

VAIL'S VOICE

Newsletter of the Vail's Grove Community
located on Peach Lake

Editor: Carol Harting: c.harting@verizon.net



APRIL 2024

Greetings from the Chair From Julianne Salerno

As the clocks have changed and the calendar turns towards warmer weather and longer days, many of our residents find themselves outside, either working in the yard, walking the dog or out for a walk with the kids. The excitement of longer days and shorter nights has everyone coming out of their winter hibernation.

HOWEVER, this does not grant any of our residents, guests or vendors permission to avoid or twist or break the rules of this community. We all have heard over and over again that when you bought in Vail's Grove, that you agreed with the Rules and Regulations and that if you violated those Rules, there are consequences attached to that violation. The office and the Board have recently been receiving many complaints regarding some of the following items:

- **DOGS**, particularly the dogs who are off leash and off the homeowners property, owners of the dogs failing to pick up after them, whether they poop on another stockholders property or down at the North End,(which happens to be the **ONLY** place that a dog can be off leash, as long as the owner has the dog under voice control)There are no dogs allowed at the playground or the beach at any time.
- **SPEEDING**, once again the speed limit in the Grove is 10 mph, this is not fast and you need to look at your speedometer to insure that you are obeying the limit. The delivery drivers who drop packages at your homes need to be reminded about the speed limit as well.
- **PARKING ON ROADWAY**, the roads in our community are narrow; and in some cases, barely allow for 2 vehicles to pass, if a vehicle is parked on any portion of the road, it is nearly impossible to pass. This also could hamper an emergency vehicle from getting through in the case of an emergency and could result in loss of life or property. If you don't have a driveway or parking area at your house, you must park in one of the common area parking lots.

You can see throughout this publication many references to the above matters, this is because the Board of Directors, the office manager, the maintenance man and many residents are concerned about the violations that are occurring. The Board has already voted to fine several residents who have violated the rules. We take our positions very seriously and we hope that all of you will understand the need to follow the Rules and Regulations of our community.



Happy Spring.

Office News

From Cindy



Please come down to the office to pick up your 2024 Directory.

A favor from Cindy please – if you see the shades in the office pulled down, it means I am very busy and need time to totally concentrate on lots of paperwork. If it's a very important issue, you can come in – but it helps me to not be distracted sometimes. Thanks much!

Please remember that NO political signs, vendor signs, etc. can be placed on Grove property and only real estate signs can be placed in your window but not on property.

The best way to get information quickly is to sign up for the Robo-call. Give the office a phone number where you can receive reminders and/or emergency information.

ALL complaints and/or comments MUST be put in writing to the office. If you see a Board member, please understand that even if you have a conversation with them about an issue, it must be put in writing to the office.

There is no parking on the roads. If two tires are on the road, that is considered parking on the road. Vails roads are tight, and we cannot have cars parked on them as it makes it very hard to get through. Please be sure you have your guests park where allowed, either in your driveway or in one of the Coop lots. It becomes a dangerous situation.

Although hopefully the winter weather is over, a reminder of procedures for snow removal/parking. After the snowplow comes around to plow roads, we ask everyone parked in a coop lot to pull their car out, let the snow plow driver clear the lot and then you can put your car back in. If you do not move your car, they will not come back the next day to plow again. It's important to move cars all at one time.

The Board of Directors has decided that there will no longer be rentals of the small room. Residents can rent the entire Pavilion for \$350. For those of you who haven't seen it yet, the refurbished Pavilion is beautiful.

The dog situation in the Grove is getting very bad. So many residents are letting their dogs be off leashes and roam around. The rule is that a leash must be on when your dog is not on your premises. When you are walking your dog, the dog must be on leash. That's the rule. Some people are afraid of dogs, allergic to dogs, and as well behaved as your dog might be, they are unpredictable. Please consider this your first warning. If your dog is seen off your property without a leash, you will be fined. Long leashes are great if you want to give your dog more freedom at the same time you can reign them in. When you purchased a house at Vail's, you signed a form stating that you read the rules. Please follow through on that rule. In addition, if you own a dog, you are responsible for picking up after your dog. Again, consider this a warning...if you are seen NOT picking up after your dog, you will be fined. It is rude and disrespectful. And lastly, dogs, with a leash, or without, ARE NOT ALLOWED IN PLAYGROUND OR BEACH.

Composting Committee

We are currently researching some ways to develop a composting program that could benefit our entire community. We have spoken with both an owner of a company that provides help with this as well as a representative of the Cornell Cooperative Extension Program for information about how best to proceed with this plan. We'll be keeping you informed as we learn more but if you have any questions, you can contact Helen Vail at 845 661 4082.

Sunshine News



Congratulations to the Tolan family – Helen Tolan and her husband Garrett Murnan welcomed Joseph Patrick on March 11.

Congratulations to Sarah and Mike Broderick and big brother Ben on the arrival of William Everett on March 15th. Also happily welcomed by grandparents Linda and Peter VanScoy.

Condolences

Our sincerest condolences to Elaine Winward and family on the recent passing of Dan Winward.

Pump House **From Pat McGuinness**

Our Pump House and Wells are all in excellent working condition. VRI continues to monitor our water supply on a daily basis, by checking meters, chlorine levels and confirming all digital readouts are to the proper specs. So far, while there have been a few minor repairs that had to be made to well pumps and such, there have been no incidents (at the pump house) that have negatively affected the integrity of our water supply nor the need to interrupt service in any way to the Grove. Our continued thanks for the services we receive from VRI and from Foley's Pump Service (when needed) to insure the health and safety of our water supply system.

Boat Ramp/North End Storage **From Pat McGuinness**

North End Storage/Boat Ramp

Spring has sprung and with it comes the anticipation of our recreational lake activities, pontoons, jet-skis, kayaks, wind surfers, etc. As we all look forward to being able to use our Peach Lake as part of our spring and summer recreational fun, here are the annual reminders to those of you who have vessels to launch.

For anyone who has a boat or jet-ski parked in the North End, as you know, you will need to acquire a key for entrance. The list of current key holders is available in the office if you don't know who we are already.

- PLEASE be respectful of the time in which you reach out to key holders. Please do not call before 8am or after 8pm to request a key. Also, make sure you know the name of more than one key holder just in case one is not available. It is also advised that you put in your request the day before you need the key. Same day requests are sometimes difficult for key holders to fulfill. Also, please DO NOT just appear on a key holder's door step expecting to get a key. While all key holders do their utmost best to make sure a key is always available when needed, we ask that you respect their privacy. COMMUNICATION and PRE-PLANNING always make this entire process go very smoothly.
- The holders should all have a sign out sheet so we can keep track of who has a key when.
- PLEASE be sure to return your key THE SAME DAY that you borrow it.
- PLEASE do not request a key the night before if you won't be using it first thing the next day to return asap. The availability of keys is paramount, so we'd rather not have someone holding on to a key all day not being used. There are a lot of us who will be using keys in what will probably be a relatively short period of time so we can get our vessels in the water as soon as possible to enjoy. No problems are anticipated in this regard. Obviously, this is all about being considerate to one another.
- PLEASE be sure to LOCK whichever gate you are using at any given time AS SOON AS you have finished, whether it be the North End or the Boat Ramp.

- PLEASE be sure to clean the hull or pontoons of your vessels prior to launching in the lake. This is especially important for those who use their vessels elsewhere so as to prevent any contamination from other waters to enter into our lake.
- If your boat or jet-ski happens to be blocked by someone else's vessel at the North End, there should be a name and phone number written somewhere so that you may contact that person directly to assist in giving you access to your property. Unless otherwise arranged, PLEASE DO NOT move anyone else's property. We just don't want anyone to cause any unintentional damage. It would be a good idea to take a walk down to the North End to see if this contact needs to be made prior to your planned removal to avoid any issues.
- For those who have outside services coming to retrieve your vessel from the north end, PLEASE NOTIFY the office as to who will be coming and when so that a key can be provided if one has not been obtained already. We don't want just anyone getting access to the North End for obvious reasons. We know that there are folks that have been assisting in this process for years, however, not everyone knows who these people are, especially those who are new to the Grove and new to this process. Thank you all in advance for your assistance with the sharing of this information.

These are only reminders to those of us who have done this annually. For those new to this process, COMMUNICATION, PATIENCE and COOPERATION with your neighbors make this whole transition go extremely smoothly every year. If you need any other information regarding this whole procedure, don't hesitate to contact the office who will probably be able to point you in the right direction if the info you need is not readily available there.

THANK YOU ALL IN ADVANCE FOR YOUR ASSISTANCE IN THIS SEASONAL TRANSITION.
WISHING EVERYONE A SAFE AND ENJOYABLE BOATING SEASON!! SEE YOU ON THE LAKE!!!

Buildings and Grounds from Michael Early

The weather is starting to improve, and nice days are surely ahead of us. Which brings lots of outdoor activities. Gentle reminder to slow down and please observe the 10 MPH speed limit while traveling through Vails Grove.

This spring a variety of maintenance projects are planned. Highlights include a full roof and gutter replacement for the pavilion. Interior renovations are set to be completed as well. Many sections of road require new asphalt and potholes to be repaired. A vacuum truck will soon be cleaning out our catch basins and storm drains to keep them flowing. Please do your best to not impede their efforts.

The boat docks will be heading back in the water soon for the season. Anyone willing to lend any assistance can contact me. Michael Early Tel. 845-216-8442 Michaelearly1@yahoo.com

Upcoming events and parties attract many guests to the community. Consideration for neighbors is appreciated. Kindly ask visitors to use caution and avoid parking on the roads. Preferably parking in the many community lots. Certain streets are narrow and almost one lane. Street parking can make passing difficult and block traffic.

One of the wonderful aspects of our neighborhood is the safety of our roads. Please keep an eye out and use caution for the many children, joggers, pets and bicyclists.

Wishing everyone a wonderful spring.

Grinder Pump Info

Jason LaRocca

Warren Lucas gave some reminders about ways to keep grinder pumps running for longer & in turn costing the lake communities less in the future:

“What can you do to negate future distribution system costs. I would ask everyone to please be more cognizant of what gets flushed down into your grinder pump. Do not flush anything with polyester in it which includes diaper wipes, tampons and any cleaning paper products. The only paper that should be flushed is **toilet paper**. Can you get away from flushing other things? Yes, but we will be at your home working on the grinder pumps and in the long run its costs the district and your money to fix it.... when grinder pump blades get damaged, and lines clogged.

With regards to food, oil, and grease, also called FOG. Do not put that down your sink drain. No one should have garbage disposal connected to their sink, they are not legal in the sewer district. While food will be ground up and get to the sewer plant it needs to be digested by the bacteria at the plant which is hard for them to do. Special food digesters would be needed if this continues. Grease and cooking oil will coat the interior of the grinder pump and the interior controls, stopping devices that sense how full the tank is from working. When VRI shows up and asks, they are told by every homeowner that ‘No, they don’t dump grease down their drain’.... but then again, they will have 6 inches of grease coating the inside of the pump. “

Sewer District Report

Jason LaRocca

Both North Salem and Southeast are raising our rents/dues for the Peach Lake Sewer district. North Salem has announced that sewer rents will go up by approximately \$100 per year per house. Southeast is raising sewer district rents by approximately \$570 per year per house. If you have any questions, please call either the Southeast or the North Salem Office.

North Salem shared that several factors are causing the raises including the increased cost of district/sewer plant operations and increased electrical costs. But the largest factor contributing to the higher cost are the repairs to the grinder pumps. Twenty-four (24) pumps have had to be repaired or replaced in the last 18 months at a cost of over \$125,000. When a grinder pump fails anywhere on the lake, the repair/replacement cost is paid by the district, so we ALL pay for the repair.

In order to make the grinder pumps last longer (and minimize the repair/replacement costs), the towns have offered a couple of important tips:

1. Only toilet paper should be flushed down toilets. Do not flush anything with polyester including diapers, wipes, tampons, cleaning paper products, etc.
2. Do not put food, oil, or grease down sink drains. Food sent down the drains does not get broken down by the sewer plant, and special additives need to be added at the plant which is an extra cost. Oil and grease coat the interior of the grinder pumps and cause the sensors within the pumps to stop working, so the pumps need to be replaced. Oil and grease can also clog the pipes that lead from the grinder pumps to the sewer plant – last year one pipe was clogged with grease and had to be dug up to get cleared, and it cost over \$90,000. As a reminder, in-sink garbage disposals are not permitted in the sewer district.

PLEC Report

Jason LaRocca

2,200 feet of the Peach Lake Brook was cleaned out in Oct – Dec 2023. An additional 300 feet was cleared the second week of March 2024. There are 400 feet remaining to clear to the gas line right of way (almost to Cobb Rd) and available funds to complete the work. However, the water level has dropped and the cleanup crew can no longer navigate Peach Lake Brook. They will finish the work when the water level rises sufficiently, however, the crew is committed to other jobs and it may be some time before they can return.

This winter and spring, we've had some strong storms that have brought down limbs and trees around Vail's Grove. A number of trees have been pruned or removed, with more to come.

A Certified Arborist's list of recommendations of hazardous trees was distributed to shareholders that have potentially hazardous trees on their properties. As noted previously, it would be impossible for the tree committee to identify all trees that could pose a hazard, so if you see anything that you feel needs to be brought to our attention, please email the Tree Committee chair Jason LaRocca at jasonlarocca@gmail.com.

Recreation Report

Greetings from the Recreation and Beach Committee

2024 has started off with a bang. We had a ton of fun at our family Bingo Night, so many families showed up and brought their friends and families from our neighboring communities. We hope to continue this new tradition many more times during the year. Our NFL Championship game watch party was a great day with a good game and good food. Thanks to all who participated in our Superbowl box pool. We had several winners from Vail's. Congrats.

The Easter Egg Hunt was early this year, with the Easter Bunny hopping by to say hello and take some pictures. Thanks to all who came by to watch this wonderful tradition.

We will hold our second Spaghetti Dinner on Saturday April 20th. There will again be live music and this will be our first fund raiser for the Tennis Court renovations. Flyers with the information will be out soon.

As the warmer weather moves in, the Beach Committee is already planning some events. It is the hope that the beach will open on Memorial Day Weekend, and then weekends until June when schools close and we can have our lifeguards on duty during the week. We are happy to have most of our guards back this year with a couple of additional guards. The Vail's Grove Bracelet and guest pass bracelets will once again be a part of the procedure at the beach. It was very successful last summer and helps our guards identify patrons who might not be residents or guests of our residents. Stay tuned for information regarding dates of our beach parties and movies on the sand.

The beach will be closed June 1st and 2nd for lifeguard training. Please do not come down to the beach during the training hours. We will post the times as the date gets closer.

