



January/February 2010

NOTES FROM THE CHAIR . . .

Happy New Year, Vail's Grove! We have entered the new decade with a number of exciting projects underway.

In January, ground was broken at the North End of Vail's Grove for the new Waste Water Treatment Plant. Arben Construction brought in equipment and trailers for crews to begin building the road from the site to Route 121 for use throughout construction. This is a very exciting time for our community and the culmination of many years of hard work and dedication on the part of so many people.

Stearns & Wheeler is the primary point of contact for questions about the construction or the contractors involved in this project. Shareholders are asked to call the Office so that questions may be handled in an efficient and timely manner. A portion of the ball field at the North End is being used as a staging area and shareholders are asked to stay out of this and all construction areas so as to avoid injury.

Another exciting project was launched by the new Land Survey Sub-Committee in December. The surveyors are making their way from the Pavilion down Vail's Lake Shore Drive, house by house, and drawing up plot plans for each parcel, as well as groups of parcels, so that we will know how every home is situated on its leased land and relative to its neighbors' land and/or common property. This will go a long way toward resolving any questions of property lines in the future. The Committee, headed by Tom Duffy, hopes to have this project completed by July.

Additionally, the Board of Directors completed the review and update of the Rules & Regulations, which will be printed and distributed to shareholders shortly. On behalf of the Board, I would like to thank the original task force on this project, Jack Waltzer, John Lee and Ray Harting, for their hard work and attention to detail in getting this project started.

I am very happy to announce that we have a number of new volunteers who have stepped up to serve our community: Thanks to Bill Quinn, the new Co-Chair of Buildings & Grounds; Ellen Ward, the new Chair of the Welcome Committee; Kathleen Heuschkel who offered to Chair the Lend-a-Hand Committee; Karen Bruen and Adeline Natiello for joining the Membership Committee; John Lee for joining Long-Range Planning; Sam Mullins for agreeing to be our Public Liaison for the Town of Southeast; and Janet Murphy for joining the Real Estate Committee. I also want to thank Margaret Flannery who will be leaving Vail's Grove after many years of being an active and concerned participant on our Board and in our community. We wish you all the very best, Margaret!

Victoria Desidero

Treasurer's Report By Ellen Mytych

Once again this year we were able to avoid raising Common Charges through the continued efforts of the Board of Directors and Committee Chairpersons to keep costs down and to work within a bare bones budget. This is a team effort for which all involved deserve thanks.

Additionally, in early 2009 Mary Rubini volunteered to serve as Legal Counsel to Vail's Grove Cooperative in the same spirit and generosity that Robert Becker did for so many years. Given Mary's willingness to share her time and expertise, we were able to save thousands of dollars on legal fees. On behalf of everyone in Vail's Grove: Thank you, Mary!

We also have re-established the Long Range Planning Committee which is being chaired by Sharon Scott. We are working closely with Buildings & Grounds to identify and plan for major expenses that could come up in the near and distant future and continue to put aside funds each year to maintain the budget that will fund Capital Expenses. The monies that we received for the sale of our land to the WWTP project have also been added to this fund and will offset expenses that might normally be borne by shareholders.

One of my goals as Treasurer was to designate a Reserve Fund for our Cooperative and keep that money set aside for emergencies. We have been able to do that and are prepared with enough money to cover the Cooperative's expenses for at least six months should our income be diminished for any reason.

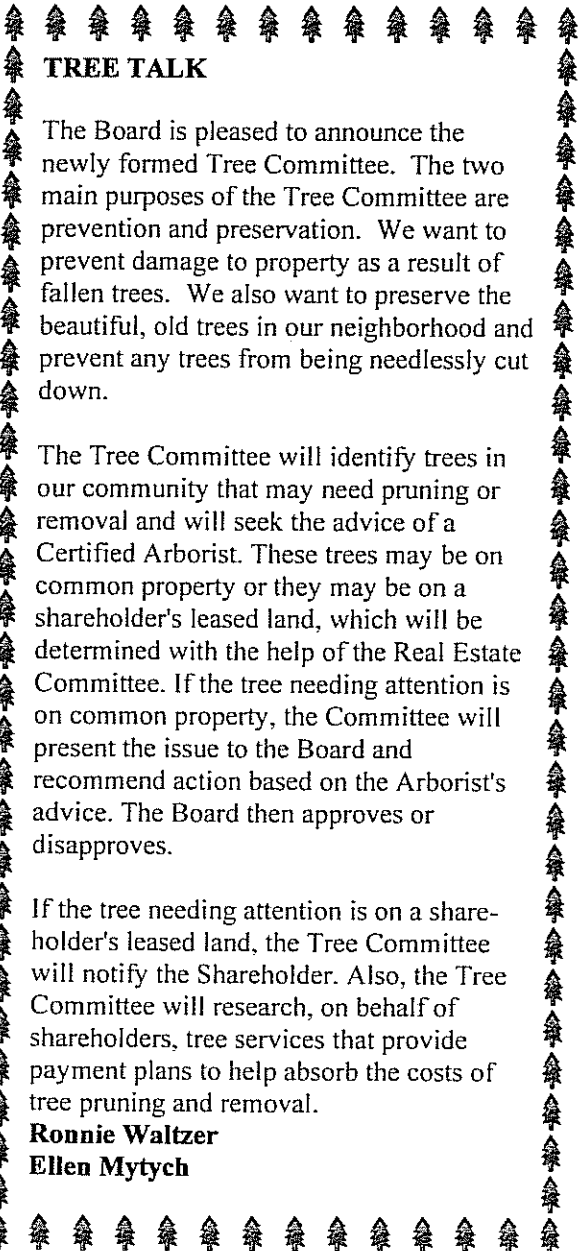
All in all, we are in good financial shape and continue to find ways to save money wherever possible.

NOTES from Cindy:

By now, you should all be aware that work has begun on the Waste Water Treatment Plant. We have received a request from the contractors: All questions, concerns or correspondence for any of the contractors should come through the Office, to be logged in and to be able to get the correct response. In addition, this will allow the contractors to proceed with their work without interruptions. Thank you for your cooperation.

Please remember that both our Directory and Web site have information that is useful to Vail's Grove residents. Check them out from time to time.

The Office will be closed on Thursday and Friday, Feb 11th and 12th, in addition to being closed on Presidents Day, Monday, Feb 15th.



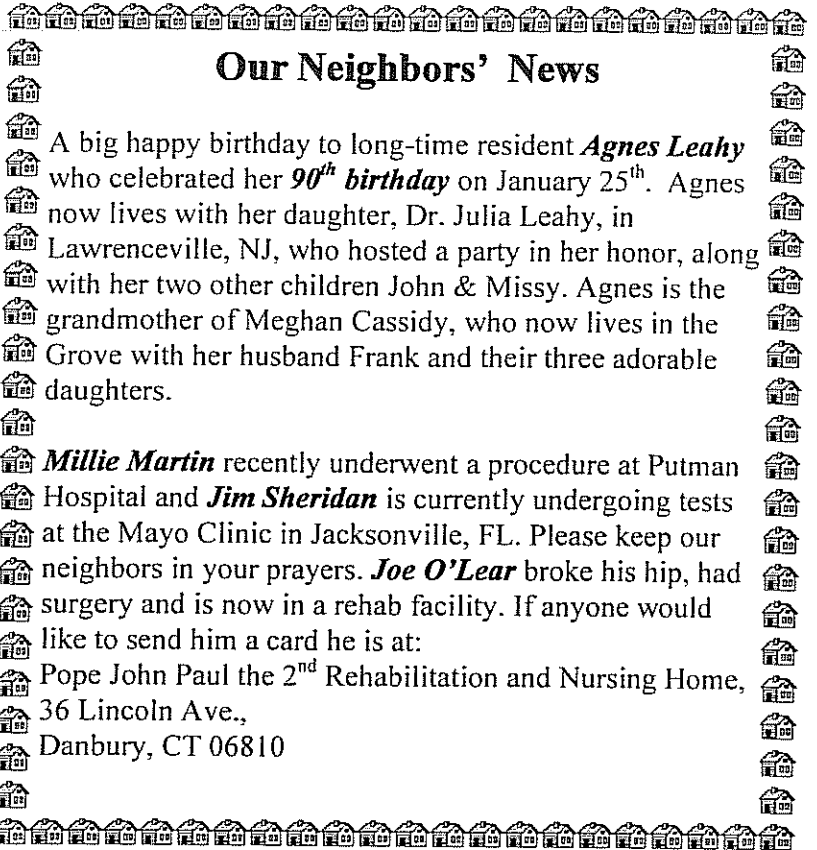
TREE TALK

The Board is pleased to announce the newly formed Tree Committee. The two main purposes of the Tree Committee are prevention and preservation. We want to prevent damage to property as a result of fallen trees. We also want to preserve the beautiful, old trees in our neighborhood and prevent any trees from being needlessly cut down.

The Tree Committee will identify trees in our community that may need pruning or removal and will seek the advice of a Certified Arborist. These trees may be on common property or they may be on a shareholder's leased land, which will be determined with the help of the Real Estate Committee. If the tree needing attention is on common property, the Committee will present the issue to the Board and recommend action based on the Arborist's advice. The Board then approves or disapproves.

If the tree needing attention is on a shareholder's leased land, the Tree Committee will notify the Shareholder. Also, the Tree Committee will research, on behalf of shareholders, tree services that provide payment plans to help absorb the costs of tree pruning and removal.

Ronnie Waltzer
Ellen Mytych

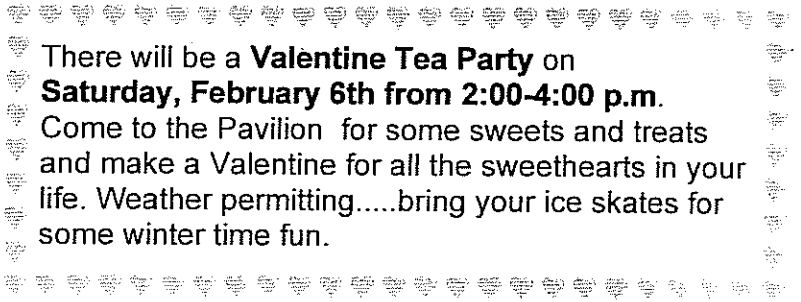


Our Neighbors' News

A big happy birthday to long-time resident **Agnes Leahy** who celebrated her **90th birthday** on January 25th. Agnes now lives with her daughter, Dr. Julia Leahy, in Lawrenceville, NJ, who hosted a party in her honor, along with her two other children John & Missy. Agnes is the grandmother of Meghan Cassidy, who now lives in the Grove with her husband Frank and their three adorable daughters.

Millie Martin recently underwent a procedure at Putman Hospital and **Jim Sheridan** is currently undergoing tests at the Mayo Clinic in Jacksonville, FL. Please keep our neighbors in your prayers. **Joe O'Lear** broke his hip, had surgery and is now in a rehab facility. If anyone would like to send him a card he is at:

Pope John Paul the 2nd Rehabilitation and Nursing Home,
36 Lincoln Ave.,
Danbury, CT 06810



There will be a **Valentine Tea Party** on **Saturday, February 6th from 2:00-4:00 p.m.**

Come to the Pavilion for some sweets and treats and make a Valentine for all the sweethearts in your life. Weather permitting.....bring your ice skates for some winter time fun.

Revised Rules and Regulations for Vail's Grove Shareholders

In order to make our Cooperatives Rules and Regulations more "user friendly" and understandable to shareholders, a Committee was formed to review and revise them. After the original Committee completed its work, the Board of Directors painstakingly looked at each suggested revision. At last all is finalized, and the revisions were approved by the Board at our January meeting.

Each shareholder will receive a bound copy of our Rules and Regulations, as well as the revised By-laws which were approved at the Annual Meeting two years ago. This guide should provide a ready reference to shareholder questions.

