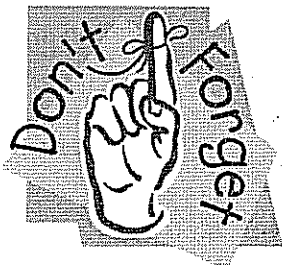


VAIL'S VOICE



Newsletter of the Vail's Grove Community located on Peach Lake
Editor – Carol Harting – c.harting@verizon.net



A friendly reminder from Frank Cassidy – Board Secretary

In an effort to reiterate the importance of following rules and limiting frustration levels: When you purchase a home in a Cooperative, you agree to abide by the By-Laws and the Rules and Regulations. These include all of the sections of the By-Laws and Rules and Regulations – dogs on leashes, alterations to your home, work on your property, etc.

There are many applications which need to be in the office 21 days prior to the next Board meeting, to allow for the office, and then the Chairperson of the individual committees to have the proper time to review these applications. The 21-day rule will be strictly adhered to. This includes applications for alteration, membership applications, rental applications, re-financing applications, Pavilion rental applications. We also appreciate that you understand that the employees of Vail's Grove Cooperative are performing their jobs according to the By-laws, Rules and Regulations, and according Directors. If there are any problems or concerns, please direct them to the appropriate Committee Chairs or to the Board of Directors. Our employees are valuable resources. Thank You

One of our own named 2014 Citizen of the Year

Our very own resident, **Joe DiMauro**, was recently named the 2014 Citizen of the Year by the Mt. Kisco Chamber Of Commerce. Joe, as owner of Mount Kisco Seafood, has donated and served food at fundraising events supporting a wide range of local organizations including Riverkeeper, Making Headway, Food Bank for Westchester, Mount Kisco Child Care Center and the Boys & Girls Club of Nothern Westchester. As a participant in seven Avon Walks for Breasts Cancer, Joe and his team of friends and family, have walked the equivalent of 10 1/2 marathons, raising over \$100,000 to support breast cancer research, treatment and prevention education. **Congratulations Joe – Vail's Grove is proud to have you as one of us.**

From Cindy's Corner:



Yoga will now be offered on Wednesday nights in the Pavilion from 7-8 pm. No classes will be held July 7-16. For more info, call/text Jen at 646-261-5386. - Fee is \$10. Please bring a mat. This is in addition to the Yoga classes on Monday and Wednesday mornings at 10 am.

Zumba continues to be held in the Pavilion on Thursday mornings at 10 am.

Please remember that if you DID NOT give me a new form with your phone number and e-mail, you will not be getting robo-calls and group e-mails. I re-did the list from scratch to avoid wrong numbers, incorrect e-mails, duplicates. The form was sent in the fall. So if you want to be sure you are on Robo-call/E-mail – send me the correct info and I will add you.

SUNDAY at 10 am – softball down at the ball field – come on down and join your neighbors for a fun morning.

Always remember to give the office information if you are trying to rent or sell your home. People call or stop in to ask all the time.

Please remember that you cannot rent your home without going through a rental application process. Renters must be vetted – for the safety of all – and be interviewed by the membership committee. Anyone staying in your home other than immediate family members for over three months MUST be vetted.

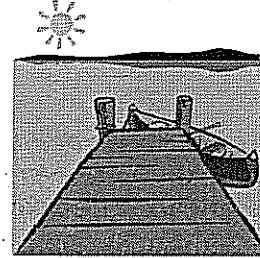
Before you submit any alteration applications to the office, please be sure to review all the required, established set-backs in the Rules and Regulations. You should also be sure to give those requirements to your architect so that the plans are drawn correctly. The office and the Real Estate Committee cannot accept plans that do not adhere to the requirements.

There is a wedding at the Pavilion on July 4th so we ask that you please be respectful of having your guests park at the Pavilion. As renters of the Pavilion for the day, the parking needs to be available for the wedding guests. Thank you in advance for your cooperation.

Please watch for mailings through the summer about information for the Annual Meeting which will be held on Sunday, September 7. Mark your calendar now. In order to be able to have your vote counted, the date of July 31st has been set as the date you need to be a "Member in Good Standing". This means that all quarterly charges, assessments, all taxes and any other fees MUST be paid in full on July 31, 2014. In addition, you would not be eligible to run for a seat on the Board if these fees are not fully paid by July 31st.

Ways We Save by Ellen Mytych

By volunteering her services, Mary Rubini has saved the Grove BIG BUCKS that we'd otherwise have paid in retainer fees for an outside counsel. By volunteering their time and skill, Ronnie Waltzer and Catherine Morris on the Aesthetics Committee have saved the Grove BIG BUCKS that we'd otherwise have paid a landscaper.



IN AND ABOUT THE LAKE

If you see Something, Say Something

Have you ever been driving down the road minding your own business only to be surprised to see someone throw trash out of the car in front of you? Who do they think is going to pick up that bottle, can, or fast food wrapper? Well, we have a similar problem at Peach Lake. We are finding bottles and cans every Monday morning along the lakeshore. It stands to reason that no one is drinking beverages on a weekend and then hurling the empty containers into the lake from the shore. We believe that people out in their boats are drinking and then throwing the bottles and cans into the lake.

Aside from the obvious disgust we all feel that people would throw trash in our pristine lake, there are safety hazards with this floating debris. If a bottle strikes the propeller on a boat or is sucked into a jet ski motor, there could be serious damage to the watercraft and possible injury to the drivers.

If you see someone throwing trash off his or her boat into the lake, say something to your Community Office so we can identify who is doing this. Better yet, if you see something, take a picture so we can identify the boat. This is a relatively small community of homeowners around a private lake. We should be able to discourage people from throwing trash into the lake or at the

very least embarrass them by identifying who is doing it. We all love our Peach Lake. Let's treat it like the precious gift it is for all of us to enjoy.

Safe Boating

It is a **REQUIREMENT** to show Port (red, and Starboard (green), navigation lights from 30 minutes prior to sunset until 30 minutes after sunrise. On boats longer than 23 ft., an all around white light at the stern is **also required**. Many of the pontoon boats on the lake are equipped with bright headlights, these blind and confuse other boaters and should **only be lit when mooring**. Small oared watercraft boating at night should carry a white waterproof flashlight to indicate their position to other watercraft.

NY State Law requires boats close to shore to limit speed to 5 Knots. Be aware of skiers and children, especially close to inshore, and avoid wake patterns in-close to lake swim beaches. By convention at Peach Lake, when many boats are in use, a counter-clockwise traffic pattern is preferred. Pick up and read a copy of the NY State Boating Laws at the DMV.

Power boats **MUST** give way to sailboats and oared boats, sailboats should give way to oared boats. Power boats should avoid creating heavy wakes near the shoreline, near oared vessels, or near anchored and/or rafting vessels. When backing out of a slip give one long blast on your horn to alert other boats of your intention to "go astern". A collision will ruin an otherwise perfect day.

Be alert for swimmers, stay well clear. We **have** had people seriously injured by propellers!

"Skippers", you are responsible to ensure your boat is not overloaded, has flotation gear available for each embarked person; carries signaling devices such as a mirror, flares, a whistle or an air or electric horn; carries an anchor with sufficient line for any depth in the water. Has oars or paddles aboard in the event of engine malfunction and if necessary, paddle downwind to the nearest shoreline in the event of engine failure. Don't forget to "blow" your gasoline compartment prior to engaging the electric starter.

Jet-skiers: Ensure your emergency shut off is securely strapped to your person so the watercraft will shut down if you are thrown off.

If you took "it" out on the boat, bring "it" back ashore. Trash, Bags, Cans and Bottles, fishing line, can damage someone's prop. Broken bottles can, and have caused, injuries on the lake. Our lake is too precious a jewel to have it look like our local roads, so have a heart. **P.S. This also applies to junk left out on the ice when the Lake is frozen. Submitted by Jack Waltzer**

Boat Ramp/NE Winter Storage Committee

As we go into the boating season it appears that everything is running smoothly. All docks are in place and look wonderful and people have begun placing their boats on the docks. One thing that should be noted; if you have a trailer to be returned to the yard find a key holder and put it in the yard; do not leave trailer on access road or outside of the gate especially being that construction is going on in that area. **Thank you, Hugh Andrews**

WHAT THE MUCK!!! Tactics and techniques for mucking your lake front

As summer is upon us, and the weeds and algae roll in, a number of lakefront property owners have asked me how Jack and I care for our lakefront. When we started cleaning it years ago, there was lots of decomposed muck along the bottom. We are down to a hard pan sandy bottom now, but it is an ongoing project!

Several days a week, armed with a metal handled leaf rake (the wooden handled rakes are heavier and break eventually), we don our waders and wade in. If the water is clear and looks clean, I don't bother with waders, but if it looks "slimy", it doesn't touch my bare legs!

Then the work begins. I try to set a time limit in the lake of about an hour. More than that requires Advil and an afternoon nap. We pile the lake weed on our sea wall and let it dry for at least a day (usually 2 or 3) before forking it into a wheelbarrow to move to the road. It is too heavy to move it wet. It also helps to use your rake to pull the edges of the weed into a pile/roll so that it doesn't spread onto the grass, or drip down the sea wall, making it harder to pick up. (I'd be happy to demonstrate).

This is a GREAT core and upper body workout, probably good for weight control, and has the added advantage of keeping the lakefront clean. It is WORK though. And it is discouraging to spend the time doing it, only to climb out of the lake, look behind you, and see more of the "stuff" rolling in! But, like mucking horse stalls, it has to be done. I have a little plaque that says, "If you're lucky enough to live by the water, you're lucky enough." I would agree except on "mucking" days. Submitted by Ronnie Waltzer

Beach Report

Thank you to Ken Sullivan, Steve Roberts and Sean Kelly for helping with the sand at the beach. The beach is now open weekends at 9am to 7pm on Friday, Saturday and Sunday. The beach will be open 7 days a week starting June 23. Please refer to the Vail's Grove Rules and Regulations as it pertains to children and guests. Also, there are no dogs at the beach.

Children paddle board, adult paddle board; kayaks and canoe are in the shed for rental.

The grill is a great place to have a barbecue lakeside.

The Beach will have the following parties:
June 28th @ 6pm – Cocktails at Sunset. Kick off the summer! Bring an appetizer to share.
August 8th @ 6pm – Tacos and Tequila.
August 17th @ 12pm – Brunch at the Lake
September 5th @ 6pm – End of Summer Cocktails at Sunset

IN AND ABOUT VAILS GROVE

Reminder: No On-Street Parking



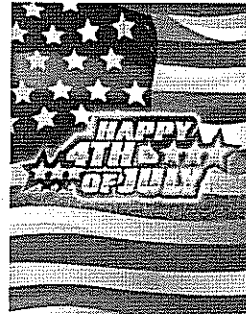
This is a friendly reminder to please refrain from parking on the streets of Vails Grove Co-Op. The roads in the Grove are narrow enough to maneuver through, without the added

challenge of vehicles that are parked either on or partially protruding into the roadways from property frontages. This reminder is particularly important as we approach the busy summer months, including holidays, when there is the increased volume of visitor traffic. At a minimum, refraining from any "long-term" parking on the street is consistent with the Co-Op's bi-law requirements and is basic respect for one's neighbors. Of greater import is the potential impact it has on allowing emergency vehicle passage, should the need arise, particularly during the high activity/traffic summer months. Your cooperation to this request/requirement would be greatly appreciated.

Also, now that the beach is open full time, no private parking in the beach parking area is allowed. That parking is solely for the use of those using the beach.

Thank you for your cooperation.

Recreation Report



The 4th of July parade will start at the North end at 11am. Decorate your bikes and ride through the grove. End at the Pavilion with a salute to our neighbors who have served the country. Hot Dogs will be served.

We are thrilled to have the return of the McLean Avenue Band on Friday, July 18 at 7pm. Tickets, \$35 per person or \$250 for a table of 8, are available in the office. Join us for dinner and

dancing. Gather your friends and let's fill the



Pavilion. BYOB.

We are looking for movie suggestions for Movies in the Field. Got a suggestion? E-mail us at meghanacassidy@comcast.net

Water tank update

Progress is being made on the new water treatment and supply for the grove. The new tanks are in. The plumbing and the new electrical system has been installed. We are currently still using one of the original storage tanks to hold our water until the new system is up and running. When the project is completed we will have a state of the art system to ensure safe and efficient delivery of our water well into the 21st century

We were able to reduce cost by using the existing pump house. The old 25,000 storage tanks will be dismantled and removed. The two new 25,000 gallon tanks are now in place and located close to the pump house.

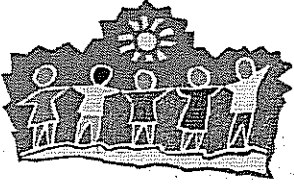
Apologies for the short interruptions in water delivery during the day and any noise or traffic related to the demolition and installation of the new water supply system. It has been a "necessary evil" in securing a safe and long term water supply to the cooperative.

The coop has had a stellar history of supplying clean, fresh water to all of our residents. Our annual water quality report says it all. We have kept the cost of supplying water to a minimum by training and using our wonderful maintenance man, Jay Moore during the week and volunteers on weekends and holidays. We all take the water for granted but it takes many man hours and a lot of work to keep the water flowing.

If any resident has a question or concern; please feel free to ask Jay Moore or call me, Kathleen Heuschkel, at (845) 612-1851. We will do our best to answer your questions and/or get the answers for you.

Kathleen Heuschkel
Chief Water Operator

Sunshine News from Sue



Get well wishes are sent to Maryann Loehmann, Inga Diggin, Barbara McGuire, Moria (young) Tolan, Jack Waltzer, Cricky Murphy, Hank Myers, Fred Witte, John Romanello and Melissa Sowa.

We are saddened to report former long-time resident Dorothy O'Lear passed away on April 14th...she was 99 years young.

Welcome new babies – First time grandparents Hugh and Denise Andrews have a new granddaughter Aya, born to daughter Hanna and Erran Green. New grandparents for the second time, Ellen and Jeff Ward have a new granddaughter Nora, born to daughter Casey and Sean Lefferts. And new grandparents for the second time, John and Joan Myers have a new grandson Roman John, born to Rosie and Carlos. Welcome to a new baby in the Witte family. Fred became a great grandfather for the second time to baby Rory Walter Cavanaugh.

Congratulations to the following families: Dave & Karen Bruen – their youngest daughter, Maura, was recently married in Myrtle Beach to Michael Kneeland and will be residing in Calgary, Canada. Jeff & Ellen Ward – Ellen's son CJ Watson was married to Julia Gillen. John & Jeannie Lee – their son, Robert, was married to Caitlin Brooks in Las Vegas.



6' Queen couch bed with two cushions and
Two attached back cushions – perfect condition-
Hardly used-medium beige microfiber.
Asking \$100 or best offer
Call Joan Mullins at 845 669 5227

Two natural wood teak privacy screens for deck or
patio - Together, side by side they are: 9 ft. x 5 in.
wide with a height of 5 ft. 9 in. - \$375
Call 914 714 0459



Kathleen is looking for
two oars with oar locks for an aluminum boat.
Please call Kathleen at 203-746-5596

If anyone is interested in posting any items for
sale or to give away or items that you wish to
purchase, send the information to Carol Harting
at c.harting@verizon.net for inclusion in the
next Newsletter.

Buildings and Grounds

Reused paper leaf bags are available in the
maintenance garage for no cost.

Reminder that paper leaf bags are for leaves and
grass clippings only. No branches or brush please.
Brush and branches are to be cut into 4 foot
lengths and piled at the curb for pick up.

Unwanted bushes and plants can be donated to
buildings and grounds. Contact us at 914-669-9606
Help conserve our water supply. Please fix any
faucets, toilets, pipes or outside water taps that

may be leaking or dripping. Small leaks and drips
can add up fast!

Membership

The Membership Committee would like to remind
everybody of the following:

When you are refinancing, the first step is to fill out
an application and bring it into the office twenty-one
(21) days prior to the next board meeting.

If you are renting your home, a rental application
and the \$350 fee must be submitted to the office,
and your prospective tenant must be vetted and
approved twenty-one (21) days prior to the next
board meeting.

If you are selling your home, an application and a
\$500 fee must be submitted to the office 21 days
prior to the next board meeting.

The following is a new rule that was voted upon by
the stockholders in 2011 as a reminder for all:

Each proprietary lease issued by the cooperative
shall be deemed for the sole benefit of the
stockholders, as such name appears in the stock
record book, and his or her immediate family.
Immediate family is: spouse, parent, sibling and
child

Use and Occupancy of the leased premises for
more than three (3) months by any other person or
persons except bonded health care providers shall
be deemed unauthorized subleasing.

A criminal background check is required for adults
who are not immediate family.

Also, if any stockholder is having temporary guests
for less than the three (3) month period, please
inform the office in writing.