



# **VAIL'S GROVE COOPERATIVE INC. ANNUAL MEETING**

**SUNDAY, SEPTEMBER 15, 2019  
11 A.M.**

**2019 ANNUAL REPORT**  
**VAIL'S GROVE COOPERATIVE, INC.**

**CHAIRPERSON'S REPORT:**

**Frank Cassidy, Chairperson**

**Another year has come and gone before we knew it. This year we have 7 people running for the 5 Board of Director's expiring seats. We have more than double the amount of proxies we have received in the past. This will be healthy for the Board to recognize that the shareholders care and want to be active in their community affairs.**

**I want to thank our employees, Cindy Battreall and Jay Moore and the volunteers that make Vail's Grove work on a daily basis.**

**One volunteer, who no longer lives in the Grove, Kathleen Heuschkel, will no longer be in charge of the pump-house. We need a new volunteer(s) to step up and take the necessary courses that enable us to report on the conditions of our water source. Please let the Office Manager, Cindy Battreall know if you are interested.**

**We have had many ownership changes. We welcome all of our new residents. We have had many improvements in the Grove. New homes, home improvements, and a lot of gardening have taken place to improve our community.**

**I would like to thank Tim O'Toole for his years of service as a board member and to Ellen Mytych for stepping in and becoming a Board Director once again.**

**As you look through this Annual Report, please notice all of the committees that service the Grove and the work that is being done by our volunteer stockholders. Thanks again for making our community one that people enjoy being a part of and one that people enjoy visiting.**

**Once again, I will state that school is in session. Ramp 2 is closed to traffic from 7:00am-8:30 am. Avoid this ramp, for you and your visitors during these hours. It is a safe ramp that our children use for a bus stop in the mornings.**

**SECRETARY'S REPORT:**

**Thomas Duffy – Secretary**

**The day to day workings of Vail's Grove takes place in the office. Cindy Battreall, our Office Manager, continues to be efficient and knowledgeable about the entire business of running Vail's Grove Cooperative, Inc. The office is always open to receive visitors, whether to just say hello, take a piece of candy, or ask questions. Cindy continues to give the community a place where you can all feel welcome. Ms. Battreall is involved in every committee here at the Grove and wears many hats. The committees benefit from this as her involvement keeps the flow going.**

**The office is always available for questions and suggestions. We are always looking for volunteers and any new ideas you might have for the betterment of the Grove. To be sure that all of your concerns are voiced and addressed, you MUST send something to the office in writing 3 days prior to a Board meeting or you will need to attend the meeting to state your concerns.**

**TREASURER/FINANCE:**

**Ellen Mytych – Treasurer**

**In fiscal year 2018, the Vail's Grove Board of Directors created a sufficient budget for its operations. A financial review by an outside auditor, as required by law, is performed annually. This obligation is one way that we fulfill our fiduciary duty to ensure and verify the solvency of Vail's Grove Cooperative, Inc. Please be advised that the Audited Financials as prepared by Peter R. Rossi, Jr., CPA are available at the Annual Meeting.**

**BEACH:**

**Frank Cassidy – Co-Chair  
Meghan Cassidy – Co-Chair  
Juliann Salerno – Co-Chair**

**The beach committee had hired seven lifeguards this past season. They did a great job of keeping the beach and lake safe and clean. The beach had a new addition of 3 recycled plastic picnic tables. We are moving the old ones to the playground and the ballfield. Thanks to Buildings and Grounds.**

**The larger dock to the right of the beach is old and we had difficulty getting it positioned in the lake this year. We may need to refurbish the dock to allow for safe fishing and bathing on that dock.**

**It is always a good time at the beach, people enjoying the lake, following the rules and taking advantage of the awesome sunsets.**

**BOAT RAMP/NORTH END STORAGE:**

**Pat McGuinness - Chairperson**

**We are happy to report that all use of the North End Storage area and boat ramp have, so far, gone without incident. Thank you to all of you who continue to use good common sense in the use of these two areas of Vails Grove. Much of the North End has been cleaned up even more to ensure enough storage space for all those who wish to keep their vessels down there. Many, many thanks, as always to Jay for his continued efforts to best utilize all available space. In regard to the boat ramp, by next season, we will be replacing the gate – a donation from a stockholder - with a new locking gate as well as a minor adjustment or two to the actual ramp into the water.**

**As the time quickly approaches to remove all vessels from the lake in preparation of the cold weather, we remind everyone who will be storing in the north end that all storage fees for the 2020 season must be paid in full prior to storing your any vessel. If your boat is in storage (not been removed this year), please arrange 2020 payment with the office. Please be sure and check with the office to reconcile any past and current unpaid fees. Cindy will be keeping an up to date list of all those who are paid up. Those of us who have keys will be confirming with the office that those of you who request a key for access can be given the green light for entry to the north end. Thank you to all of you who are all up to date in payments, we appreciate your cooperation. There will be more details in regard to payments and such to come within the next few weeks in the October newsletter included with the final coop fee bill for 2019.**

**Once again, THANK YOU ALL for your cooperation, communication, patience and consideration in the use these areas. As we continue to look for ways to improve both the boat ramp and north end, we welcome any and all suggestions from you to help us to continue to keep both places as user friendly as possible as well as safe and secure for all.**



**And now... let's enjoy our few remaining weeks of somewhat warm weather shall we?**

**BUILDINGS & GROUNDS:**

**Hugh Andrews - Chairperson**

**The Buildings and Ground's committee focuses on keeping the common areas throughout the Grove well maintained and safe for all residents. Every year B&G is called to inspect whether trees on shareholders' properties or common areas are dangerous to the property and need to be taken down or trimmed.**

**This year one of our main focuses will be the restoration and replacement of items that have become old and dated throughout the Grove. For example, we have replaced the beach picnic tables and picnic chairs which were old, broken and unsightly. Next we will focus on the playground area; we are open to shareholder suggestions on what they would like to see repaired and/or replaced in the playground. Another focus will be made to the roofs on our common mailboxes... many need to be replaced.**

**B&G continues to orchestrate the repair of storm drains, catch basins and rotted water lines throughout the Grove.**

**B&G has also started the grating and resurfacing of parking areas and our plan is to resurface all parking areas (as funds allow) throughout the Grove. B&G continues to monitor the boat docks and the north end storage area and make improvements and repairs now that there is a fund specifically for this.**

**Lastly, B&G asks that all shareholders who have dogs pick up after them. Our common areas must be kept clean and free of pet waste in order to enjoy all the facilities of the Grove. Waste bags are provided and available throughout the Grove as a gift to pet owners.**

**B&G continues to work with the Beach Committee and the Recreation Committee who offer great events for all of us to enjoy. We need to keep our outside areas clean and safe for these well received events.**

**If you feel you have an issue for Buildings and Grounds please put it in writing/email to the office and Cindy will assist in passing it to the correct committee.**

**LEND A HAND:**

**Helen Vail - Chairperson**

**The Vail's Grove Lend-A-Hand Committee is composed of Chairperson Helen Vail and 14 other volunteers: Marianne Collins, Dawn DiDomenico, Sue Enos, Marie Fagan, Teddy Farrell, Penny Feder, Jill McManus, Pat McShea, Cathy Morris, Peggy Romanello, Joan Visbal, Ronnie Waltzer, Julie Salerno and Angela Terilli. We are here to help neighbors in need. That may be a ride to a medical appointment, a meal for someone just home from the hospital, a person to walk your dog or take in your garbage cans if you are sick. We are neighbors helping neighbors. We are also exploring services available through local agencies so we can serve as a resource to all Vail's Grove residents. If you or someone you know needs a helping hand or would like to join our committee, contact Helen Vail at 845-205-8004, email: [helenvail@comcast.net](mailto:helenvail@comcast.net) or text at 845-661-4082.**

**MEMBERSHIP:**

**Hugh Andrews, Co-Chair  
Juliann Salerno, Co-Chair  
Brianna Kane, Co-Chair**

**The Membership committee has a very important function: it is to interview potential new stock holders or new renters and then hopefully recommend them to become members of our quiet wonderful community.**

**Your committee is very happy that we are able to welcome the following to Vail's Grove Cooperative:**

**Sharon and Frank Madden, 36 Vail's Lake Shore Drive  
Matthew Luccarelli, 11 Hilltop Lane**

**OFFICE MANAGER:**

**Cindy Battreal**

**As the years go by, it seems to be getting busier and busier in the office. Thank you to Linda VanScoy and Claire Navin for coming in at mailing time to assist me and for all the others who offer all the time. I have enjoyed another wonderful, busy year here at the Grove. Meeting and welcoming new**

families is always a very enjoyable part of my job. You are all welcome to stop by for coffee, a quick hello, some candy and of course ask questions. I am an early bird so I am here in the office by 7:30 and out by 3:30. Stop by!! Please inform me if you would like to receive robo-calls and/or e-mails. I try to get you important information as efficiently as possible. A thank you to Denise Andrews, who is our WELCOME person to all new residents. The baskets she has been making brighten the day of all who receive them. Don't forget our Facebook page. If you are not already a member, please request. We do try to keep members residents, former residents, family members, etc. I will not accept someone if there does not seem to be a connection to the Grove. Please from time to time, review the Rules and Regulations. So much important info in there. The rules are in place for a reason. Most important, keep dogs on leashes and drive slowly. All new residents should come by the office so I can explain many of the important procedures here at the Grove.

Thank you to Sue Enos for the beautiful cover. Thank you to Carol Harting for being the editor of the Vail's Voice. Thank you to Cathy Morris who is our wonderful Facebook admin - we love the photos! Thank you to Kathleen Heuschkel for being our Operator of the Water System. Kathleen has informed us that come spring, she will no longer be our "Principal Operator". The Grove will pay for the necessary classes that educate you on water testing, etc. There are classes that can be taken on line. If we do not get volunteers we will need to hire an outside provider, which is a costly endeavor. Presently we do have someone who stepped up to take the class, but we need more people to do so. This is a great way to get involved. Our principal operator needs to prepare the monthly reports, with the information collected from Jay and from our monthly testing. The operator also prepares the Annual Water Quality Report once a year with the information kept on file in the office. Please consider stepping up. Call me for more info. We can always use more volunteers and the Grove will pay for the classes, books, and travel reimbursement.

This past year I negotiated with Suburban Propane for a price for Vail's Grove residents. They agreed to lower their price by approximately \$1.00 per gallon. Call them and tell them you are a Vail's resident and that you would like the new pricing and/or you would like to switch to Suburban.

**PLEASE** remember that if quarterly fees are not paid by end of billing month, finance charges are assessed. Many people will then pay the bill late but not include the finance charge. If you mail the check on a date too close to end

of month, it might not be here by last day. You get a statement and the finance charges are still due. If they are not paid, you get billed for finance charges on the finance charges. Look at statements that come from the office.

Remember that I am a Notary and can notarize for you. Be sure to call first and do not sign unless you in front of me.

### **PAVILION:**

**Cindy Battreall - Chairperson**

The Pavilion is still a very popular place for residents to hold special occasions. In addition, others outside the community are hearing about our beautiful Pavilion and renting it as well. The fee for the entire Pavilion is \$350 for residents and \$1300 for outsiders. The fee for the small room for residents is \$150. Folks from outside the community are required to have a parking attendant which I arrange for and who gets paid \$125 and the outside security is higher than the residents. Residents of the Grove who are having over 75 guests must also have a parking attendant. A new checklist has been put into place for Jay to review with renters prior to and after the rental. Insurance brokers are giving people a harder time in supplying Certificates of Insurance naming Vail's Grove as additional insured for the day of the event in the amount of \$1 million liability, including liquor law liability. We have been referring renters to [www.eventhelper.com](http://www.eventhelper.com), to get this required insurance. It only takes a few minutes and the cost is approximately \$100. No rental can occur without the office receiving this insurance. The security fee is \$500 which is returned after the party and the inspection. Our newest addition to the Pavilion is an ice machine. When you rent the Pavilion, you now have your ice here and available for you. If there is an event going on in the Pavilion, please do not come in to take ice. A fold up baby changing table has been installed in the ladies room. And remember, in case of a major power outage, our Pavilion has a generator to help you save your food, re-charge your batteries, socialize and keep warm if needed.

It would be wonderful for a baby and mom group to be formed and to use the Pavilion. If anyone is interested in organizing, let me know. We also have a wonderful library of books. Please come down and search for your favorite authors. If anyone knows of any place that wants books, please let me know and we can make a donation to be able to make room here for more.



## **PUBLIC HEALTH/PUMP HOUSE:**

**Kathleen Heuschkel-Principal Operator**

**The 2018-2019 Year has been an excellent year for our water quality and the ability to pump hundreds of thousands of gallons of pristine water to each and every home in our community. We take for granted this valuable asset. You turn a knob and the water flows freely. You are able to accomplish this seemingly trivial task because of the people that make it happen. Jay, our maintenance man is tasked with monitoring water quality daily. He is constantly looking for leaks in our water delivery system and possible issues from the Main transmission lines to private homes along those lines. He gets involved in repair and replacement of lines and equipment. Pat McGuinness helps out and when there is an alarm in the middle of the night it's Pat that checks it out. (Yes, we have an alarm system that alerts us when water pressure is falling or, something has gone amiss). I in turn take the data Jay records daily and turn it into a report that must be submitted each month. I also have an annual report that is submitted to the county and to the state. This report details our overall water quality. Cindy, our esteemed Administrator makes sure our water is tested on a monthly basis and in a timely fashion so that our monthly report is handed in within the time limit set forth by the county. Cindy also has to make sure the correct tests are ordered for the annual report. Both Jay and Cindy have never let me down. We get it done so that you, the residents of Vail's can turn that knob and have instant water.**

**Sadly, this will be my last year. My license will expire next spring. This means it is imperative that someone steps up to the plate and takes over my position. I have learned so much and have a whole new understanding about how fortunate we are to have such good quality water. It sounds silly but, it's a serious issue.**

**Our annual water report is, once again great. Our water meets or exceeds the mandated state levels. Not once did we have bacteria in the water. We chlorinate the water to just the right levels to keep it bacteria-free and you safe. We average between 20,000 to 50,000 gallons of fresh, clean, cold and tasty water every day. Once again, this is no small feat.**

**We need motivated people to take the class. There are classes on-line Challenge yourself. Just do it!**

**It's been an absolute pleasure to serve everyone here in Vail's. I could not have done it without Cindy's constant involvement and Jay's dedication. And let's not forget Pat. Thank you!**

**I would like to thank the board for allowing me to be part of this important committee and allowing me to stay on and help out for this important asset called water.**

**PLEC:**

**Thomas Duffy – Vail's Grove Liaison**

**This committee oversees the environmental aspects of Peach Lake. Together with representatives from all the lakeside communities, we work hand-in-hand with both Supervisor Warren Lucas of North Salem and Supervisor Tony Hay of Southeast in overseeing many of the environmental aspects of our lake district. This work is on-going and not only keeps Peach Lake clean for us today, but for our children and grandchildren of tomorrow as well. Thank you to Tony Hay and Warren Lucas for their efforts in obtaining and securing over \$500,000 in environmental grant money and the successful completion of the application of alum to the lake to hinder the effects of phosphates. Good job in looking out for our lake.**

**REAL ESTATE:**

**Thomas Duffy - Chairperson**

**This committee is in place to guide stockholders in their efforts to improve and renovate their properties. Many beautiful new homes have been built, thereby enhancing the beauty of Vail's Grove. The committee, as well as the entire Board of Directors is always ready to accept and process stockholders applications that are in compliance with our Rules and Regulations. In most cases the applications we receive are for decks and sheds. Usually this is straight forward and there are no questions. When the application is for a larger project, such as renovating a home or adding a second story, it sometimes gets more complicated. In these cases, we respond to many questions from architects and engineers. This is why we cannot stress enough to have your professional people speak to this committee before you start having plans drawn up. Our datum heights and side yard clearances are strictly enforced.**

**Again our committee always tries to expedite and move your application as quickly as we can. Please do not hesitate to call us at the earliest stage of your project so we can clarify any rules in place.**

**Our Rules and Regulations have been discussed and re-discussed thoroughly over the years and have been revised accordingly. The Board has always tried to enhance, as well as keep to our original character of Vail's Grove. Some of the larger house projects that we have seen done over the last 10 years have been so successful because our community members working together with the Board has kept our lake tradition alive and enhanced the character of our community all the while.**

**Please remember that all Real Estate applications must be in the office 21 days prior to Board meetings, along with a copy of your survey showing exactly what it is you are planning. Non-conforming with this process will delay your approvals. ANY structure as small as a fence, to a deck renovation or structural change to the exterior of the house needs board approval. Without such approval, the stockholder will be issued a stop work order and fined accordingly.**

#### **RECREATION:**

**Julie Salerno – Co-Chair  
Melissa Sowa – Co-Chair**

**The Recreation committee has enjoyed this past year bringing you the events that hopefully you have enjoyed.**

**We are especially proud of the Holiday Party and the Championship Football party. Both events are very well attended and enjoyed.**

**This year, thanks to Lucas Kane, we were able to watch the games on the big TV in the pavilion.**

**We are also very happy to have brought you the holiday parties that you all enjoy:**

**Valentine's Day Tea**

**The Easter Egg Hunt and decorating fun that follows.**

**The Halloween pumpkin decorating and Trick or Treating**

**And of course, the super fun and fantastic July 4<sup>th</sup> Parade and Hot Dog event, always the BEST attended event of the year.**

**We are also pleased that we have brought back Bingo, Family Trivia and open pavilion recreation nights.**

**We want to also thank the many volunteers who so generously give of their time to assist us with our events.**

**Looking forward to another great year.**

**SUNSHINE:**

**Sue K. Enos - Chairperson**

**The mission of this Committee is to express the sympathy and/or condolences of the Cooperative and its stockholders, to all those who are ill or have suffered the loss of a loved one and to welcome new babies into our Grove.**

**WELCOME:**

**Denise Andrews - Chairperson**

**Each year, the Welcome Committee creates welcome baskets to give new homeowners in the Grove and includes a personal note, copies of the past newsletter, a phone directory and other useful information. Over the past year, since the last annual meeting, we have welcomed new owners and their families. We hope these baskets brighten their day and make our new families feel welcome.**

**VETERANS MONUMENT/PARK UPDATE:**

**Jack Waltzer**

**The finished monument was put in place earlier this year. Many thanks to committee members Don Navin, Bud Mullins, Ronnie Waltzer and Marie Miele-Duffy for all their advice on the look and placement of the monument. Extra special thanks to all those persons who donated money, and to those who donated pavers, soil, and/or time to this worthwhile project, Thank you to Ms.**



**Cindy Battreall, who kept track of the donations, dealt with the payments and kept the list of donors so that we had the information for the dedication. If you haven't seen this list, the Office might still have copies for perusal. The monument still has room for future names if and when these would be provided; the cost of inscription to be borne by the requestor.**

**The beautification of the site was a separate and necessary part of the overall plan, and was accomplished by Mr. Christian Duffy for his Boy Scout Eagle Rank project. Christian and his fellow scouts worked tirelessly during 7 work sessions that took place between March and May of 2019. Christian accomplished separate fundraising, allowing for the purchase and installation of the flagpole and flags, one of which was donated by Cindy Battreall. The benches were donated: one by the grandchildren of the late Hank Myers and the other one by The Brewster Rotary. The work to clear and level the site, and plant the trees could not have been done without Hugh Andrews, Jay Moore and John Costello who were of great assistance in this portion of the effort. The floral plantings were designed by Christian's Aunt, Pat Duffy.**

**Juliann Salerno and Melissa Sowa generously organized refreshments in the Pavilion from the Recreation Committee. The look of our new little park is stunning – and that would be a gross understatement. I believe I speak for each and every name on the monument in saying, “Thanks Vails Grove for doing us such an impressive Honor”.**