

# Vail's Voice

October/November/December 2007

Notes from the Chair . . .

As the new chairman of the board for 2007-08, I'd like to address our shareholders and let you know a little about what your Board of Directors is doing this year.

It has been a beautiful autumn here in Vail's Grove, and thanks to the Aesthetics committee's hard work of planning and planting, the Grove has never looked better. Everywhere our gardens are flourishing, even as we prepare for winter. You may have noticed the beautiful new walls at the foot of Becker's Way in the north end.

In the spirit of preparing for the New Year, the members of the Board of Directors have been submitting goals for the coming year. One of these is the creation of an ombudsman, a person who will review letters from shareholders who wish to bring some matter to the Board's attention. It will be her job to see that any difficulties are resolved in an equitable manner.

Another goal is to hone the fiscal awareness and sense of responsibility of each member of the Board. To that end our accountant presented a "Budget 101" workshop to acquaint us with the intricacies of preparing a budget. I'd like to assure all of our shareholders that we are doing our very best to keep costs down. As you are all aware, however, the escalating costs of fuel as well as ordinary cost of living increases will inevitably impact us here in Vail's Grove.

As new families join our community, we would like to get to know them by introducing them to you in the Vail's Voice . We hope to encourage people to participate in our social activities, which are frequently family oriented and the stuff of which memories are made, as anyone who lives here knows.

Please check our beautiful new web site as another means of keeping up with what is going on in our community .

Keep in touch with us. We want to be accessible on many levels.

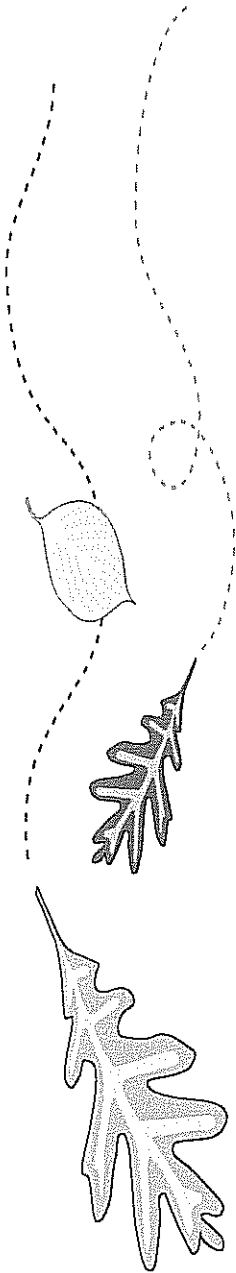
Ronnie Waltzer

## A Message From Our Maintenance Chairman - Jack Waltzer

1. Leaf season is upon us. As a reminder, raked leaves must be put in paper bags in order for them to be picked up by our Buildings and Grounds man. If you have hired a lawn maintenance person, they must bag the leaves for pickup OR take away any loose leaves for disposal. Bagged leaves must be placed not more than 10 feet from the roadside. A hint; mulch the leaves on your lawn with your mower...the mulch is a great soil builder for your grass and plants. Brush and boughs must be piled, cut to suitable length to fit our truck, with any individual piece not heavier than is reasonable to pick up by hand. Lake weeds should be dried and placed near the roadway.

2. Snow season is imminent. We will mark all areas where we believe the plows could be a danger to curbs or other areas prone to damage. If you have a special area of concern, you can notify Buildings and Grounds at 914-669-9606. Please remember our "no street parking" rule, so the plow has room to properly keep our roadways clear.

3. After ALL leaves are off the trees, Salem Landscaping and Maintenance (SL&M) will vacuum leaves from COMMON PROPERTY. SL&M is willing to vacuum any shareholder's or renter's property on the same day at shareholder's or renter's cost. If you desire such service, you can call SL&M at (845) 277-4021; ask for Kurt.



## **Update on Lake Preservation Efforts - Peggy Boyle**

The Early Fall has been busy for those involved in the Peach Lake Coalition and the Vail's Grove Waste Water Treatment Plant Sub-Committee.

The Autumn Evening Celebration on September 29<sup>th</sup> was an enormous success. Over 300 of us attended and the appointed and elected officials and candidates came out in full force. Community spirit was re-enforced with our neighboring communities. Many of our most senior residents that deserved to be recognized for their unfailing service, as well as our new members, were highlighted. The mission to preserve Peach Lake was clearly communicated by Peach Lake neighbors and we are on the radar screen of every politician and agency that will be involved in our efforts. Our newly elected representatives are supportive of our initiative.

In addition, the attorneys from the towns of Southeast and North Salem met with our attorney Robert Becker to hammer out the contract of sale for Vail's property. Mr. Becker represented our community in his ever so professional "way", as the name of Vail's entrance #3 reflects, and made sure that every clause in the contract protected our interests as shareholders. The contract for sale of our property, provided the sewer district would be formed, was signed by the attorneys and our chairperson Ronnie Waltzer on November 2, 2007.

On November 13<sup>th</sup>, Peach Lake representatives (Tom Duffy, Sharon Scott, Margaret Flannery, Jack Waltzer, Pat Butler and Peggy Boyle) met with the Westchester Board of Legislators to present our concerns and to clearly communicate the need to release the 10 million dollars earmarked for Peach Lake over a year ago. We were invited by Legislator Ursula LaMotte and at the meeting we also met our new legislator, Peter Harckham. Many of the legislators, who are directly involved with the funds earmarked for Peach lake were overflowing with support and were very much impressed with the professionalism and preparation of our leadership. The presentation is available to all our shareholders, should anyone like to receive a copy. You would have been very proud of your neighbors.

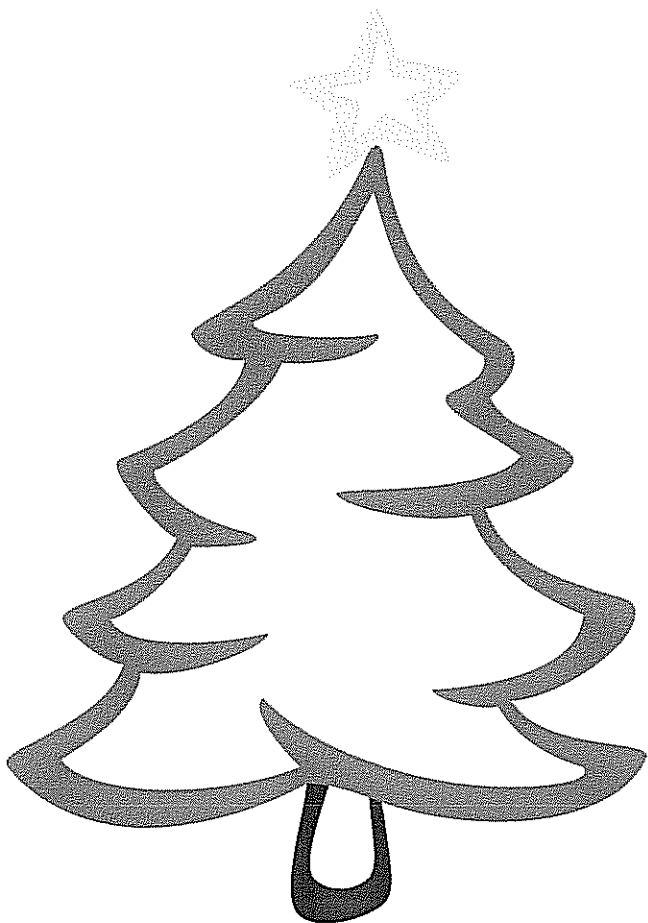
The same evening of the presentation to the Westchester Board of Legislators, Bob Gregory, Charles Voelkl, Bob Ranalli, and Fran Ott attended the North Salem town board meeting to begin the Environmental Assessment process of the proposed waste water treatment plant.

The Map, Plan and Report, now completed will be in the hands of Mr. Larry Schwartz, the Deputy Westchester County Executive on Monday, November 19. The Peach Lake Coalition will plan a meeting with the County Executive Office in a few weeks to ensure that his office recommends to the Legislature for the release of the 10 million dollars.

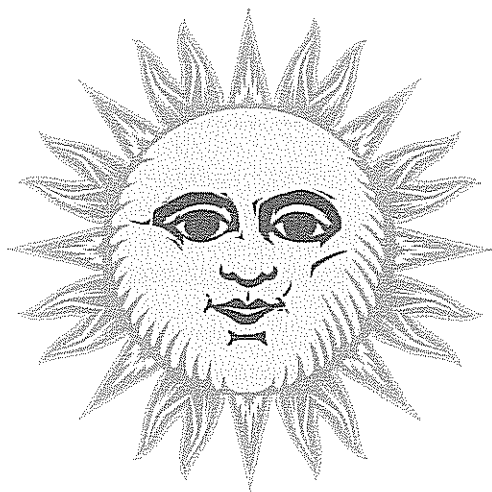
## Update on Lake Preservation Efforts cont.

The Peach Lake Coalition and the Vail's Grove Waste Water Treatment Plant Subcommittee will have a meeting on Tuesday, November 27<sup>th</sup> from 6:30-7:30 p.m. at the Vail's Pavilion.

On another front, the NYS Department of Conservation is issuing regulations starting January, 2008 to require NYCDEP to inspect septic systems on a yearly basis over a five year period. Those properties with over one eighth of an acre with a septic system are subject to inspection, pursuant to these regulations. Therefore, the efforts of the Peach Lake Coalition and the Vail's Grove Waste Water Treatment Plant Subcommittee to build this waste water treatment plant are that much more immediate, given this new set of regulations from NYSDEC.



We will be having a Christmas Party on December 8, 2007 from 4:00pm to 10:00pm. Children will decorate Gingerbread houses from 4-5pm, then Santa will arrive to hand out parent provided, wrapped and labeled gifts. Dinner follows at 6:00pm, catered by Ledley's and there will be a DJ and dancing. The cost is \$10/adult, \$5/child. Tickets may be purchased from the Vail's Grove office - (914) 669-5100.



## *Sunshine News -*

Please share your news with us, happy or sad, so that we may keep your friends and neighbors informed.

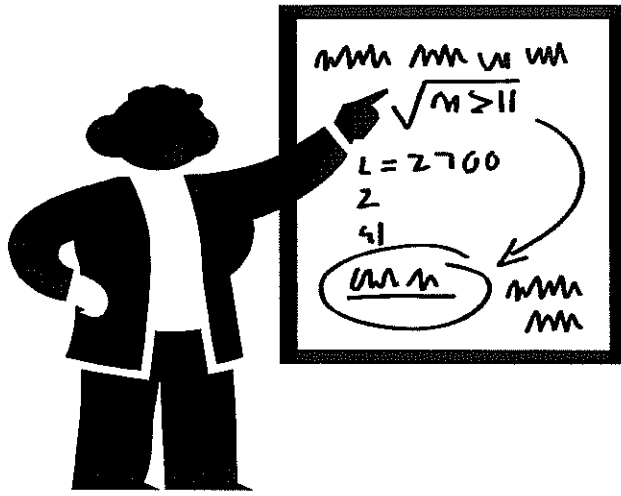
On that note, please welcome some new neighbors to Vail's Grove - Ken and Suzanne Sullivan and family at 39 Vail's Lake Shore Drive.



Office Info - Please remember that quarterly charges are sent on January 1, April 1, July 1 and October 1, and are due the last day of that month. Remember also that that the charges are due whether or not you receive a bill, and finance charges are invoiced on the first day of each month.

# **[www.vailsgrove.us](http://www.vailsgrove.us)**

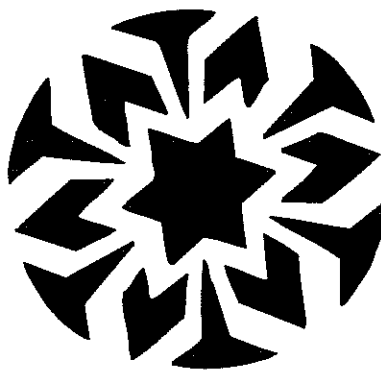
Yup - that's our new website - check it out! On the website you will find old issues of the Vail's Voice, minutes from past meetings, many forms that you can download (Pavilion rental forms, for example), and, if you aren't shy, we can post pictures of your events there too - there's even a place for you to make suggestions - please feel free to do so - It's just one more way of trying to share information with you in a timely manner - let us know what you think!



## TUTOR AVAILABLE -

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

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



*Happy Holidays!*