

The Vail's Voice

March/April 2008

SPRING HAS SPRUNG!

It's been slow in coming, and the thermometer is still showing low numbers, but spring has indeed arrived!

On that note, if you are lucky enough to have a green thumb, or you just love to putter around your garden, and when you start cleaning up from the winter, please keep the Grove in mind when you are thinning out your plantings. Donations will be happily accepted for use throughout the Grove. Give the office a call if you have anything you'd like to share.

WWTP Update - Peggy Boyle

Efforts to preserve Peach Lake have an extra "Spring" in their step.

We are hopeful that you have seen the engineers from Stearns and Wheler in the community and have spoken to them in their efforts to plan for the WWTP.

Members of the Peach Lake Coalition met with both Town Supervisors, Paul Greenwood of North Salem and Michael Rights of Southeast and Fred Testa of Environmental Facilities Corporation on April 2nd at the Vails Pavilion to get an update on the joint efforts to meet several deadlines for sewer district formation and for the low interest financing.

The Peach Lake Coalition leaders around the lake also welcomed Sarah Cwilka, the engineer from Stearns and Wheler who is assigned to this project in our community. Stearns and Wheler were pivotal in the initial study of Peach Lake in 2004, which helped to document the need for the WWTP as the only viable way to save our lake.

WWTP Update cont.

They are eagerly taking the steps to design the facility and follow through with regulatory agencies such as NYCDEP, NYSDEC and the Westchester and Putnam County Departments of Health to keep the momentum moving.

Supervisor Greenwood reported that the application to form the sewer district went to the Office of the State Comptroller on March 31 and that he will follow through with them very soon. He also stated that the SEQRA (State Environmental Quality Review Act) process is moving along and North Salem, as Lead Agency, has determined that the project will not have an adverse impact on the environment.

Supervisor Rights assured the community leadership that the Town of Southeast is in lockstep with North Salem in the project.

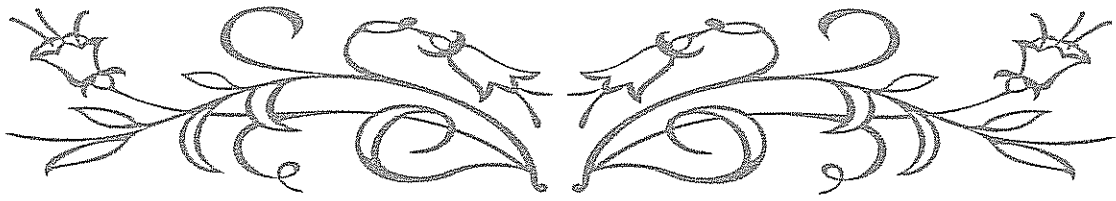
Sarah Cwilka is continuing to compile evidence to ensure that the WWTP will be of adequate size for our neighborhood and to advocate, on our behalf, to NYCDEP and NYSDEC for a SPEDES (State Pollution Discharge Elimination System) permit that will meet our needs.

Fred Testa reported that in order for his board to review and approve our application for financing for the 2008/2009 fiscal year we need to have the sewer district formed and several pieces of documentation in place by May 1st for the EFC June 26th board meeting.

All were fairly confident we could meet that deadline even though much work has to be done. The EFC board does not meet in the summer and the very last opportunity is in September for board approval of our application.

Our lakewide community was well represented at the meeting, as always, and asked pertinent questions. The leadership emphasized to the Town Supervisors and Stearns and Wheler that we as a community are in partnership with them in the efforts and therefore want to be included in the planning and decision making. All were in agreement to sustain the collaboration.

As always, updates on this effort are given at each month at the board meetings and therefore reflected in the minutes. We encourage you to come to the meetings and ask any questions you may have.



CONDOLENCES

Our sincerest condolences to the following people and their families -
Peggy Quinn on the passing of her mother.

John Goodman on the passing of his father George W. Goodman.

The Van Scoy family on the passing of longtime Grove resident Elma Reynolds.

Phyllis Allen on the passing of her aunt, past resident of Vail's Grove, Emily Weiss.



Get Well Wishes To:

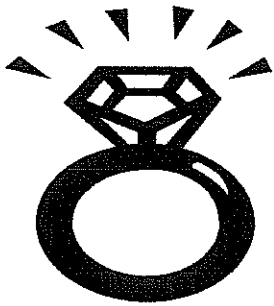
Joan Myers

Meghan Cassidy

Jim Kiernan

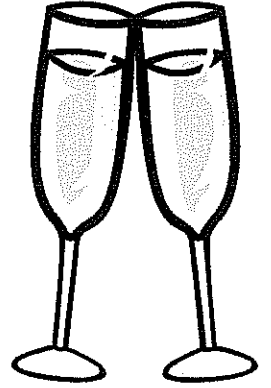
Michael Mullaney

Bill Sheridan



congratulations!

*congratulations to Karen and Dave Bruen
on the engagement of their daughter
Lauren!*



WELCOME!!!

A warm welcome to a new neighbor, Robert Tranchida, at 11 Orchard, AND a very warm welcome to our newest Vails' Grove resident, baby Benjamin Robert LaPorte. His proud parents are Michele and Rob, who live at 1 Locust Road.





OFFICE UPDATES

The office will be **CLOSED** from Monday, April 21st until the following Monday, April 28th. If you have something important that needs to be addressed, please contact the office the week prior. Messages left on the office answering machine during that week will be checked periodically.

Monthly Board Meetings - The monthly Board meetings, held on the 3rd Wednesday of every month, will now begin at 8:00 pm.

ANNUAL MEETING DATE CHANGE - Due to the fact that the last Sunday of August is Labor Day weekend, the 2008 Annual meeting of Vail's Grove Cooperative, Inc. will be held on Sunday, September 7th at 11 am in the Pavilion. Please mark your calendars and save the date.

A stockholder recently had an oil tank leak, which has already incurred over \$20,000 in costs. Please ensure that you have oil tank insurance to cover yourselves in case of such a situation. You'll be glad you did!

A number of shareholders have voiced concerns about the unsightliness of multiple vehicles parked on shareholder property. These vehicles include boats, campers, jet skis and unregistered automobiles. Because of these complaints, the Board of Directors has decided to enforce our Rule 4 which reads, "Vehicles, as defined herein, shall mean and include automobiles, trucks, all trailers, motorcycles, dirt bikes, mopeds, go-carts, snowmobiles, boats or any unit primarily utilizing fuel as a means of propulsion, except a lawn or garden tractor. **Passenger automobiles, motorcycles, and light trucks only may be parked on Stockholder's leased premises or in Cooperative common parking areas.**"

The Grove now provides space at the North End for storage. By May 26th all unregistered vehicles and boats not going into the water this year must be moved to the North End for storage. By next fall, all vehicles and power boats must be moved to the North End for winter

Office Updates cont.

storage. Shareholders must come to the Office to register their vehicles and obtain a sticker to place on the vehicle for identification. Proof of ownership will be required in order to utilize the North End facility. Improper use fees will be imposed upon those not in compliance with this rule. Your Board thanks you for your cooperation.



Real Estate Info:

Please remember this very important issue: According to our legal representation, the only property description that is binding is the description that is on the last page of your Proprietary Lease.

The Real Estate Committee is a very dedicated force that spends many hours reviewing every renovation/alteration application that comes before the Board. In the near future, a list of fees for different Real Estate applications will be determined by the Board. All applications from hereon, will have fees attached to them. The fees will be announced shortly.

Maintenance:

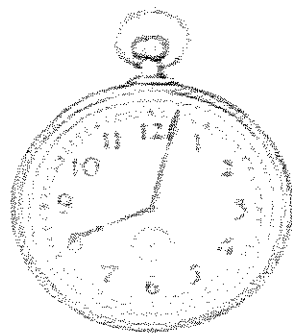
Street sweeping and drain cleaning is in progress.

The Grove will not be hosting their "Dumpster Days" this year. Please check our website for bulk pick-up information for both Southeast and North Salem.

WWW.VAILSGROVE.US www.vailsgrove.us www.vailsgrove.us

Please note - you don't have to register to use the website, but it would be nice to know how many people are taking advantage of it - it's fast, easy and free to register!!!

Office Updates cont.



The Board of Directors has voted to make an alteration to the Rules and Regulations, Item 2, Conduct: With respect to unseemly noises, including, but not limited to construction, power tools and leaf blowers, Stockholder shall not permit these noises to occur prior to 8:00 am or after 8:00 pm. With respect to noise from barking dogs, Stockholder shall not permit their dog to bark incessantly, i.e., longer than five minutes, at any time. Stockholder shall take measures to prevent their dog from barking prior to 8:00 am and after 8:00 pm.



TUTOR AVAILABLE -

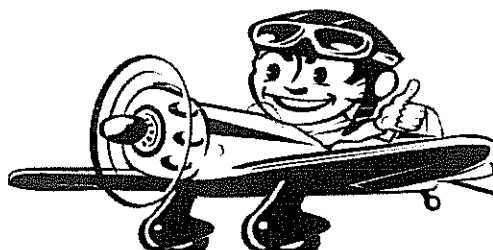
NYS Certified Teacher specializing in English, NYS exams and PSAT/SAT prep.

If interested, please call Meghan Cassidy at (845) 669-4004.

LOST and FOUND



FOUND - Canoe found early 2007 - if you think it is yours, please call (631) 286-1798 or (845) 669-5471.



SEE YOU NEXT TIME!