



THE VILLAGER

The Newsletter of Erie Village

1st Qtr.

January 2026

Monthly HOA Fee Increase

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tures

This is a reminder for those still submitting checks, the monthly HOA fee has increased to \$385.00. For those on auto pay, this will automatically be adjusted. 87% of owners are now paying through auto pay. Please avoid late fees by signing up for this method of payment if you have not already done so. A form is available on our website at erievillagehoa.com. You can also pick up a form at our office.

Looking for Volunteer Treasurer

The Erie Village Board is looking for a volunteer to step up as Treasurer for the HOA. Duties include financial reporting, audit and tax support, reserve analysis, budget preparation. Should have a strong financial background and able to attend monthly Board meetings.

If you are interested, please contact Jean DeSantis at erievillagepres@gmail.com.

Have You Considered Running for the Board?

There are four current board members whose terms are up next year. We are always looking for new talent to serve as Directors. If you are interested, please speak with any of the current board members or send an email to Richard Lelong at rjlelong@gmail.com.

Maintenance Schedule

Currently, 20-22 roofs have been identified as needing replacement. 91 units are scheduled to be painted. 71 driveways are scheduled to be sealed. 8 driveways are scheduled to be replaced. At least 30-40 units are to be fully or partially sid-ed. 10-12 garage doors are to be replaced. Keep in mind that as the season progresses, these numbers could change as additional issues are identified through observation. If work is to be performed on your unit, we will do our best to contact you prior to commencement.

Is Your Contact Information Up to Date?

Erie Village primarily uses email to disseminate important information. This is also extremely important if you are renting out your unit. Make sure that all tenant information is up to date. You can send in updated information to erievillageoffice@gmail.com.

Erie Village

Homeowners Association

5900 N. Burdick Street

Suite 110

East Syracuse, NY 13057

www.erievillagehoa.com

315-656-5148

evhoa@cnymail.com

Fire Monitoring

We currently are under contract with Doyle Security for our Fire Monitoring. This is a **mandatory requirement** not an option. There are two ways of communicating: a working landline or for those who don't want to go that route, a radio device which can be purchased through Doyle. The cost for that device is an initial \$162.00, and the monthly fee is \$19.82 for 2026. Erie Village has a mandatory policy for those who are renting their property to have a radio device installed. In addition, all systems are required to be inspected on an annual basis. This activity will commence sometime around the end of April 2026. Doyle can be contacted at: 866-463-6953 (option 5). Let them know you are a resident of Erie Village. If you have any questions, please contact our office at: 315-656-5148.

2026 Budget

Below is the budget for 2026. As you can see, the biggest increases are in roofing, siding and insurance. There are also some offsets as less units are scheduled for painting in 2026 and there are no smoke head replacements as we have completed replacement on all 488 homes. All major expenses and replacements are based on predetermined schedules working off the original construction date of each unit.

Erie Village Homeowners Association
2026 Budget

	Budget	Per Unit	Budget	Per Unit	Increase/ Decrease
	2026	2026	2025	2025	over 2025
Income					
Association Assessment	\$ 2,254,560	\$ 385.00	\$ 2,166,720	\$ 370.00	\$ 87,840
Interest Income	\$ 4,050	\$ 0.69	\$ 1,440	\$ 0.25	\$ 2,610
Resale/Transfer fees	\$ 43,500	\$ 7.43	\$ 43,500	\$ 7.43	\$ -
Rental Income, late charges, lien fees & advertising	\$ 5,332	\$ 0.91	\$ 7,900	\$ 1.35	\$ (2,568)
Total Revenues	\$ 2,307,442	\$ 394.03	\$ 2,219,560	\$ 379.02	\$ 87,882
Expense					
Exterior Maintenance	\$ 164,931	\$ 28.16	\$ 157,031	\$ 26.82	\$ 7,900
Grounds Maintenance	\$ 247,982	\$ 42.35	\$ 239,824	\$ 40.95	\$ 8,157
Major repairs & replacements					
Painting	\$ 220,000	\$ 37.57	\$ 250,000	\$ 42.69	\$ (30,000)
Windows/Doors/Fences	\$ 50,000	\$ 8.54	\$ 60,000	\$ 10.25	\$ (10,000)
Smoke Detectors	\$ 8,000	\$ 1.37	\$ 60,674	\$ 10.36	\$ (52,674)
Roof Replacement	\$ 360,000	\$ 61.48	\$ 260,000	\$ 44.40	\$ 100,000
Garage Doors	\$ 16,510	\$ 2.82	\$ 20,230	\$ 3.45	\$ (3,720)
Siding Replacement	\$ 410,000	\$ 70.01	\$ 360,000	\$ 61.48	\$ 50,000
Laneways/Driveways/Drainage	\$ 55,802	\$ 9.53	\$ 67,728	\$ 11.57	\$ (11,926)
Insurance	\$ 275,075	\$ 46.97	\$ 252,925	\$ 43.19	\$ 22,150
Snow Removal	\$ 163,000	\$ 27.83	\$ 163,000	\$ 27.83	\$ -
Refuse Removal	\$ 91,255	\$ 15.58	\$ 97,169	\$ 16.59	\$ (5,914)
Fire Monitoring & Cleaning	\$ 92,705	\$ 15.83	\$ 88,543	\$ 15.12	\$ 4,162
Accounting & Legal	\$ 55,882	\$ 9.54	\$ 46,233	\$ 7.89	\$ 9,649
Goose Management	\$ 12,960	\$ 2.21	\$ 12,960	\$ 2.21	\$ -
Payroll Taxes & Expenses	\$ 15,399	\$ 2.63	\$ 16,182	\$ 2.76	\$ (783)
Rent	\$ 9,600	\$ 1.64	\$ 9,600	\$ 1.64	\$ -
Electricity	\$ 6,200	\$ 1.06	\$ 6,000	\$ 1.02	\$ 200
Facilities & Miscellaneous	\$ 5,300	\$ 0.91	\$ 5,200	\$ 0.89	\$ 100
Income Taxes	\$ 2,400	\$ 0.41	\$ 1,950	\$ 0.33	\$ 450
Office Expenses	\$ 10,691	\$ 1.83	\$ 10,661	\$ 1.82	\$ 30
Telephone	\$ 3,750	\$ 0.64	\$ 3,650	\$ 0.62	\$ 100
Reserve Contribution	\$ 30,000	\$ 5.12	\$ 30,000	\$ 5.12	\$ -
Total Expenses	\$ 2,307,442	\$ 394.03	\$ 2,219,560	\$ 379.02	\$ 87,882
			\$ -		



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.

Leaving for the Winter?

There's nothing like having the sun kiss your cheeks, forgetting the bone-chilling conditions you left for the tropical oasis you're currently enjoying. But as snowbirds know, your home is left behind and to deal with any harsh winter conditions it encounters. And if you return home and find damage, you might be in for another surprise: Your provider might not cover it.

Say you return home after a restful season, only to discover some minor damage from a leaky roof shingle. No worries, you call your home insurance carrier to start a claim, and they ask if someone watched the home while you were away.

How you answer that question can determine whether you're out thousands or just your deductible. Some insurance companies won't cover home damage if the homeowner is gone for 30 days or more and doesn't assign someone to watch it under the vacancy clause.

This is why it's integral to have someone visit your home regularly while you're away. They can pick up anything that arrived that you might have forgotten and check to ensure your home is OK.

To see if this applies to your home, contact your insurance carrier. It's also a great time to shop around to see if you're receiving the best deal.

One area that winter weather impacts the most is your home's pipes. If your insurance carrier determines that your pipes burst due to you turning off your heat or because you failed to insulate them properly, you may be liable for all the damage the leaks wrought. That is why you will want to do the following:

If you have any garden hoses connected, remove them, drain them and store them somewhere dry. Next, you'll want to shut off any outdoor water valves. You can find these inside your home near the pipe on the wall that goes outside.

Insulate your pipes. You can buy foam insulation at your local hardware store, cut it to size, wrap it around the pipe and secure it with insulation tape. Doing this will keep the pipes warmer, making them less likely to burst when the temperatures dip.



Turn off the water supply: On the day you leave, shut off the water supply entirely, unless you have someone planning to housesit for a portion of the trip. To locate the main valve, look for the point where the water pipe enters your home, typically near your water heater, basement or crawl space.

Lower, don't turn off the heat: Set your thermostat eight to 10 degrees cooler than you normally do while home. This keeps your home cooler without shutting off the heat entirely, which can make your pipes more susceptible to damage.

Keeping your vehicles safe: If there's a vehicle you don't plan to take on your winter journey, you want to ensure it remains in a garage or car capsule before leaving. The reason? Over the winter, critters of all types can find cars and use them as nests to build their families.

As cute as that sounds on the surface, they'll also chew through wires and other critical components to make room for their nests to make room for their growing family. When you return, you may encounter lengthy repair times, particularly if you have a luxury foreign or antique vehicle.

Additionally, some auto insurance carriers are removing animal damage from their comprehensive policies. That means you could be liable for paying for all damages incurred from these furry little critters. And some of these repair bills can be tens of thousands of dollars. The solution? Contact your current insurance carrier to see if you have protection.

Before you travel south for the winter, know there are some insurance gaps you'll need to address before leaving. Doing this ensures you protect some of your most valuable assets while also preventing you from being liable for any damages that occur while you're gone.

Originally published in the Post Standard by Sean Jackson

Found

A selfie stick for a cell phone was found on the lake trail. Please call Marcia if it's yours. 315-436-2093.



OCRRA Recycling Tips

Batteries: Can be brought to recycling drop off sites such as Wegmans

Button/Coin Batteries that are shaped like coins or buttons. Prior to drop-off, sandwich these batteries between two pieces of clear packing tape, with each one separated so the positive (+) terminals do not come into contact with other batteries or metal.



Alkaline Batteries that come in various shapes and sizes. Be sure to read the battery to confirm it is alkaline. If it is labeled as an alkaline, follow the instructions below for proper management. Alkaline and other single-use batteries can be dropped off at Staples for recycling, through their free Easy Rewards program. They can also be dropped off at Wegmans. Place them in the slot labeled "Alkaline."

Lithium Metal Batteries contain hazardous materials and can catch fire if not properly managed. Prior to storing or dropping off single-use lithium metal batteries, either: completely cover the positive (+) battery terminal with clear packing tape so they will not come in contact with other batteries/metal **OR** place each lithium metal battery in an individual, zip-top plastic bag that you seal. Other plastic bags may be used but be sure to tie or secure them so the battery will not come out. **THEN** Drop off the sealed batteries at Staples locations or Wegmans.

Holiday Waste Reduction Tips

Wrapping paper, cards and gift bags with metallic, foil or glitter embellishments cannot be recycled; they belong in the trash. Reduce waste by choosing wrapping paper without embellishments or by reusing newspaper, paper bags or fabric for gift wrapping.

Cardboard, Amazon's padded paper mailer (white dots inside) and plain Kraft paper can be placed in your curbside recycling bin or card. Break down cardboard boxes into pieces no larger than 3' X 3'. Place flattened cardboard inside recycling container – never bundle. All items must be loose for easy sorting at the recycling facility.

Plastic bubble mailer and film plastic pouch should be placed in the trash if you cannot take them to a recycling facility. Some big box stores and supermarkets may take these. Puncture and flatten air pillows before dropping off.

Molded paper pulp, Styrofoam and mixed material mailers (paper envelope, with plastic or fiber lining should be put in the trash. This includes all types of Styrofoam packing peanuts.

Holiday Light Strings should be put in the trash – not your recycling bin.

Christmas Tree Pickup

This year's tree pickup will be Saturday, January 17, 2026. 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, 2026, according to the rules and regulations of the HOA.

This includes lights, wreaths, colored light bulbs and any other items of a holiday theme.

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 driveways 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. 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.

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 \$75 (est).



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.



Item ID: 011225
Finish: Bronze
Width: 7.09"
Height: 13.75"



Item ID: 040304
Finish: Antiqued Bronze
Width: 5.53"
Height: 12.50"
Depth: 4.00"



Item ID: 040398
Finish: Oil Rubbed Bronze
Width: 6.56"
Height: 13.25"

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see townhouses currently for sale.

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

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

Community Captures



Courtesy of Marcia Philipp



Courtesy of Helene Wallace



Courtesy of John Duncan



Courtesy of Dave Tinker



Courtesy of Robin Drypolcher



Send pictures!

Please send photos to Jean at
jdesant9@gmail.com

AFFORDABLE COMPANION CARE

Is a Non-Medical Care Companion a good fit for your family?

Our goal as NMC's is to help families reduce stress by providing peace of mind so you can enjoy quality time with your loved ones rather than being overwhelmed with caregiving duties. It also benefits the individual receiving care by combating loneliness, promoting safety, and supporting independence in the familiar comfort of their home!

We understand the great need for this service working with the elderly for over 3 years. If you are interested in meeting with us to discuss if we are the right fit for your loved one. References are available upon request.

Contact us today!

Amanda Capozzi @ (315) 263-1457
K Webb @ (315)-256-0783

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Dog Sitting and 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!

Available overnights, daycare, walks or just feedings. Call Debbie at 315-637-8856 and leave a message.



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

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@cnymail.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

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 2026?

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**

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.



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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

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315-637-3131

Office Hours
Mon - Thur 9 - 5:30
Friday 9 - 3

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