

# The Vail's Voice

July/August 2008

Notes from the Chair...

Fellow Shareholders,  
Another year since the creation of the Vail's Grove Cooperative is moving along. This is our 35th year as a cooperative. We've achieved many milestones along the way. The community looks better than ever, thanks to the efforts of individual shareholders to improve their property, and the hard work of the members of the Aesthetics Committee.

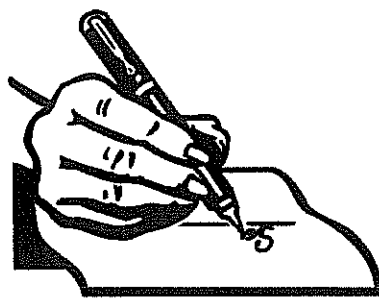
As a year round cooperative community instead of just a summer vacation spot, shareholders are working together to achieve new levels of community spirit and cohesiveness. Important to this sense of community, is the willingness of shareholders to participate in Grove affairs. There are so many opportunities to share in the decision-making processes that affect you personally, and influence the future direction of the Grove.

Attendance has increased at Board meetings, one sign that shareholders are showing a greater interest in their community. (Or perhaps the increased attendance is helped because of the delicious desserts that neighbors provide.)

We, as a Board, are trying to show an increased sensitivity and responsiveness to the expressed concerns of shareholders. The creation of an Ombudsman has helped to facilitate communication between your Board and our shareholders, and between neighbors when problematic situations arise.

Seven positions are available on the Board of Directors, and it is gratifying that many shareholders are requesting petitions. This is your chance to influence the direction that the community takes in the future. We are a cooperative community, and can only succeed as we participate and cooperate in community affairs. I look forward to meeting and working with you as we move forward.

Ronnie Waltzer  
Chairperson



## **The July Heat is on and our Towns deliver for Peach Lake - Peggy Boyle**

Peach Lake Coalition members met with Supervisor Paul Greenwood and Supervisor Michael Rights on July 16th as the fast approaching deadline of July 25<sup>th</sup> for the Environmental Facilities Corporation (EFC) application for financing was upon us. This financing is necessary to keep the project affordable to shareholders. Coalition leadership had contacted Fred Testa of EFC, prior to the meeting, and he promised to list for each town in a letter what remained to be submitted in order to be considered by the EFC board for approval. His detailed letters were used as the agenda for our meeting.

The most difficult requirement was the written approval from NYS Comptrollers Office in Albany to form the sewer districts in each town. All documentation was submitted to Albany and there was a 15 day period of review for each County that had to expire before Albany could issue the approval. That period of review would end on July 18<sup>th</sup> but it seemed that the process was moving slowly. Without the official approval from Albany, the two towns could not meet to pass the necessary resolutions that were required to be part of the application packet to EFC.

An intensive effort was undertaken by both Town Supervisors, both Town Attorneys and the Peach Lake Coalition to complete all the tasks in time. Pressure was put on Albany to get the formal approvals signed by the Deputy Comptroller and delivered to the towns.

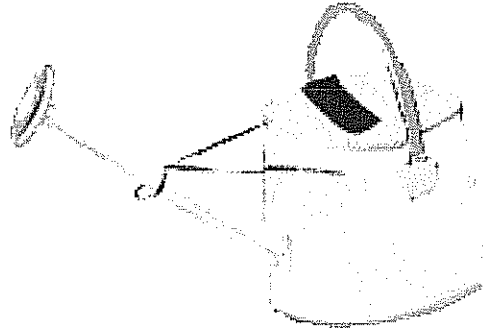
On Friday, July 18th, North Salem received formal approval to form the North Salem Sewer district and the following Tuesday, July 22nd, the North Salem Town Board passed the resolutions. The full packet including those resolutions was received by EFC on the 24<sup>th</sup>.

The Town of Southeast received formal approval to form the Southeast sewer district on Wednesday, July 23<sup>th</sup> in the late afternoon which was in time for the Southeast Town Board on Thursday, July 24. The Southeast Town Board voted unanimously to pass all the resolutions related to Peach Lake in time for meeting the deadline of the following day, July 25<sup>th</sup>.

All in all, great teamwork produced great results.

The EFC board will review our application for no interest short term financing and low interest long term financing this summer and issue approval in September.

## Vail's Grove Announces the "Adopt a Garden" Program Brought to You by the Aesthetics Committee



During these long, hot days of summer, it happens occasionally that our gardens need a little extra loving care in the form of water. It usually happens on weekends and, particularly, over long weekends when our hard-working Buildings & Grounds person is not in the Grove for a few days at a time. If Mother Nature doesn't deliver rain during these periods, our plants suffer the heat.

The Aesthetics Committee is looking for neighbors of these gardens to volunteer to do a little extra watering when these conditions exist.

The gardens (and flower pots) needing to be adopted are as follows:

Entrance to Ramp 1

Entrance to Ramp 2 (both sides of street)

Bottom of Ramp 3

Entrance to Ramp 4 (by mailboxes)

Entrance to Ramp 5 (by mailboxes and other side of street)

Koestler's Garden

Across the street from the Pavilion

Around the Pavilion, including hanging baskets on rails

If you are interested in helping by adopting a garden near your home, please call the office at (914) 669-5100 and leave your name, address and phone number with our Office Manager Cindy. Someone from the Aesthetics Committee will get back to you to discuss the details.

Please consider helping if you can. Your efforts will pay off with an even more beautiful community for all to enjoy.

## Vail's Grove Aesthetics Committee Becomes a Real "Garden Club"

It seems that gardening has taken hold at Vail's Grove! In addition to the fast growing and more beautiful community gardens, many shareholders are expanding and improving the gardens around their homes. To this end, the Aesthetics Committee is altering its role somewhat to include some fun and educational activities for all who are interested in the *Art of Gardening*.

The group is planning activities such as field trips to nearby gardens (i.e., Stonecrop, Wave Hill, New York Botanical Gardens), informative demonstrations conducted by our own Master Gardener Joan Sheridan and garden tours – including a tour of Vail's Grove Shareholder Gardens.

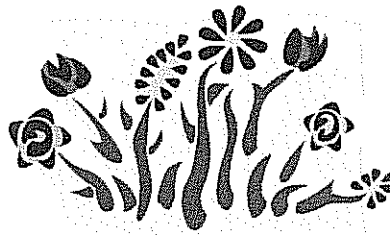
Anyone interested in these new activities is welcome to join the Aesthetics Committee. Committee membership will also include some participation in the care and feeding of our community gardens, which will be much easier with additional hands and hearts working toward their continued growth and beauty.

To join the group, please call Aesthetics Committee Co-chair Victoria Desidero at 845-669-5090.

### **The NEW Vail's Grove Garden Club**

A trip to Stonecrop Gardens followed by lunch out.

Date and time to be announced shortly.



## **Announcing the First Ever Vail's Grove Walking Garden Tour!**

**When:** Friday, August 22 at 2 pm.

**Where:** Starting at the Pavilion

Please call the office at (914) 669-5100 to register your garden to be on the tour or to let us know that you will be joining us for our walk.

**Light Refreshments** will be served following the tour.

## **“ASK CINDY”**



Please - from time to time, re-read the Rules and Regulations of Vail's Grove Cooperative, Inc. There are some interesting tidbits in there that are always good to review, so that we are all abiding by our agreed upon rules. For your convenience, a copy of the Rules and Regulations can be found on the Vail's Grove website - [www.vailsgrove.us](http://www.vailsgrove.us) - under the "Forms" section.

Remember to examine the trees on your leased property to be sure they are healthy. If they are dead, or certain limbs are starting to show signs of weakness, it is your responsibility to remove them so that a potential accident does not occur.

The Grove has a new mailman who will NOT stop to deliver the office mail if the area in front of the mailbox is blocked. **Please** do not block the mailbox, which is located by the front door of the office. The mailman needs to be able to pull in, deliver mail, and then pull right out. Thank you for your cooperation!

Our revolving library is really working out nicely. Feel free to stop by and pick up a book for summer reading by the lake. If you are donating or returning books, please do not leave them in front of the office door, as they can get wet or damp, and then get ruined. Please return them during office hours.

We thank all of our considerate pet owners for picking up after their dogs, but we would ask that you do not deposit the droppings in other peoples garbage cans. People that don't own pets are not fond of smelling your pets poop - we truly appreciate your continued consideration!

Our Security Guard, Ralph, may be called on Friday, Saturday and Sunday evenings if there is a problem in the Grove. His number is (914) 720-3005. If there is a problem during the week, please call Drew Gunnison at (845) 669-5049. Of course, the local law enforcement agencies should also be called in an emergency.

**"ASK CINDY cont" -**

**ANNUAL SHAREHOLDERS MEETING -**

The Annual Shareholders Meeting will be held on Sunday, September 7, 2008 at 11 am in the Pavilion. A light brunch will be served.

Monthly Board Meetings will be held on:

August 20, September 17, October 15

The office will be closed the week of August 25-29.

A big "Thank You" to the Tolve Family for donating some play equipment for the playground!



**Sunshine Committee - Sue Enos**

Condolences to Dawn Fisher on the passing of her mother.

Marie Dougherty, previously of Vail's Grove, passed away in May.

Get Well Wishes to Juliet Aguiar, Bob Becker and Adam Enos.

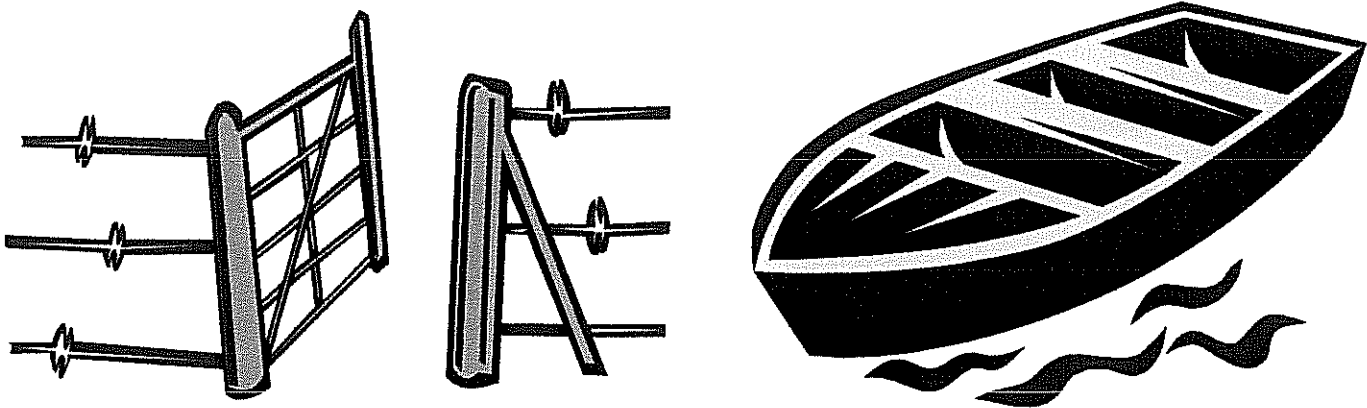
Welcome to our new neighbors, Maureen Mullarkey and William Carroll  
at 7 Hilltop Lane.

## Locks at Boat Ramp and Boat Storage Area Changed New Rules & Regulations Under Review

In an effort to keep Peach Lake free of barnacles, troublesome bacteria or other problems caused by moving boats in from other lakes, a Committee has been formed to create a new process for Vail's Grove residents to get their boats in and out of the lake, as well as the storage area. In anticipation of the new process being reviewed and, hopefully, approved by the Board of Directors, the locks at the gates to the Boat Ramp and the Boat Storage area at the North End were changed this week.

The new Rules and Regulations for gaining access to the Boat Ramp and the Storage Area, to be reviewed and voted on by the Board of Directors at the August 20, 2008 meeting, are designed to ensure convenient and safe boat storage and water vehicle use for all Vail's Grove shareholders.

Shareholders needing access to the Boat Ramp or the Storage Area in the interim must call the office to arrange an appointment to have Buildings & Maintenance personnel meet them to provide access to either locked gate. Please call Cindy at (914) 669-5100 to make an appointment.



# neighbor info exchange

Greeting Cards Created by Sue Enos are available for sale in the office. Folks, if you haven't been down to the office to see Sue's astonishingly beautiful greeting cards, you don't know what you are missing. She takes absolutely lovely photos of the many views of our very own Peach Lake - the swans, sunsets, boats in the mist, flowers, buildings and other things too numerous to mention. They are greeting cards that can also double as beautiful gifts for your neighbors and friends. Add a picture frame and you are done! They are an extremely reasonable three dollars per card. Stop by and take a look - you won't be disappointed.

## Home For Rent - 9/1/2008 - 6/30/2009

3 bedroom, furnished, w/d, dishwasher, large patio, lake view, non smoking, no pets - \$1750/mo plus utilities, security deposit

(732) 942-6789 or (914) 669-5147

