

## COUNTRY VILLAGE ESTATE

- This is the editor of the newsletter, Doreen McCrystal, I wasn't able to finish the October newsletter. I went in for cervical spine surgery on 9/21, I'm doing well. fighting through the pain. When I arrive back home I'll work on a combo newsletter, October/November.
- I am still going to have the The Board's Corner for October, see below.
- We are going to have a **fantastic Halloween Party** this year, if you want to hear something specific please let me know by **October 6th. Look for the sign up sheet in the club house.**

**The date is Oct. 28, 7:00 -11:00pm. The cost is \$20, there will be a DJ, BYOB, 50/50. Collection of money is Wednesday Oct, 18th 10 - 11am and 6 - 7pm. Please mark your calendars this will be the final day for payment. if you know you won't be around on Wed 10/18 contact one of the members of Entertainment Committee.** Get your dancing shoes on.. and those spootacuarl costumes. Or not, doesn't matter we just would love to have you come.

- **Dog Halloween Parade, ~Sunday Oct 29th, hopefully everyone will be sober LOL.. Time is 12:00 pm, costumues optional. We have a lot of new dogs so please bring them out. Would love to meet them.**
- **Woman's Poker Game Monday's at 1:00 pm**

## THE BOARD'S CORNER FOR OCTOBER 2023

- There will be two board members present in the clubhouse to answer any questions or concerns you may have on Oct. 7th from 9-10am.
- Below are events that have happened and what was discussed at our most recent Board meeting
- Flu Shots were given by Rite Aide Pharmacy once again this year and about 35 homeowners took advantage of this on Monday, September 18th.
- HOMEOWNERS HAVE BEEN FOUND SPEEDING AND DRIVING THE WRONG WAY ON THEODORE DRIVE. If you are told you are driving the wrong way or too quickly, please do not take offense to this. We are trying to prevent an accident from occurring. Also, please keep in mind and tell any delivery people or contractors that they are NOT permitted to drive the wrong way on

Theodore Drive and not to drive any faster than 15 mph. We have many close calls and do not want an accident to occur.

- Parking overnight on Theodore or in the visitors parking is prohibited.
- If you need to park in the parking lots for any reason notify a board member. Fines will be issued if this happens without notification.
- We are still seeing a lot of people letting their dogs pee and poop on common ground...This is not permitted and a dogs urine should be neutralized with water. Please help us keep Country Village looking beautiful.

- **PUMP STATION**

INSTALLATION of new pumps are scheduled as of this note for the week of Oct. 2nd. The painters, who paint the pump well, had COVID and this has delayed the process.

Rakes have been removed from other manholes. Re: Cost of new pumps should be about \$160,000 . Even with new pumps please nothing except pee, poop and toilet paper should be flushed down your toilets.

- **VALVE REPLACEMENTS**

I There were 60 valves replaced this past summer and luckily only 3 were defective. The repairing process of those 3 started on Friday Sept. 15, 2023. The full cost of this project which includes 63 valves was a little over \$36,000 ...thank God we had this in the reserve to be utilized..As we previously said, another 60 valves will be replaced next year.

- **GUTTER CLEANING AND POWER WASHING**

We are planning to have power washing done on all walkways done within the next few weeks. Cleaning of the gutters will be done once the leaves have fallen off the trees, around mid December.

- **POOL TABLE REPAIR**

The pool tables in the clubhouse were in need of repair and realigning and this was completed mid September. The pool table are looking good.

- **FLOWERS & FLOWER BOXES**

17 self watering flower boxes with a lifetime guarantee have been ordered and are expected to be delivered within 2 weeks...Any homes that previously have had these will have them installed within 4-6 weeks.

- **EXPOSED WIRING & UTILITY BOXES**

There are many electrical and optimum box covers that needed repair.

Touchstone is investigating to see whether they are from PSEG or Optimum and will have them repaired.

- **FRONT GATE**

The visitors gate was bent inward about 3x ... Phyllis proposing to look into a cellular trail camera to catch who is doing this. Cost of camera is less than \$500.

- **NEW HOMES**

Awaiting approval of site design plans of homes. We are getting close. When we receive the site plans we will let you know and we will post them.

- **ENTERTAINMENT COMMITTEE CABINETS**

Someone tried to break into them unsuccessfully.. Locks were bent. If something is locked, it means it's not for you to open. These cabinets are labeled and Only for the Entertainment Committee's use.

- **MSG**

Continues to improve with direction for edging, removal of weeds and not getting grass into the mulched areas. We have a plan for weeding next summer, where each home will be weeded monthly.

PRUNING to be done with fall cleanup.

- **MEMORIALIZING NEW BENCHES**

Homeowners wanting to get MEMORIAL PLAQUES, for their loved ones can do so by filling out a flyer found in the CVE news with the information. The plaques are really nice and you can inscribe what you would like them to say. There are 3 lines with 40 letters a line. The Donation for this is \$100.

- **ELECTRICIANS**

All new lights ( dawn to dusk type) were installed around the pool, by the front doors, bathroom doors, and by the back door of the clubhouse.

New kitchen wiring has been installed. No more tripping the circuit breakers with pots of coffee

Hanging electrical box by pole #14 was removed.

- **OPTIMUM FIBER OPTICS**

Optimum would like to install fiber optic wiring here in Country Village. They wrote to tell us this project for Country Village will be revisited in 2024.

- **POOL VIOLATIONS**

Suffolk County Dept of health found 18 blue violations to be fixed at the pool. These will need to be fixed before next year. One of the violations was a trip hazard from the wooden expanders in the cement. We are getting proposals to repair all of this.

- **CEMENT PROPOSALS 43**

We are getting cement proposals to fix some areas that are trip hazards around Country Village as well as handicapped curbs for easy access to the street.

- **HANDICAP BATHROOM**

We have discovered mold in the bathroom. After investigating it was determined that a pipe is leaking under the floor. This will be repaired and we will be replacing the toilet and sink with handicap fixtures.

- **FIRE TRAINING BY SUFFOLK COUNTY FIRE ACADEMY**

Tuesday, October 3rd, at 1 pm, Suffolk County Fire Academy is making a presentation on the proper use of air fire extinguisher in your home. They will talk about smoke detectors and carbon monoxide monitors.

Are you aware of how to use them? Do you know what to do in case of a fire? This is your chance to learn from these instructors of the Suffolk County Fire Academy. There will be a chance to actually practice with a fire extinguisher. Sign up sheet has been is in the Clubhouse ..space is limited. Light refreshments will be provided..

- **FUTURE EVENTS TO BE HELD**

- Insurance explanation - both homeowners and car, including the new spousal opt-out
- Audiology (hearing screening)
- Health screenings appropriate for 55+
- Legal documents - Power of Attorney, Health Care Proxy, Living Will, Life Trust
- Hospice Care
- Practical Tips for those 55+ at Home