



ERIE VILLAGE NEWSLETTER

33rd Issue, Volume 3

4th Qtr.

October 2015

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

2014-2015 Board of Directors

Richard Lelong—President

Joan Hagenzieker—Vice Pres.

Jean DeSantis—Secretary

Paul Franklin—Treasurer

Dick Sparrow

Tom Callender

Millie Sitnik

Rosemary DeJoseph

Mike Brick

Ed Bangel

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@CNYPmail.com

Board Minutes

July 20th

Resident's Comments

Resident Larry Curran was in attendance to ask about HOA insurance. It appears that the covenants seem to have contradictions dependent upon the sections related to insurance coverage. All owners should have an HO6 policy which should cover the interior of the unit. A committee has been formed to review the covenants as well as the by-laws to clarify coverage between the HOA and an owner. Once the clarification has been completed, it will be sent out for vote as an amendment to the covenants.

Treasurer's Report

Paul Franklin presented the financial statements for month ending June 2015. Cash is still good. Prepaid materials are still high as we begin the bulk of our summer work. The balance should go down considerably by year end. Under revenues and expenses, revenues are over expenses by \$106.7K year to date, and \$122.5K favorable over budget to date. Receivables are in good shape with only three ex-

isting liens.

Manager's Report

Wynn Collins reported that things are going well so far this season. Painting is anticipated to be completed by the end of August. Sealing went well but the contractor needs to come back to complete a couple of driveways. Paving will not begin until the week of August 23rd. There are still a number of units that need to have siding repaired or replaced. It is probably going to take another 2-3 years to complete all siding repairs. The drainage project behind units 383-384 is on the schedule for this season.

Grounds Maintenance

Joan Hagenzieker reported that letters went out to 35 residents for units in disrepair.

Landscapes East will replace four rose bushes at the south entrance. All plantings are guaranteed for two years.

The lawn contract will be up for renewal in 2016 and the committee is currently working the specs.

Rob Keeney was in the village removing trees. He will be back at a later date

to remove the stumps. He will also plant 4-5 new trees, the variety of which has yet to be determined.

Architectural Control

Mike Brick reported that he received 18 requests, most of which were approved. There were a few inquiries and one denial.

Snow Removal

Dick Sparrow reported that he spoke with Todd Bennett from the Town of Manlius and he is all set to plow the new Midlake section, across the two ponds. Paul Franklin reported that we will once again be going with Total Lawn Care (TLC) for our plowing for the 2015-16 season.

Insurance

As stated previously, a committee is being formed to review the insurance sections of the covenants and by-laws.

Legal

Richard Lelong reported that a letter was received concerning the transfer of property to Erie Links, as this is the last year of their lease agreement.

He also reported that all members of the board as well as employees competed their conflict of interest

Forms and they are being reviewed by our legal counsel. He reiterated that all board members are required to sign a conflict of interest form yearly.

Annual Meeting/Elections

The ballots will be officially counted within the next couple of weeks. Rosemary DeJoseph is organizing a nominating committee and she hopes to have a meeting shortly.

Time Warner Cable

Ed Bangel reported that a list of units with no phone connections has been received from TW. Letters will be going out shortly stating that non-compliance will result in a \$100 fine.

There are also still quite a few units that have not made appointments for inspections. About 70 letters went out.

Environmental

Rosemary DeJoseph reported that there have not been too many geese sightings. We now have a new lab, CES Lab, handling our water testing of Erie Lake.

New Business

Richard Lelong brought up the subject of proxy statements. It was suggested that we develop a proxy form with an expiration date and then give voting rights to the board after that date. This would require a change to the covenants.

August 17th

Resident's Comments

Resident Sally Oot was in attendance to bring up concerns about a neighbor's front area in need of attention. The board agreed to address the issue.

Treasurer's Report

Paul Franklin presented the financial statements for month ending July 2015. Cash is still good. Pre-paid material is starting to decrease as work is being completed for the season. Under revenues and expenses, Paul noted that the Time Warner

rebate is coming in higher than budgeted. General maintenance is down as we are not doing as much this year. Siding is up as we do more work than planned for the season. Overall, year to date, we are in a positive \$12.3K revenues over expenses. To budget we are favorable by \$76.6K. On the receivables side, there are only a couple of issues, otherwise, there are still three liens in place.

Manager's Report

Richard Lelong reported in Wynn Collin's absence that all is going well. All crews are out working their pre-assignments.

Grounds Maintenance

Joan Hagenzieker reported that she needs volunteers to water the plantings at the front entrances and the flag pole until the pump by the fountain is repaired.

Joan also stated that fertilizer would be done the week of August 25th. The fragmites at the end of the middle pond as those across the road in the smaller pond (behind the guard rails) will be cut down. The beach area will also be attended to.

Joan asked if the board would consider the installation of an irrigation system to automatically water the plantings at the south entrance. Richard asked her to obtain quotes for the cost.

Architectural Control

Mike Brick reported that he received six requests which were all approved.

Rubbish Removal

About 80 residents participated in this year's annual shred day.

Insurance

Paul Franklin reported that the committee to review the covenants met twice and they put together some wording to be reviewed by Karen Kukla.

Annual Meeting/Elections

The counts from this year's election are in. 211 ballots were received. Dick Sparrow received 205 votes, Richard Lelong received 205 votes, Rosemary DeJoseph received 202 votes and Millie Sitnik received 207 votes.

Time Warner Cable

Notices were sent to 18 residents regarding inspections. Of those a few scheduled appointments. The remainder will be sent letters advising of fines for non-compliance.

Old Business

Dick Sparrow spoke with Rob Cushing from the Town of Manlius. The town worked on a few catch basin repairs. They are also looking at options for the Midlake extension.

September 21st

Treasurer's Report

Paul Franklin presented the financial statements for month ending August 2015. Cash is down from this time last year. Prepaid insurance is just timing of payments. Taxes reflect increase due to Time Warner rebates. Reserve for future work is down but should come back up by year end.

On revenues and expenses, there are some overages (siding) offset by under budget areas (general maintenance). Expenses are over revenues year to date by \$42.6K, but to budget, we are favorable by \$70.9K.

Receivables reflect three new owners initial \$100 fee as well as the three existing liens.

Manager's Report

Wynn Collins reported that the pump a fountain on one of the front ponds is broken. He needs to order a replacement pump. There was a discussion as to the schedule of operation (reducing hours of use) to preserve the life of the motor.

Wynn also stated that as reflected in the budget, siding will be a bit over.

Wynn asked the board for guidelines on roof shoveling for this winter season. It was decided that we leave it up to his discretion.

He also stated that there are a few projects that still need to be completed on siding as well as some roof work. Hopefully all will be complete by the end of October.

Grounds Maintenance

Joan Hagenzieker reported that she received three proposals for lawn service, which are being reviewed. The gardeners are going to be working on weeding common area planting beds.

Joan also stated that she has re-

ceived two bids for installation of an irrigation system for the south entrance. Again—both are under review.

Architectural Control

Mike Brick reported that he received six requests. Two were approved, one was denied and three are on hold pending further information.

Insurance

Paul Franklin reported that the committee met again to review the insurance guidelines in the covenants. He stressed that residents not only should have an HO6 policy for their home, but should ensure that they have enough coverage for upgrades

such as hardwoods, granite, etc. If you have questions regarding your coverage, you should check with your agent and if they have any questions, they can contact our HOA agent directly.

Town of Manlius

Dick Sparrow met with Rob Cushing and the catch basins are complete. The drainage project behind units 383-384 is almost done. There's just a small amount of effort that needs to be completed.

Dick also reported that the town will be doing paving in Erie Village beginning next year. It will be a two year project.



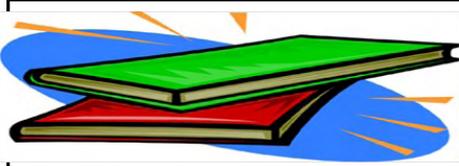
Our Beautiful Erie Village Setting: Can We Keep It?

Swimming, kayaking, fishing, and walking the trail....many relish these healthy activities in this beautiful setting. However, during the last five years, nature has drastically changed our little lake and ponds. That change threatens to close down many of the spring, summer, and autumn joys that enhance our living in Erie Village. So how did this happen?

The zebra mussels invaded several years ago and cleared the lakes and ponds of numerous microscopic plants and animals, thus allowing the sunlight to stream in and encourage the growth of hearty aquatic plants. Those plants appear to be taking over swimming areas and other shallow depths. Additionally, snakes and snapping turtles find these areas very appealing. This problem is typical all over the Northeast. Solutions are being studied and some seem to have plausible answers for our spring-fed lake and ponds.

Members of our board are looking for cost effective solutions. If you are interested in helping to save our Erie Village lakes and ponds from becoming a swamp, please call Patty Schmidt at 380-1878.

Erie Village Book Discussion Group



The Erie Village 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

to tell us why and to hear the discussion.

After the discussion, we enjoy light refreshments.

There are currently 16 members. We encourage and warmly welcome new members and 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

October 14 the Payne residence, 330 Summerhaven. Come to meet the local author Ermine Cunningham

and discuss *Pretend You Know What You're Doing.*

My Voyage from Teacher to Humor Writer.

November 11 at the Davis residence, 17 Parkington, to discuss

The Girl on the Train by Paula Hawkins.

December 9 Holiday Party at the O'Brien residence, 186 Summerhaven.

Attention all Veterans and Active Service Members

Do you fly fish? Have you ever thought about fly-fishing? Do you tie your own flies or have you ever thought about tying your own flies?

If you answered yes to any of these questions, Project Healing Waters Fly Fishing may be just the answer for you.

Project Healing Waters (PHWFF) is a nonprofit-organization geared towards the physical and emotional rehabilitation of disabled active military service personnel and disabled veterans through fly fishing and associated activities including education and outings.

PHWFF offers its services and programs to injured military service personnel and disabled veterans throughout the country. In the Syracuse area, we meet Fridays of the at the VA Medical Center and Clear Path for Veterans. There we provide hands on instruction using donated equipment and materials to teach others the art of tying flies, casting, and fishing as well join with other fellow comrades in discussions.

Throughout the year we take to the local waters and use or practice the skills learn while we are together. We have been guests at the Carpenter's Brook Fish Hatchery, fished the Salmon River, as well as local streams and lakes.

Our outings are more than just fishing. They are oriented toward understanding the art of fly-fishing. We have been to the Catskill Fly Fishing Museum as well as other area events learning stream etiquette and how to read waters and those little insects we imitate during our fly tying time.

The national website is <http://www.projecthealingwaters.org>. There you will find more information about PHWFF. I encourage you to view a short video about the founder of PHWF, Ed Nicholson, Captain, USN retired at <http://www.encore.org/ed-nicholson-0>.

If you are a Veteran or Active Military and have an interest in participating or volunteering in our local program contact Ed Veaudry, Associate Program Leader in Syracuse, at edveaudry@me.com or call 315-254-6911.

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).

Fall Maintenance

I usually put a list of reminders for the fall and winter season, so here it is....

Close foundation vents (if applicable)

Change batteries in thermostat

Change furnace filter

Remove and drain garden hose and shut off outside faucets from inside your home

Check to ensure that all windows are closed and latched

If you have an outside light timer, make sure you re-program it for the change in seasons

If you are leaving for the winter, don't forget to shut your water off.

Lastly, make sure we have an emergency point of contact in case there are any issues



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.

Can You Get A Reverse Mortgage Living in Erie Village? Some Have Been Told “No.” Not True!

I recently received a call from a resident of Erie Village, inquiring if she could obtain a FHA HECM Reverse Mortgage on her “condo”. She had been declined by two other reverse mortgage lenders that told her that her property was ineligible as the property was not located in a HUD-Approved Condominium Complex. Unfortunately, these two lenders were assuming that her unit was a “condo” when in fact; the units within Erie Village are classified as “townhouses”. Townhouses are eligible for FHA financing, provided that the property meets FHA requirements. I’ve actually done a number of loans within this beautiful complex, so I was confident in assuring her that we would be totally able to do this. The news provided with the homeowner a great sense of relief, as she is now able to apply for a Reverse Mortgage and use her home equity to live more comfortably.

A Reverse Mortgage is a very misunderstood financial tool. I have been offering this product for over 8 years and it is very rare for a client to be fully and correctly educated with the product information when I first meet with them. Here’s a little Reverse Mortgage 101 Info for your edification:

A Reverse Mortgage is simply a form of a Home Equity Mortgage that seniors can take on their primary residence. The minimum age is 62 (younger non-borrowing spouses are allowed), and the amount available is based upon the age of the youngest homeowner. The proceeds must be used to pay off any mortgages or liens on title, and the closing costs can be financed with the loan (with the exception of the upfront cost of the appraisal.) Any surplus proceeds can be used for any purpose, and all proceeds from the Reverse Mortgage are TAX FREE. Imagine retirement without a mortgage payment and/or access to tax free funds! Here’s the best part: Unlike a traditional mortgage or home equity loan, there are NO required payments due under the loan for as long as the last homeowner/borrower is living in the home. The loan is repaid when the home is sold, solely from the sales proceeds of the home. The borrower and their heirs have NO personal responsibility for the loan. It’s simply a way to use the equity in your home as a supplement to your retirement income.

“This sounds too good to be true.” “What’s the catch?” These are responses that I typically get from seniors after discussing the basics. There’s no catch. It’s not too good to be true. Borrowers need to understand that it is money that they are “borrowing” that will need to be repaid when the home is sold. If you borrow against the equity in your home, there may be reduced net sale proceeds that you/your estate retains upon the sale of your property. So, if you want to leave your home free and clear to your heirs, this may not be a good option for you. Typically my clients tell me that their adult children are better off than they are and they would rather see their parents enjoy their lives in retirement. I’ve seen hundreds of lives changed by this product, and simply wanted to share the information with the residents of Erie Village to everyone know that this may be an option for you, and that the “townhouse” classification is your key to FHA Financing.

Lynn Connors is a Reverse Mortgage Specialist with Commonfund Mortgage and can be reached at 315-422-2325, for any questions or by visiting www.Commonfundmtg.com Commonfund Mortgage Corp., NMLS #53923, Licensed Mortgage Banker - N.Y.S. Dept of Financial Services. Equal Housing Lender. This Information is not approved by the Housing of Urban Development (HUD) or the Federal Housing Administration (HUD).

A Note from you Letter Carrier

It’s that time of the year again—snowbirds heading to a warmer climate, mail volume goes up and weather is changing. Please submit address changes 1-2 weeks in advance and include **all surnames** for those who are leaving. Key in your mail? Match the dot on the key to one of the doors on the bottom of mailbox units—you have a package! Key stays in the lock.

Christmas is around the corner. I wish you all a Happy Holiday Season and good health in the New Year!

Cordially, Sandy

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



Patti's Pampered Pet Care

Are you going on vacation and are not comfortable putting your pet in a kennel? Is your work day too long for your pet to be home alone? I can come to your home as needed so your pet can stay safe in his/her surroundings. References available. Insured. Call or text 315-380-4714 or email address: pjewett@hotmail.com



For Sale

4 Cosco folding padded chairs

Computer Table 42" long x 23" deep. Turkish Rug 7' x 11'

Buffet/Media/Console/Storage behind doors 19" deep x 57" long. Bar/Tea Cart on wheels 25" long x 17" deep. Punch Bowl (including 27 cups)

Seasonal Snow Shoveling Services Available

The Farmer's Almanac is saying it's going to be another severe winter, so get your reservations in early! Will shovel your walkway, patio area, entry and 2 feet in front of your garage door that the plow can't get to. \$225 for the season. Will work to coincide with driveway plowing to have entire area cleared on the same day. Special requests for decks will be contracted separately. Insured. Contact Ed Gerace at 256-4130.



Looking for Garage Space

Erie Village Resident looking for garage space for the winter months for my summer vehicle close to home. Flexible as to time but would like the months of December through March. If you have an empty garage this winter, please call Jim Kraus at 637-3901.

Some Erie Village History

On January 13th, 1982, Earl Oot presented to the Town of Manlius Board his vision for homes grouped along the Erie Lakes shorelines. Recreational uses such as swimming and boating were also a part of this \$50 million 215 acre project. In 1983 **the Oot Brothers** broke ground for his 490-unit project, with a plan to build 40 to 50 units annually.

Initially there was some concern that the area was under water after the October 1981 flood that caused more than \$1 million damage in the town of Manlius. The low lying wet ground was a problem but 20-man crews with backhoes and earth movers solved the problem. The 33 acre, 25 foot deep fresh water lake was created on the site to accommodate boaters, fishermen and swimmers, and earth from the excavation was used to build the area up to the mandated two feet above the flood plain.

Erie Village consists of 145 buildings, which encompass 488 homes/units. All the unit models were named after places along the Erie Canal System: Amsterdam, Bennington, Brantingham, Brockport, Cayuga, Delaware, Eaton, Fairport, Geneva, Hartford, Ithaca, Jordan, Kingston, Lockport, Newport, Ontario, Phoenix, Quincy, Rochester, Saratoga, Skaneateles, Seneca, and Tuscarora.

The original flag pole was set in place following 9-11 and was primarily funded with generous donations from our residents. The [9-11 memorial stone](#) was donated by former residents Bill & Kathy Kurtz. The trees were planted in memory of the Oot brothers who developed Erie Village. Barb Whitney and her group of volunteers have enhanced the area with beautiful flower plantings.

In 2005, **Oot Bros., Inc.** donated and planted five pine trees in the memory of the five brothers: **Earl, Leo, Donald, Bob and Ronald**

In 2007 Syd Tenenbaum donated a [bench at the flagpole site](#). Syd made this gift to the Village in memory of his Dad who was extremely patriotic and had a very high regard for our flag. The bench is in place for those wishing to sit and reflect.



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Dog Sitting:
 Erie Village Resident would love to watch your precious dog 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 637-8856



Thinking of Selling?

I am looking to purchase a condo on the water in sections K, L or M. If you are thinking of selling, please call me

Can wait until early Spring if that is a better time for you.

Please email me Hannahg30@yahoo.com or call 315-491-4905.

CedarBay Real Estate

Full Service.....Real Savings

Twenty one Erie Village townhouses sold in the last two years by CedarBay. Visit our website for details on our 5 percent listing program. See townhouses currently for sale. www.cedarbayrealestate.com



Work with a local agent
Richard J. Lelong, GRI
Licensed Real Estate Broker
315-243-6500



As a resident of this wonderful community, I take great pride in helping with my neighbors' real estate needs. If you or anyone you know has a real estate concern, by all means, give me a call.



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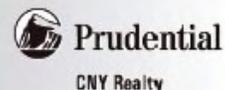
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ann@annmullin.com



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Choose a real estate professional with:

- Experience you can count on
- Knowledge you will trust

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Please put EV Go Green in **Go Green. Go Paperless.** the subject line

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Erie Village Specials



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iPhone 4, 4s - \$69
iPad 2, 3, 4 - \$129
iPad Mini - \$199



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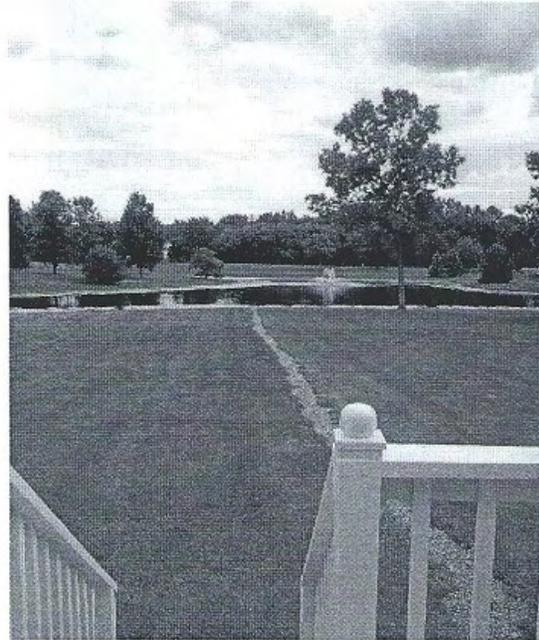
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FOR SALE by Owner
93 Midlake Circle
East Syracuse, NY 13057
\$244,900



Beautiful Erie Village end unit, 2 bedroom, one level townhouse with 2 car garage and full basement. Great room has cathedral ceiling with skylights, hardwood floor and ceiling fan. Sliding glass doors on either side of gas fireplace open onto private deck with beautiful unobstructed view of front pond and fountain. Handy access for the fishing enthusiast. Hardwood floor extend into kitchen with bay window, updated granite countertop and under mount sink. Large master bedroom, with walk-in closet, master bath, high ceiling with fan and hardwood flooring. Main level laundry with closet. Finished 555 square foot room in full basement. Short walk to the private Erie Village beach area. For nature lovers, there's the Erie Village trail around the lake, an easy walk or ride to the Erie Canal for hiking and biking. Close to Erie Village Golf Course and convenient to Fayetteville Town Center for shopping and restaurants.

Contact:

Debbi Kritsberg

Phone: 315-637-9094 (Please leave message if no answer)

Or

Email: dfkritsb@syr.edu



Beautiful view of front pond from master bedroom and living room.



Architectural Masonry and Construction



Paver repair and restorations.

New construction too!

Erie Village references available.

Call us for your free estimate 315_408_3587