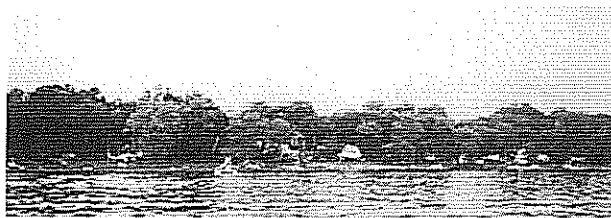


VAIL'S



VOICE

September/October 2010

Notes from the Chair ♦♦♦ September 2010

Another fall arrives and another Board term begins. Where does the time go? Well, the people whose names you see to the right of this column spend a lot of their time making Vail's Grove a truly wonderful place to live. We have two new Directors: Pat McGuinness and Dennis Ryan; and Frank Cassidy, Joan Myers and I were re-elected. Congratulations to all!

It was great to see so many people turn out for the Annual Meeting on Sept. 12 at the Pavilion. There were a lot of good questions and some interesting discussion about the "State of the Grove" and the Board of Directors is working to get answers to shareholder concerns. Every issue that was brought to our attention will be addressed at upcoming Board meetings.

For those who missed it, I was honored this year to be able to give the Annual Chairperson's Service Award to three outstanding individuals who have generously given of their time and talent to all of us in Vail's Grove: Tom Duffy, Joan Mullins and Sharon Scott. I am proud to call them my neighbors and my friends.

Looking forward to another productive year!

P.S. If you are interested in helping edit the Vail's Voice, please call the Office!

Victoria Desidero

Vail's Grove Trees

By Ronnie Waltzer

I thought that I should never see, the problems that we have with trees . . .

The letters are pouring in from shareholders all over the Grove, with requests to investigate problematic trees residing (hopefully) on Vail's Grove property, and not on the shareholder's. Be assured that everyone who has sent in a request will have their tree investigated by an arborist or tree service person. (That's the good news.) The bad news is that we have spent almost \$20,000.00 from this year's budget dealing with trees that needed immediate attention.

Every day ailing trees are brought to the attention of our Committee. Unless a tree poses an immediate threat to life and limb, it will, be placed in the "Pending" file to be dealt with in the next budget. No one will be forgotten.

If you have a question about where a tree resides, call the Office and the Real Estate Committee will make a determination. Be aware -- or perhaps I should say "beware"-- that according to our proprietary lease, we are responsible for the care and maintenance of trees on our property. So heads up everyone. And keep those letters coming.

RESULTS OF ELECTION OF DIRECTORS/OFFICERS/RESOLUTIONS

Annual Meeting - September 12, 2010
Board of Directors 2010/2011

Victoria Desidero	Chairperson
Mary Rubini	Vice-Chairperson
Thomas Duffy	Vice-President
Sue Enos	Secretary
Ellen Mytych	Treasurer
Frank Cassidy	
Patrick McGuinness	
Joan Myers	
Rob Norcross	
Dennis Ryan	
Ronnie Waltzer	
Fred Witte	

Welcome Dennis Ryan and Patrick McGuinness, two new Board members. Thank you to Sharon Scott, whose term ended, for her service to our community.

The Vails Grove Board of Directors meetings will now be held on the third Tuesday of the month at 8 pm in the Pavilion (No longer on Wednesdays) .

ATTENTION BOAT OWNERS

ALL BOATS MUST BE REMOVED FROM PUBLIC DOCKS BY THE END OF DAY, MONDAY, OCTOBER 11TH.

ANY BOATS LEFT ON THE DOCKS WILL BE TOWED TO THE PAVILION BEACH AREA FOR RETREIVAL! THANK YOU IN ADVANCE FOR YOUR COOPERATION.

Please remember that boats of any kind cannot be left on the Right-of-Ways. These are for ingress and egress, not boat storage.

Please remember that to store your boat and/or trailer at the North End, you **must be registered** in the office and **receive stickers** for the Boat/Trailer. Call the office for info on this and when you will be able to get your boat/trailer into storage.

TAG SALE!

Calling all Vail's Grove Families

Got Stuff?

Need Cash?

Bring your stuff on down to the

Vail's Grove Tag Sale!

Join your neighbors in the Pavilion. **Saturday and/or Sunday October 16 & 17 from 9 am to 1 pm**

Set up begins at 8 am

Tables are free

Questions? **Call Meghan Cassidy at 845-669-4004**

Tax Breaks for Home Additions

The legislature unanimously passed a resolution adding a new article to the Putnam County Code's chapter on taxation that would limit the effect renovations would have on the assessment of a residence.

The law applies only to one or two-family residences when the improvements made were more than \$5,000 and the change in assessment was less than \$80,000 in increased market value. The improvements would be fully exempt the first year and partially exempt for the first eight years, with the percentage exempt decreasing by 12.5% each year (in Year 2 it would be 87.5% exempt, in Year 3 it would be 75% exempt, etc.)...

For a residence to be eligible, the greater portion of the building must be at least five years old.

-Andrew Vitelli

Excerpted from article in Putnam Examiner — July 18, 2010.

Town of Southeast Changes Law Regarding Notification Letters to Neighbors

Thanks to a letter written by Helen Vail and Mary Rubini to the Zoning Board of Appeals in the Town of Southeast, Local Law #4 of 2010 was recently passed that says people in Vail's Grove (and other Cooperatives and Condos) who request a variance no longer have to send notification letters to hundreds of neighbors. This saves time, significant amounts of money and lots of trees! Anyone who has ever gone through this process knows this is a very big deal.

As a result of this change, the Vail's Grove Office will receive the letter each time a stockholder requests a variance from the Town of Southeast. Since stockholders must come to the Board of Directors for permission to build before they go to the Town and neighbor letters are sent from the Office at that time, notification is still being made to possible interested parties.

This new law is a win-win. Thanks to Helen Vail for initiating this positive change!



Our Neighbors' News



PUMPKIN CARVING/COVERED DISH SUPPER

Saturday, Oct. 30, 2010 at 5:30 at the Pavilion.

Please join us for the annual pumpkin carving/covered dish supper and an evening of fun. Please bring a covered dish to share. **RSVP to Cindy at (914) 669-5100** to ensure enough pumpkins and carving supplies. Any questions, please call **Mary Rubini (845) 669-3021** or **Fred Witte (845) 669-4010**.

Up-coming event... Save the Date - Saturday, Dec. 4 from 12 - 6 p.m.

Cold Spring by Candlelight - Holiday Festival & House Tours
Historic homes & sites will be open to the public during this 7th 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