



November/December 2010

## Notes from the Chair

Well, I have good news and bad news: The good news is the roads around Vail's Grove are almost completely reclaimed and paved! The bad news is the roads around Vail's Grove are almost completely reclaimed and paved! Yes, it is a classic "good news, bad news" scenario. The roads are smooth, speed bump and rut-free and, as a result, people are speeding around here like we built a highway through our neighborhood!

The speed bumps, to be replaced in the spring, will be an improvement on the old version with a place for bike riders and walkers to go through without experiencing the "bump" and they should slow people down more than ever. In the meantime, however, we must all police ourselves and remember that the speed limit is still 10 mph even though the ride is lovely and smooth at faster rates. The Board of Directors is considering putting up additional speed limit signs and we are asking everyone to help keep our community safe by giving the "slow down" sign to visitors not obeying the signs.

The rest of the good news is, of course, that our lives will start to return to normal as our friends from Landscape Unlimited move on to install sewer mains at Pietsches. We will enjoy our holidays noise- and mess-free and can look forward to final touches of restoration in the spring. To that end, if there is an area around your home that you believe needs additional clean up or restoration work, please send an e-mail or letter to the Office so we can pass the request along to Stearns & Wheler for attention.

We were able to do a lot of infrastructure work on drains, catch basins, etc. in advance of the paving so our infrastructure should be in good shape for years to come. Thanks to Jay Moore, Jack Waltzer, Tim Butler and Mike Davies for staying ahead of the pavers and coordinating this effort.

Special thanks to Cindy Battreall for handling the constant questions and coordination this project required in a timely and professional manner — as always!

Wishing you all a very happy and healthy holiday season and a mostly construction-free 2011!

*Victoria Plendero*

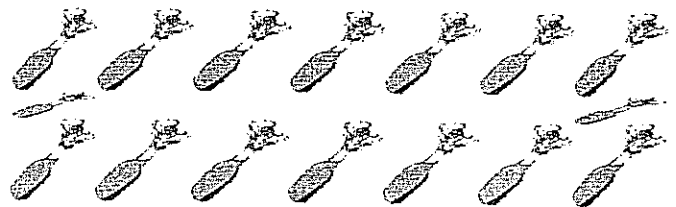
## Cindy's Corner :

Enclosed with this Vail's Voice is the 2010-2011 edition of the Vail's Grove Directory. Please be sure that when you patronize our advertisers, you mention that you saw their ad in the directory, as these ads are what pay for the cost of printing each year. Also, remember that this Directory is for personal use only — not for mass mailings or commercial or business use.

**Some tidbits of info:** When you purchase your house here at the Grove, you receive either the original or copy of your Proprietary Lease and Stock Certificate at closing. Please be sure you have a copy available and remember where you keep it. You will need that if and when you sell, refinance, need to know how many shares you own for tax purposes, etc. It is your responsibility to hold on to these papers for your reference. In addition, all sales, rentals, re-finances and many alterations to your home require Board review and approval. Please always check with the office prior to pursuing any of the above so you know what the process is. You can also take a look at the By-laws/Rules and Regulations, which are on the website, and was also sent to you in book form last year.

**Just a little reminder:** Quarterly bills go out on Jan. 1, April 1, July 1, and Oct. 1<sup>st</sup>. Payment for that bill is due **IN** the office by last day of month. I do statements and assess finance charges on the start of the next month. Once those are sent out, and I then receive your check, you are **STILL** responsible for the finance charge, so please mail your checks early or if you are using an automated system, please have them sent early. Please be sure to check your January bill prior to writing your check. Pavilion Assessment of \$42 per quarter is now **OVER** - **HOO-RAY** - (for those of you who were still paying). In addition, the quarterly charge might be different due to change in maintenance fees and/or taxes. So please check the amount on the invoice before automatically writing out your check.

In closing, it's hard to believe that 2010 is coming to a close soon. I thank you all for the opportunity to work here, which I thoroughly enjoy and wish you all a wonderful Holiday Season and a Fabulous, Healthy, and Prosperous 2011!







The Vail's Grove Christmas Party will be on Saturday, December 18th at 4 p.m. Join your friends and neighbors for this festive event. There will be fun gingerbread houses to decorate, dinner, DJ and dancing while waiting for the arrival of Santa. Please bring parent-provided wrapped gifts for your children. Please purchase your tickets in advance from now until December 10th in the Vail's Grove Office. Tickets are \$10 per adult and \$3 per child. Children 3 and under are free.





### Our Neighbor's News

 Riley Mullarkey Carroll was born on Sept 3rd to Billy and Maureen

 Carroll of 7 Hilltop Lane weighing in @ 8lbs. Congratulations!

 Ali Cull, daughter of Claire & Jim, 21 Vails Lakeshore Drive, has been in a very serious car accident and is currently in Westchester Medical Center. She is hoping to be transferred shortly to Helen Hayes Rehab for extensive therapy. If you would like to send her a card to help her get through this difficult time, please send it to the home address.

 John Myers and Adeline Natiello have both undergone procedures recently and we hope they are feeling better.

 We were saddened to hear of the passing of Frank Cassidy's father, Francis, on October 24<sup>th</sup> and we send the family our condolences.



### Vail's Grove Cooperative Holiday Cookie Exchange

Take a break from the Holiday Rush and share in the Christmas Spirit with old and new friends on Sunday, December 12 at 2 p.m. in Vail's Grove Pavilion. Bring 5 dozen cookies to exchange and 1 dozen to share. Leave with lots of delicious cookies for your house. R.S.V.P. to Meghan Cassidy at [meghanacassidy@comcast.net](mailto:meghanacassidy@comcast.net) **Adults only please!**



### DID YOU KNOW...

If you want to excavate or in any way change the grading of your leased land, you need to acquire the necessary regulatory approvals and permits from the Town in which you reside (Southeast or North Salem), the New York State Department of Environmental Protection (DEP) and the New York State Department of Environmental Conservation (DEC), as required by those agencies. Copies of those approvals and permits should be filed with the Vail's Grove Cooperative Office prior to any work commencing on leased land to help us answer any questions raised by neighbors.

### AREA EVENTS/ HAPPENINGS/and/or RECOMMENDATIONS

**Looking for a reason to get the kids out of the house?** Home Depot and Lowes offer free building workshops in their stores. Join Lowes on Saturday 12/04 to build a train caboose. For more information, go to <https://www.lowesbuildandgrow.com> and [www.homedepot.com/kidsworkshops](http://www.homedepot.com/kidsworkshops)

**Save the Date – Saturday, December 4<sup>th</sup> from 12 – 6 p.m.**

**Cold Spring by Candlelight – Holiday Festival & House Tours!** Historic homes & sites will be open to the public during this 7<sup>th</sup> annual tour to benefit Partners with PARC (Securing the Financial Future of People with Disabilities). Expect homes & sites featured on the National Historic Register, holiday caroling, discounts at local stores & restaurants, holiday music, visits with Old St. Nick & much more! [www.partnershipwithparc.org](http://www.partnershipwithparc.org)



The Halloween Pumpkin Carving Party and Dinner was a huge success and a good time was had by all. Special thanks to Fred Witte for his last Covered Dish Event as Chair of Social. Thanks, Fred, for so many wonderful events over the years!

2010/2011  
Committee Chairs

Aesthetics	Ronnie Waltzer/Victoria Desidero
Beach	Frank Cassidy/Meghan Cassidy
Boat Ramp/NE Storage	Dennis Ryan
Buildings and Grounds	Jack Waltzer/Bill Quinn
Community Liaison	Don Navin/Sam Mullins
Insurance	Pat McGuinness
Legal	Mary Rubini
Lend-A-Hand	Kathleen Heuschkel
Long-Range Planning	Sharon Scott
Membership	Joan Myers/Dennis Ryan
Ombudsman	Mary Rubini
Pavilion	Fred Witte
Public Health/Pumphouse	Jack Waltzer
Public Safety	Ralph Matachierri
Real Estate	Michael Davies
Recreation	Mary Rubini/Meghan Cassidy
Social	Rob Norcross
Sunshine	Sue Enos
Surveys	Ronnie Waltzer/Tom Duffy
Survey Review	Ellen Mytych
Trees	Ronnie Waltzer/Rob Norcross
WWTP	Tom Duffy
Welcome	Ellen Watson

If you would like to volunteer for a Committee, please contact the Chairperson or call the Vail's Grove Office.



**VAIL'S GROVE**  
**NEW YEAR'S EVE CELEBRATION**  
**FRIDAY, DECEMBER 31, 2010**

**Doors open at 7:15 pm**  
**Dinner starts at 7:45 pm**

**\$25.00 per person**

**Come ROCK in the New Year with your  
family, friends and neighbors  
at the  
Vail's Grove Pavilion**

**Live Music from  
"Joey Greco and the Music Connection"**

**All reservations must be paid in full by 12/27/2010**

**Make checks payable to  
"Vail's Grove Coop"**

**For reservations, call:  
Joan Ford 845-669-9425 or 845-222-2822  
Chris Dress 914-646-5860  
Ed Keith 845-661-6048**

**HATS AND PARTY FAVORS PROVIDED**

**BYOB**