



THE VILLAGER

The Newsletter of Erie Village

1st Qtr.

January 2024

2023 A Year in Review

2023 was another challenging year. We've received almost 43 inches of rain, which at times has prevented us from mowing and performing required maintenance on units. Ironically, snowfall for this winter is almost 17 inches below the norm for December.

Despite this, we did get a good amount of work done this year.

69 Units were painted, 88 driveways were sealed, 10 scheduled roofs were replaced with another 30 unscheduled roofs partially or fully replaced. In addition, 27 roofs were repaired for leaks and skylight replacements. 55 units were fully or partially sided, and 10 driveways were replaced. We were able to finally get power to the shed, which should help our contractors next summer with the many maintenance tasks. A considerable amount of tree work was completed, removing dead or diseased trees. In addition, our tree contractor completed much needed tree trimming this past fall.

Some Statistics

Erie Village remains a "self-managed" Association, which means Board Members and other volunteers fill in the gap to maintain the Community. The community is now 40 years old. There are 145 buildings with 488 units. There are a total of 25 models, 193 with basements, 206 with crawl space and 89 on slabs. The first units were built in 1984 and the last unit was built in 2011. Assessed values have gone up almost 22% over the last two years. 26 units were sold in 2023 with an average of \$10K over asking. Erie Village is still a very desirable community to live in with a waiting list for homes to become available.

2024 Scheduled Work

All owners should have received a communication regarding the 2024 Monthly HOA fees. As in 2023, due to rising costs as well as continued required maintenance due to the age of buildings, the Board voted to raise the monthly fees to \$355.00. Insurance is up by 15%, which is a bit lower than other communities such as ours in the area and around the country. Materials and labor continue to rise.

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Including Christmas
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Erie Village

Homeowners Association

5900 N. Burdick Street

Suite 110

East Syracuse, NY 13057

Www.erievillagehoa.com

315-656-5148

Board of Directors

2023-2024

President: Jean DeSantis
erievillagepres@gmail.com

Vice President: Dick Sparrow
evhoavp@gmail.com

Secretary: Hetty Gingold
evsecretary5900@gmail.com

Treasurer: Jake Shiroki
evtreasurer110@gmail.com

Directors:

Mike Brick	Debra Roberts
Richard Gay	Jim Kraus
Dan Gover	Dave Tinker
Richard Lelong	Fred Greenfield

Monthly Board Meetings

Each month the Board of Directors meets to discuss issues, concerns and the normal day to day activities of Erie Village.

The meetings are held on the third Monday of the month beginning at 6:00 pm (unless otherwise communicated) at our office on the right side of the medical center at 5900N. Burdick St., Suite 110.

If you have an issue that you would like to discuss with the Board, we ask that you submit it in writing ahead of time so that it can be added to the agenda. Please send to any of the following emails or mail to our office: erievillagepres@gmail.com, evhoavp@gmail.com, evsecretary5900@gmail.com.



Important Email Addresses:

Erie Village Accountant
evbookkeeper5900@gmail.com

Architectural Control
evarchitecture1@gmail.com

Grounds—Grass and Trees
Evtreesandgrass@gmail.com

Environmental (Geese, etc.)
evgeese1@gmail.com

Compliance
evhoaccr@gmail.com

EVHOA Committee Chairs

Grounds-Grass/Trees/Gardens—Debra Roberts

Chemicals/Pesticides—Dan Gover

Environmental—Dick Gay

Snow Removal—Dave Tinker/Richard Lelong

Finance—Jim Kraus

Covenants—Richard Lelong

Elections/Nominating/Annual Meeting—Jean DeSantis/
Richard Lelong

Rubbish—Mike Brick

Website—Jean DeSantis

Fire Monitoring—Jean DeSantis

Insurance/Risk Management—Dick Sparrow

Town of Manlius—Dick Sparrow

Compliance—Bob Bellandi

If interested in joining any of the above committees please contact the committee chair

Office Contact Information

Please call 315-656-5148 for all residential concerns. Leave your name, unit number and a daytime phone number where you can be reached. You can also reach us at evhoa@cnymail.com.

Continued from page 1 (2024 Scheduled Work)

72 units are scheduled to be painted (some units were removed as they will be re-sided). 167 driveways are scheduled to be sealed, 11 are scheduled to be replaced, which includes the area in front of 120-124 Summerhaven Dr., S. 17 roofs are on the schedule to be replaced, and as always, we can expect that list to be higher as the season progresses. We anticipate that we will side either partially or fully, around 50 units in 2024. The HOA is responsible for maintaining all laneways, 7 of which will receive oil and stone treatment in 2024. Our ash trees will be treated in 2024 for the Emerald Ash Borer. We currently have about 70 ash trees. The 4 front ponds will be treated for algae, and we are investigating possible future treatment of the pond between Oarlock and P Lane.

Most work is based on schedules. Painting every 6 years, driveway sealing every 5 years and roofs every 30 years. Laneways are on a 15-year schedule (if not sooner), driveway replacement is on a 30-year schedule (if not earlier), and siding is based on a yearly review prior to painting.

Candidates for the Board

There are currently four (4) Directors up for election in 2024. We are looking for volunteers who are interested in running for the Board.

Prior to becoming a candidate, it is highly recommended that you thoroughly read and understand the Declaration of Covenants, Conditions and Restrictions, Articles of Incorporation, By Laws and Rules and Regulations.

Nomination for election to the Board of Directors shall be made by the Nominating Committee, as hereinafter provided in Article XI, Section 1. Other nominations for election to the Board of Directors may be made in writing, signed by at least five Members in good standing holding at least five votes, and accepted in writing by the person nominated. All nominations, whether made by the Nominating Committee or otherwise, must be received by the Secretary of the Association at least thirty days prior to the meeting at which the election is to be held or by April 1st of the election year whichever is sooner. The Secretary shall prepare and make available for inspection, at least ten days before such meeting, a list of the nominees. Nominations may not be made in any manner other than the foregoing. All nominees must be Members in good standing in that they are in full compliance with the Covenants, By-Laws, and Rules and Regulations of the Association.

In order for the Nominating Committee to be able to present candidates to the Board, you should prepare an information sheet about yourself along with a picture to evsecretary5900@gmail.com, before March 15th. As stated above, all other candidates not presented by the Nominating Committee must have their information in by April 1st and follow the procedure above.

Maintenance Manager Replacement

After 25 years, our Maintenance Manager Wynn Collins will be retiring at the end of March 2024. We are currently looking for a replacement and should hopefully have someone in place to fill this open position. We will also be hiring a part-time Administrative Assistant in the spring.

New Software

As announced earlier in 2023, we were successful in the implementation of new software to support the needs of Erie Village. The plan is to roll this out to residents in 2024. Owners will be able to see their payments, submit work requests and more. Please be patient as we are still learning about this system and continuing to load historical data.

Outside Lights

We still have plenty of lights to purchase for the outside of your unit. The cost is \$80 per fixture and Erie Village will install them. Below are the approved light fixtures. Order forms are available on our website at erievillagehoa.com.



Insurance and Erie Village

This is a repeat of an article published last January.

The Erie Village Homeowners Association is covered by a Single Entity Coverage Policy. That's a type of commercial condominium insurance policy that covers more than the property's common areas. Even though each unit is individually owned, Erie Village would step in to fix additional builder's grade fixtures, and the Association's insurance would pay for things like damaged roofs, broken windows, or damage to outside walls. Single entity coverage policies are among the most resident-friendly policies on the market. Some alternatives just cover common areas – helping repair the offices, grounds, or common facilities.

Don't let that give you a false peace of mind though. Commercial Homeowners Association policies don't often cover alterations made past the date of original construction, appliances installed/upgraded by the resident, or any personal property. You are on the hook for any unit upgrades, flood damage, or "loss of use" costs if your unit became uninhabitable. You need a tailored condo owner's policy.

Unit owners often purchase the more expensive homeowners (HO3) insurance policy, when really, they only need a unit owner specific HO6 insurance policy. Check with your insurance agent for your individual situation.

Winter Plowing

A clarification of the previous email regarding plowing for the 2023-2024 season. Temporary parking is allowed on Laneways, loops and main roads for guests, delivery personnel and home contractors, between November 1st 2023 - April 15th 2024, provided they do not impede plowing. **"No overnight parking at any time is permitted"**. If you have any plowing concerns, please email evplowing@gmail.com.

Private laneways (areas not plowed by the town) are plowed at 1 1/2 inches. Driveways and driveway loops (areas not a main thoroughfare) and overflow parking areas commence at 3 inches. Driveways will be plowed to allow sufficient access/egress with a maximum of ½ inch of snow left on the driveway after plowing. This does not mean that they will be plowed to the full width of the driveway. The Contractor will do their best to remove snow within 2 feet of the garage door.

In closing these the current guidelines and in the event of a heavy snowfall, it will take time to get to every home and laneways, so please be patient. Also, listen to local weather reports as roads outside of Erie Village may not be passable which could delay our plowing.

Yearly Reminders



The posted speed limit in Erie Village is 30 MPH but many residents and visitors are driving well over the speed limit. We have many walkers with children and dogs, runners and bicyclists. Please slow your speed to prevent a potential accident. **Walkers, runners, bikers**—when out at night, please wear light colored or reflective clothing at and carry a flashlight so vehicles are able to see you. Try to stay to the edge of the road as much as possible.

We constantly receive complaints from residents walking around Erie Village including the nature trail about discarded dog waste. In addition, as you walk down the nature trail now that the leaves have fallen off the trees, there are numerous blue, green and black bags thrown into the woods. Although these bags are biodegradable, it takes a year or longer for them to decompose. If you took the time to pick up your dog's "deposit" please take it home and properly dispose of it.



As stated in the rules: When outside, dogs must be on a leash and are not permitted to run loose, bark uncontrollably, or be a nuisance to other homeowners. Allowing your dog to run loose within Erie Village or bark uncontrollably can result in a fine from the Homeowners Association. Owners must clean up after their pets. This includes the area within the white fence, all common areas, and the nature trail. Invisible fences are not permitted to be installed.



A reminder to please secure your trash when you put it out to the curb. Bags should be placed inside your wheeled can. If you don't have a lot, consider asking a neighbor if you can put your bag in their can. Bags left unsecured are susceptible to dogs, rodents and birds. Please also secure your recyclables and if you don't have that much consider holding off until the following week, especially on windy Wednesdays.

A reminder that all outside holiday decorations must be **removed by January 31st**. This includes lights, wreaths, lawn displays and colored bulbs in outside light fixtures.



Erie Village Book Group

The Erie Village Book Club now meets every other month.

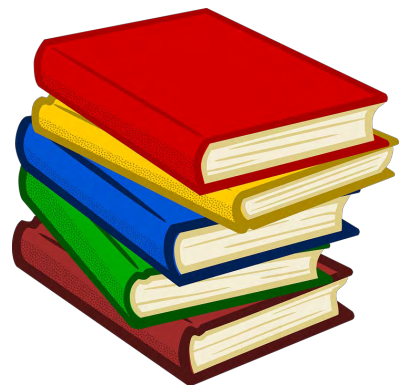
Our next meeting will be held via Zoom on Wednesday, 📅 📖 January 10, 2024, at 7:00 P.M.

The book for January is *The Vanishing Half* (a novel) by Brit Bennett.

When Brit Bennett's novel "The Vanishing Half" was published two years ago, it became an immediate bestseller and was included in the New York Times' "Best Books of 2020." The story of twin sisters from a small Louisiana town explores themes of identity, colorism and class. *The Vanishing Half* is focused on the question of identity.

The Vignes sisters are twins. They are light-skinned black girls, identical, and inseparable. They endure a childhood trauma, are forced to leave high school early and go to work, and eventually leave home (run away) together at sixteen. From that point, everything changes. The future finds them estranged. Desiree escapes an abusive marriage and returns to her small southern hometown to live with her mom and her dark child. This is difficult because the town celebrates light-skinned blacks and Desiree's dark-skinned daughter, Jude, faces racism within the black community. Stella decides to pass as white which means that she completely cuts ties with her past and her family. *The Vanishing Half* begins in the 1950s and concludes in the 1990s with the next generation (Desiree's and Stella's daughters).

If you are interested in joining or would like more information about the book club, please contact me at
Noonie9646@yahoo.com or 315-627-0206.



Thank you, Lenore J. Ralph

I like to travel in the summer which is why I read.

Trash Collection Reminders

Trash and recyclable collections are on Wednesday unless the holiday falls on a Wednesday. Collection will then take place on Thursday (see below for exceptions).

For a complete schedule,

please check butlerdisposalsystems.com.

Each unit is initially provided with a gray trash bin for garbage and at least one blue bin for recyclables. All garbage must be contained in sealed plastic trash bags and placed in the trash bin. New approved smaller bins can be purchased at Home Depot (see picture)

It is the resident's responsibility to place the trash and recycle bins at the end of their driveways for collection no earlier than 6PM the night before pickup.

If you are unable to get your items to the curb, you can arrange that special service with Butler for a yearly fee by calling 315-342-0832.

Residents can sign up for the Town of Manlius Brush District for yard waste pickup. by calling (315) 637-8815 or contacting Sharon Lake, Trash & Brush Coordinator via email at slake@townofmanlius.org. The cost for this service is \$64.80 per calendar year and would be included in your taxes. Brush pickup is bi-weekly and is performed by Syracuse Haulers.

For collection, brush, and garden waste as well as hazardous materials are not to be placed in the gray trash bins or blue recycle bins.

Christmas trees are picked up on a one-time basis in January.

Residents are allowed a once-a-year bulk pickup, which can be scheduled by calling Butler Disposal at 315-342-0832. Please note that some items may require a fee for pickup which individual homeowners are responsible for.

Pickup schedule changes moved to Thursday:

Wednesday December 25th, 2024

Wednesday January 1st, 2025

Christmas Tree Pickup

This year's tree pickup by Butler Disposal will be on



Saturday, January 13th, 2024. Trees should be out to the curb by 7AM. Any trees left out after that time will be the responsibility of the Resident to properly dispose of.

Please do not use tree bags and make sure all decorations have been removed.

Trash Cans



Are you looking for a smaller can? This is a picture of the approved wheeled cart with attached lid that can be purchased from Home Depot for \$74.97.

Looking to Dispose of Old Christmas Lights?

Bruin Recycling at 1001 Vine St., Liverpool, NY (315-410-0050) can recycle lights as well as electronics. Also, Bodow Recycling at 1925 Park St., Syracuse, NY (315-422-2552).

These items should not be placed in your trash.

Household batteries can be recycled at any Wegmans in their front foyer.

Rechargeable batteries can be recycled at any Walmart, Staples, or Home Depot.

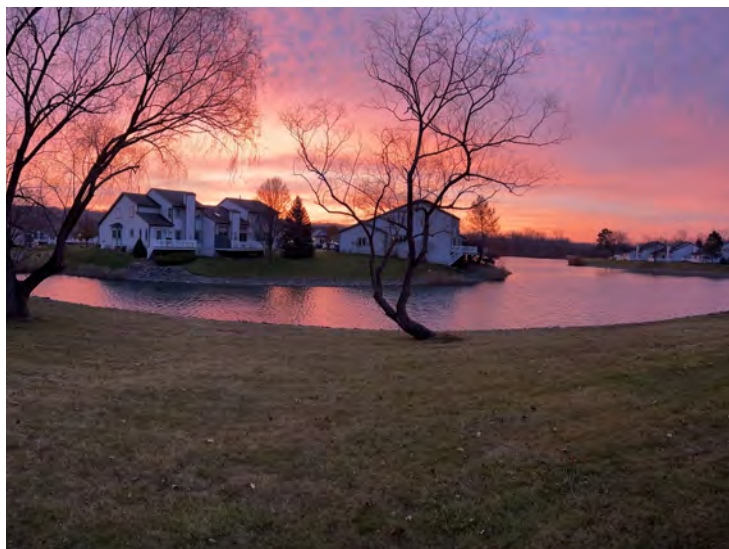
Community Captures



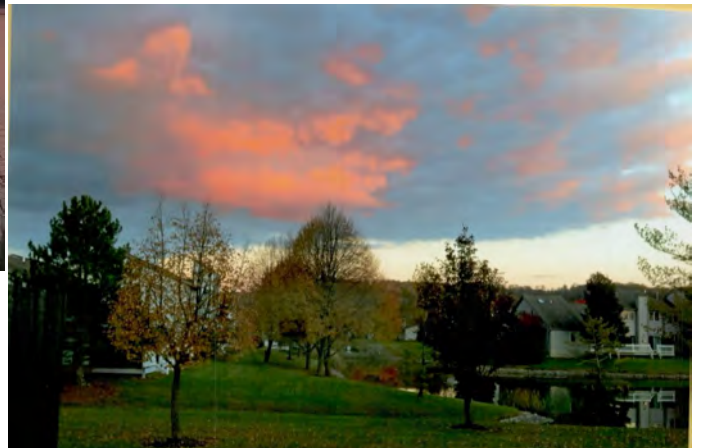
Courtesy of Syd Tennenbaum (both pics)



Courtesy of Diane Haller (both pics)



Courtesy of Corine Lamb



**We need more
pics!**

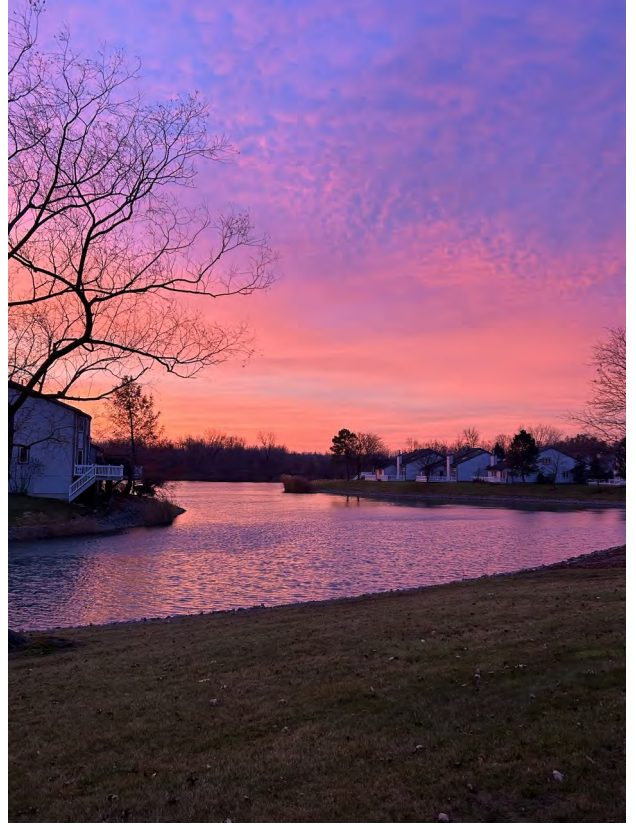


Please send photos to
Jean at
jdesant9@gmail.com

More Community Captures!



Courtesy of Henry Pixley



Courtesy of Corine Lamb



Courtesy of Heidi Wojdat

Editor's Note

Thank you to all who have submitted photos. We're looking for more great photos taken in our community to feature in upcoming newsletters.

We're also looking for more pets to feature in *Our Neighborhood Companions*. Please include your pet's name and, if you'd like, any fun personality quirks you love about them.

Please send photos to Jean at jdesant9@gmail.com

Do you have email?

If you have not already provided an email address or your email has changed, please provide updated information to our office.

At times we have important messages that need to be communicated and email is the quickest way to get those notifications out. You can contact us by email at

evhoa@cnyemail.com

Please also consider updating your emergency contact information if anything has changed including names of renters, phone numbers and their email addresses.

Make sure you include your name and unit number on your communication to us.

Please check out our website at

[Www.erievillagehoa.com](http://www.erievillagehoa.com)

There is a lot of valuable information including the Covenants, By-Laws, Rules and Regulations and General Information. Forms are also available for direct debit, Architectural Requests, Light Requests etc.



Planning on Making Changes in 2024?

A reminder that any changes to the outside of your unit whether it's gutters, sidewalk, plantings outside the white fenced area or in some cases within the white fence, generators, high efficiency furnaces, gas fireplaces, EV charging stations, changes to your deck, etc., must be approved in advance of work commencing by the Architectural Committee(ACC). **You can obtain a request form by calling the office at 315-656-5148 or by going to our website**

Please supply as much information as possible such as contractor/installer name, drawings and if need be, written consent from surrounding neighbors.

You can email your completed requests to: **evarchitecture1@gmail.com**

The EVHOA requires that all contractors working in common areas be insured and that a Certificate of Insurance be obtained and submitted prior to work commencing when an ACC form is submitted.

On the bottom left corner of the Certificate, Accord 25 form, there is a block entitled Certificate Holder. In that block it MUST say:

Erie Village Homeowners Association

5900 N. Burdick Street, Suite 110

East Syracuse, NY 13057



If that form is not properly completed, the request for Architectural Change will be denied and the Form will be returned delaying action to approve the request.

It's better to be safe than sorry. We have updated the ACC form and provided examples of items that need approval prior to commencement of work. You may think that a small change doesn't require a form but you should always ask first—again—before any work commences.

In the Village



Courtesy of Diane Haller (both pics)



Erie Village Residents Luncheon at the Manlius Senior Activity Center

Join us for lunch on Thursday January 11, at noon, to have lunch with other residents from Erie Village

Start out the new year by having lunch with others from your neighborhood.

You do not need to be a member of the Center to attend.

Cost: Members \$6.00 Non-members \$7.00

RSVP to the Senior Center at 682-7889 by January 9th.

Meet new friends, and old from your neighborhood. Stay for a fun game of trivia after lunch (free).

All are welcome!

Important Phone Numbers

Doyle Security—866-463-6953

Butler Disposal—315-342-0832

Spectrum—315-634-6000

National Grid:

Customer Service—800-642-4272

Power Outages—800-867-5222

Gas Leaks—800-892-2345

Onondaga County Water Authority:

Customer Service 315-455-7061 x3335

Emergency 315-475-7061

Sewer Issues 315-435-3157 (ask for dispatch)

East Syracuse Post Office 315-437-2113

Town of Manlius Brush District 315-637-8815

Town of Manlius Police - Both emergency and non-

CedarBay

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Seven Erie Village townhouses sold in 2023 by CedarBay.

Visit our website for details on our 5 percent listing program and see townhouses currently for sale.

www.cedarbayrealestate.com



Erie Village Resident

Richard J. Lelong, GRI
Licensed Real Estate Broker
315-243-6500

rjlelong@gmail.com

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Dog Sitting/Kitty Care

 Erie Village Resident would love to watch your precious four legged family member while you're away.

Sadly, having to put my own little ones down after 25 years, I'd love to pamper yours!

Available overnights, daycare, walks or just feedings. Call Debbie at 637-8856 and leave message

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iPhone XS -\$99
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iPhone 11- \$129

Replacement

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iPhone Chargers

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iPhone Cables

\$4.99

Erie Village Specials

www.yanntech.com

Please note that newsletter advertisements have been unsolicited by the Homeowner's Association or the Board of Directors.

Ads are \$20 per quarter and checks should be made out to EVHOA and mailed to our office. Ads should be emailed to jdesant9@gmail.com