlic and parsley  
 Cook over medium heat for 1-2 minutes, stirring constantly. Add clams, salt and pepper. Add 2 Tablespoons butter. Simmer until much of the liquid has cooked off. Serve with drained, cooked linguini or spaghetti. Often eaten with grated parmesan cheese over the top.

**The above courtesy of Terry Caporuscio**

### Bacon Wrapped Scallops (Courtesy of Terry Caporuscio)

(This recipe is for Sea Scallops)  
 Uncooked bacon (cut the bacon strips in half)  
 Olive Oil                      Soy Sauce  
 Garlic Powder                Powdered Ginger  
 Paprika  
 Wrap each scallop with 1/2 slice of bacon, securing it with a toothpick. Set scallops on lightly greased baking sheet. Once all your scallops have been wrapped, use a pastry brush and brush the top of each scallop with oil, then soy sauce. Sprinkle each scallop with garlic powder, powdered ginger and paprika. Bake at 425 degrees for 11-14 minutes. Then broil 6 inches from heating element for 5 more minutes until bacon is crispy.

These can also be grilled on your outdoor grill.

### Luscious Potatoes (Courtesy of Jean DeSantis)

2 lb bag of frozen hash brown potatoes  
 1/2 cup diced onion  
 16 oz. Sour cream  
 1 can cream of chicken soup  
 8 oz shredded sharp cheddar cheese  
 4-5 cups cornflakes  
 1/2 cup butter melted  
 Thaw potatoes for 30 minutes. Pour into large bowl and add onions, soup, sour cream and cheese. Mix well. Pour into 13x9 baking pan.  
 Crush cornflakes (preferably with a rolling pin) and mix with melted butter. Pour mixture over top of potatoes. Bake uncovered at 350 for an hour or until heated.

### Italian Wedding Soup (Courtesy of Jean DeSantis)

1/2 pound lean ground beef  
 1 egg                      1/4 cup chopped fresh parsley  
 2 TBSP fine breadcrumbs                      1 TBSP Olive Oil  
 1 small onion chopped                      4 cups chicken broth  
 1 small head escarole (about 1/2 pound), washed, trimmed and chopped.  
 3/4 cup instant rice                      6 TBSP grated parmesan cheese  
 Combine beef, egg, parsley and breadcrumbs and form into 1 inch meatballs. In a large microwave dish with lid, combine oil and onion. Cover and cook on high for 1 1/2 minutes. Add escarole and ,microwave, covered, for 5 minutes, stirring once. Add meatballs and broth. Cover and cook for 8 minutes, stirring once. Add rice and cook 2 minutes more; let stand covered for 5 minutes before serving.

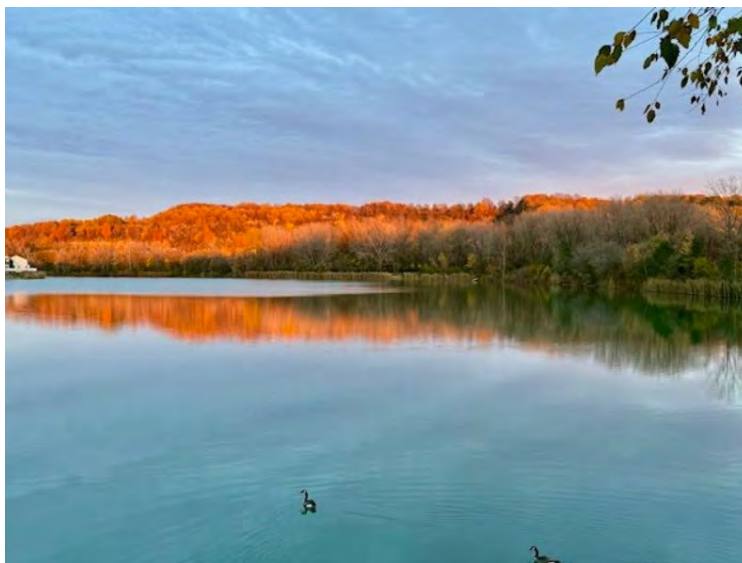
**More recipes to come next quarter. Please send in your favorites to:**

**residents5900@gmail.com**

# Community Captures



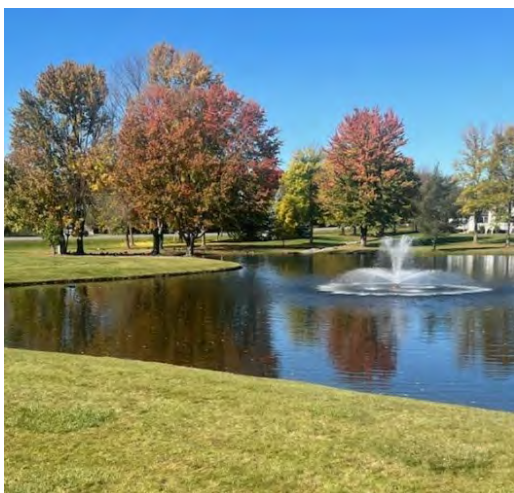
Both pics from Henry Pixley



From Marcia Philipp



From Suzanne Gilmour



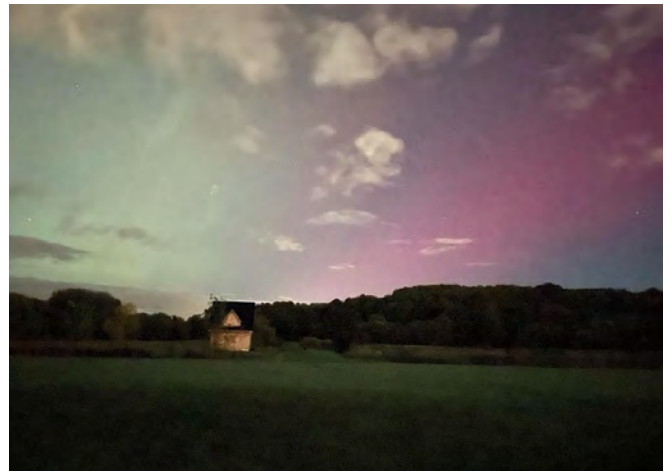
From Mike Brick

An upside-down rainbow, often referred to as a **circumzenithal arc**, is an optical phenomenon caused by the refraction of sunlight through ice crystals in high-altitude cirrus clouds. Unlike traditional rainbows, which form from raindrops, circumzenithal arcs appear above the sun and are characterized by their vivid colors, arranged with red on the outside and violet on the inside <sup>1</sup> <sup>4</sup>. These arcs are best observed when the sun is low in the sky, typically around 22 degrees above the horizon <sup>2</sup> <sup>3</sup>.



From Regina Canuso

# Community Captures



From Sue Rizzo



From Pam Pocai



Both pics from  
Barb Garr



**We need more  
pics!**

Please send photos to  
Jean at  
[jdesant9@gmail.com](mailto:jdesant9@gmail.com)

## ***Do you have email?***

*If you have not already provided an email address or your email has changed, please provide updated information to our office.*

*At times we have important messages that need to be communicated and email is the quickest way to get those notifications out. You can contact us by email at*

**[evhoa@cnyemail.com](mailto:evhoa@cnyemail.com)**.

*Please also consider updating your emergency contact information if anything has changed including names of renters, phone numbers and their email addresses.*

**Make sure you include your name and unit number on your communication to us.**

***Please check out our website at***

**[Www.erievillagehoa.com](http://www.erievillagehoa.com)**

***There is a lot of valuable information including the Covenants, By-Laws, Rules and Regulations and General Information. Forms are also available for direct debit, Architectural Requests, Light Requests etc.***



## **Planning on Making Changes in 2025?**

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, generators, high efficiency furnaces, gas fireplaces, EV charging stations, changes to your deck, etc., must be approved in advance of work commencing by the Architectural Committee(ACC). **You can obtain a request form by calling the office at 315-656-5148 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.

You can email your completed requests to: **[evarchitecture1@gmail.com](mailto:evarchitecture1@gmail.com)**

**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 when an ACC form is submitted.**

**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, Suite 110**

**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.

It's better to be safe than sorry. We have updated the ACC form and provided examples of items that need approval prior to commencement of work. You may think that a small change doesn't require a form but you should always ask first—again—before any work commences.

# Protecting What Matters

The Ward Arcuri Foley & Dwyer Law Firm  
offers comprehensive legal services, including:

- Real Estate Law
- Estate Planning
- Medicaid Planning
- Corporate Law
- Asset Protection
- Criminal Defense

Contact Andrew K. Ward, Esq.,  
a resident of Erie Village,  
for a **FREE** consultation today.

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315-447-9157

Jeremy Meikleham



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## Important Phone Numbers

Doyle Security—866-463-6953

Butler Disposal—315-342-0832

Spectrum—315-634-6000

National Grid:

Customer Service—800-642-4272

Power Outages—800-867-5222

Gas Leaks—800-892-2345

Onondaga County Water Authority:

Customer Service 315-455-7061 x3335

Emergency 315-475-7061

Sewer Issues 315-435-3157 (ask for dispatch)

East Syracuse Post Office 315-437-2113

Town of Manlius Brush District 315-637-8815

Town of Manlius Police - Both emergency and non-emergency calls Dial 9-1-1

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senkegaragedoors@yahoo.com

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**Dog Sitting/Kitty Care**

 Erie Village Resident would love to watch your precious four legged family member while you're away.

Sadly, having to put my own little ones down after 25 years, I'd love to pamper yours!

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Erie Village Resident  
Richard J. Lelong, GRI  
Licensed Real Estate Broker  
315-243-6500  
rjlelong@gmail.com

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Friday 9 - 3



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iPhone 11 - \$129

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Many satisfied customers are Erie Village Residents!

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

**Ads are \$20 per quarter and checks should be made out to EVHOA and mailed to our office. Ads should be emailed to jdesant9@gmail.com**