

COUNTRY VILLAGE ESTATES HOMEOWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS

QUARTERLY BOARD REPORT
September 2022

To the Homeowners of Country Village Estates:

Summer is almost over and autumn is on the way. We hope that every homeowner in Country Village has had an enjoyable summer. It looks like many of us have spent a lot of time at our beautiful pool.

Following is our report of what has been happening in our community since our last Board Report in June, and what we presently have planned for the future:

Community Meeting

A heads-up: You will shortly be receiving a notice of a community meeting to be held at 6:00 p.m. on September 27th.

Finances

As of August 31st, our Operating Account had a balance of approximately \$72,200.00 after payment of all anticipated expenses for the month.

We are continuing to make substantial deposits to our Reserve Account every month. (Approximately \$8,000.00 – this amount may vary from month to month.) As of July, we have spent approximately \$98,000.00 on capital repairs and improvements to the common areas (clubhouse, pool, tennis court, etc.). Even with these expenditures, our two (2) Reserve Accounts currently total \$383,568.10.

On July 21, 2022, we made our first loan payment for the new roofs, to Capital One Bank in the amount of \$12,855.33; the second payment was made on August 21, 2022, and we will continue making payments in the same amount for the next ten years.

Homeowners Insurance Policies

Just a reminder, especially to our new homeowners, that Country Village homes are not condominiums; and condominium insurance usually doesn't cover full replacement value of your home in the event of a catastrophic loss from fire. The proper insurance policy for our homes is an HO3 policy. If you should receive a letter from our secretary, Santa Fogarty, regarding your insurance, please be sure to make any corrections within 30 days in order to avoid the imposition of a \$500.00 fine. **You should also be aware that the Board has just enacted a new rule that if a homeowner still fails to comply with our insurance requirements one month after the imposition of the \$500.00 fine, we will start charging an additional \$50.00 per month until the homeowner is in full compliance.** We hate to be constantly nagging about this, but it is very important for your protection and your neighbor's protection.

We also wanted everyone to know that Teri Flynn has volunteered and been appointed by the Board as Assistant Secretary, focusing on the homeowners insurance policies.

General Updates

Procedure for Sale of Homes in CVE

Our instructions for selling your home in Country Village have been updated. A complete copy of the instructions is included with this Report, and will also be included in the new Handbook, and also posted on our Website. Please remember that all homeowners who sign an agreement with a realtor must inform the Board or Touchstone that they are selling their home. We have removed the requirement that an inspection of the exterior of your home must be performed by David Hallock; therefore the \$100 fee has been eliminated.

Touchstone New Emergency Phone Number for after hours.

If you need to contact Touchstone after regular business hours, for an emergency situation, please call the following number:

631-684-0355

Clubhouse

New windows will be installed in the clubhouse on September 12th and 13th. **The clubhouse will be closed both days, as will the pool.** See further information about the pool below.

Landscaping & Irrigation

Trimming of shrubs and trees was completed in July. The next trimming is scheduled for late September. **If you do not want the landscapers to trim shrubs in your garden, you must place a red flag in that bed. Be mindful that if you do this, they will not work in that bed at all. The red flags can be purchased in Home Depot at a small cost.**

Due to the severe drought condition Suffolk County is currently experiencing, the Suffolk County Water Authority has issued an emergency order to its entire customer base. Now all SCWA customers are urged to stop non-essential water uses and to avoid lawn watering between 12 a.m. and 7 a.m., which is the time water infrastructure is usually most taxed. In accordance with this order, our irrigation schedule will be changed. We will be meeting with Brookhaven Irrigation to work out how we will address this situation. Remember, if your toilet is running, you are wasting precious water! Time to call a plumber.

Tennis Court/Recreation Area

As you may have noticed, our tennis and pickleball court has finally been completed.

We hope that many of our residents will make use of the new courts. Pickleball is new to many of us, but it is the fastest growing recreational activity for many people, including seniors, across the country. Hopefully some of our snowbirds have learned how to play while in Florida and

will be willing to teach the rest of us how to play. We have purchased two pickleball starter kits, consisting of 4 paddles and 4 balls in each kit. The kits can be found in the shed behind the clubhouse. If you use them, please be sure to place them back in their carry bags and put them back in the shed. Have fun out there – and be careful! Pickleball paddles can be purchased online at Amazon.com if you wish to have your own personal paddles. They come in sets of 2 or 4, including balls.

General Repairs and Improvements, completed and for the future

A new hot water heater was installed in the clubhouse on July 5, 2022.

Based on the responses to the questionnaire sent out by Touchstone, we are in the process of obtaining proposals for improving the entry system for the pool. After full consideration of all options and proposals, a decision will be made in the near future.

A new cover for the pool has been ordered and should be ready for the closing of the pool this season.

We purchased four new lounge chairs for the pool deck, to replace four lounges that were in poor condition. You will notice that there are actually eight new lounge chairs – this is because they came 2 in a box. These lounge chairs were much less expensive than the white mesh ones. Also, they are on wheels and can be moved easily.

Pool

Please note that the pool will be officially closed for the season on September 19th. In addition, the pool will be closed on September 12th and 13th because the new windows will be installed in the clubhouse on those days.

As a reminder to homeowners who bring guests to the pool – please be mindful of the rights of other homeowners to enjoy the pool. Children are certainly welcome, but please make sure that they are not overly noisy and boisterous. Also, remember to avoid playing loud music in the pool area. No food is permitted in the pool area. You may bring plastic water bottles. Please be sure to review the Pool Regulations in the Handbook and as posted on the green sign at the pool.

Bocce Ball

Many of our homeowners have enjoyed this year's Bocce Ball season, under the guidance of Carl Schroeder. The final day of the play-offs is September 20th. Many thanks to Carl for stepping up to run this activity!

Sewage Pump Replacement Project

We are still awaiting final approval from all the governmental agencies involved in this project. In the meantime, our engineer has sent the project out for bid and we hope to have bids in place by the time the approvals come in. It may still be a while before this project can be started and completed. We will keep you posted on any significant developments.

We are still experiencing clogged sewage pumps from time to time. As you know, we have previously reported that the cost to repair a damaged pump is approximately \$10,000.00. **Please, do not flush anything down the toilet except human waste and toilet paper! No grease or wipes!**

Parking

It has come to our attention that some homeowners (and their visitors) are parking on the entrance roads to courtyards, thereby blocking garbage trucks from entering the courtyards. Please try to avoid parking in these areas on Wednesdays and Fridays. The Handbook contains specific regulations regarding parking.

Wrong-way Driving

Please be sure to remind your visitors and contractors that Theodore Drive is a one-way street. We have had several close calls in the last couple months. We are looking into additional signage to hopefully alleviate this dangerous problem.

Entrance Gate

In accordance with the responses received to the questionnaire, we had tried keeping the visitor gate open from 8:00 a.m. to 4:00 p.m. Monday through Friday. However, many homeowners have complained that people who don't belong here are coming in and driving the wrong way. Also, leaving the gate open lowers our property values as we are a "gated community," and leaving the gate open defeats the intended purpose. After much consideration, we have decided that the visitor gate will remain closed at all times. If you still have problems letting your visitors enter the community, please contact Ellen Forestieri for assistance.

Cost of Key Fobs, etc.

Thanks to the efforts of Ellen Forestieri, we have been able to contract with a new vendor for entrance key fobs, cards, and keys. Going forward, the costs of these items will be lower, as follows: Owner fobs - \$21.00; Visitor access cards - \$2.30. Clubhouse keys will remain at \$3.00.

Cleaning of the Gutters

It appears that we may need to have the gutters cleaned twice a year instead of once. We are looking into obtaining a new company to take care of this for us.

Regarding the Public Storage Zoning Change Application

As previously mentioned in our June Report, the Board of Directors decided not to oppose the application for a zoning change. However, one of our homeowners, Joseph Palagonia, negotiated with the developer and the Public Storage company and obtained an agreement that they will furnish approximately 22 4 to 5 foot trees along our back property line behind Buildings 5 through 10. This will go a long way to provide us with a visual and sound barrier between our property and the current public storage building behind Building 5. A big thank you to Joe Palagonia for all the work he has done on our behalf.

Regarding Construction of the New Homes

It looks like the developer, Dymond Industries, is getting closer to final approval. We are hoping that the contract and closing will take place after the New Year, and that ground breaking will occur in the spring of 2023. After the closing, we will be able to use the \$625,000.00 received from Dymond to make several major improvements to the common areas, including the courtyards and the clubhouse. More on that in the future.

Residential Water Service Main Break

On July 15th a major water main break occurred behind Building 13. We were able to get an emergency repair performed. Due to the fact that our community is now approximately 30 years old, we are looking into the feasibility of having all shut-off valves inspected, in an attempt to prevent such a situation from happening again.

Website

Due to technical difficulties with the hosting site, our website is temporarily unavailable. Cathy Tenga is working diligently to find a more dependable web hosting program and we hope to have our site up and running by the end of September.

In Closing

This year Country Village celebrated the Fourth of July in a big way! Through the extraordinary efforts of Debbie and Charlie Buscaglia and Teri and Gene Flynn, our party was a huge success. Who knew so many of our homeowners could sing and dance so well? What fun it was for everyone to get together and just let it all hang out and enjoy themselves. Thank you to everyone who worked on the party and everyone who came and participated. We look forward to next year's event.

Speaking of parties, hold October 22nd open for our first annual Halloween Party, which looks like it will be just as much fun as the Fourth of July party.

A big welcome to all our new homeowners who have moved in in the last couple months. We hope you are enjoying life in your new home here at Country Village.

As always, let's be mindful that Covid has not gone away. Please use your good judgment and common sense when participating in indoor activities, and wear a mask if you feel more comfortable wearing one.

Although the members of the board of directors are always willing to help solve any problems or issues that may arise, we ask that your first phone call be to Touchstone Property Management. They will inform us if there is something we need to do for you.

Happy autumn to everyone!

Sincerely,

Board of Directors

Phyllis, Charlie, Ellen, Santa, and John