

# Adirondack Lodges Homeowners Association

Balance Sheet  
As of March 31, 2021

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
A2 Capital Capital CD 3128604	0.00
A2 Capital Capital CD 3128605	21,919.81
A2 Staining CD 3128603	0.00
A2- Capital Reserve 2324	28,227.33
A2- Checking 8034	2,871.34
A2- Staining & Pollution 1518	67,441.88
A2- Working Reserve 3846	87,324.65
A3 Capital CD 3128601	0.00
A3 GFNB&T HARBOR 4727	1,103.21
A3- Capital Reserve 4623	19,935.10
A3- Checking 8047	4,208.08
A3- Working Reserve 3859	62,940.67
Garage Capital Reserve 3087	9,132.32
Garage Checking 5727	23,489.74
Trust account	269,500.00
<b>Total Bank Accounts</b>	<b>\$598,094.13</b>
Accounts Receivable	
A3 - Wrk Assmnt Due & Unpaid	0.00
Assessments Receivable	3,806.25
Assmnt/fees Due & Unpaid	0.00
<b>Total Accounts Receivable</b>	<b>\$3,806.25</b>
Other Current Assets	
Exchange	0.00
Undeposited Funds	0.00
<b>Total Other Current Assets</b>	<b>\$0.00</b>
<b>Total Current Assets</b>	<b>\$601,900.38</b>
<b>TOTAL ASSETS</b>	<b>\$601,900.38</b>
<b>LIABILITIES AND EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	0.00
<b>Total Accounts Payable</b>	<b>\$0.00</b>
<b>Total Current Liabilities</b>	<b>\$0.00</b>
<b>Total Liabilities</b>	<b>\$0.00</b>
Equity	
Opening Bal Equity	0.00
Owner's Capital	0.00
Retained Earnings	485,773.52
Net Income	116,126.86
<b>Total Equity</b>	<b>\$601,900.38</b>
<b>TOTAL LIABILITIES AND EQUITY</b>	<b>\$601,900.38</b>

# Adirondack Lodges Homeowners Association

## Profit and Loss by Location

January - March, 2021

	A2 CAPITAL	A2 OPERATIONS	A2 STAINING	A3 CAPITAL	A3 OPERATIONS	GARAGE CAPITAL	GARAGE OPERATIONS	TOTAL
Income								
A2- Working Assessment		97,200.00						\$97,200.00
A3- Working Assessment					78,000.00			\$78,000.00
A3- Wrking Asses Late/Misc Fees		0.00			30.00		6.00	\$36.00
Garage Fees Late Fees					0.00			\$0.00
Garage- Association Fees							17,800.00	\$17,800.00
<b>Total Income</b>	<b>\$0.00</b>	<b>\$97,200.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$78,030.00</b>	<b>\$0.00</b>	<b>\$17,806.00</b>	<b>\$193,036.00</b>
GROSS PROFIT	<b>\$0.00</b>	<b>\$97,200.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$78,030.00</b>	<b>\$0.00</b>	<b>\$17,806.00</b>	<b>\$193,036.00</b>
Expenses								
A2- Contract Services		10,989.00						\$10,989.00
A2- Corporate Tax		123.00						\$123.00
A2- Electric		1,386.66						\$1,386.66
A2- Grounds Maintenance		110.68						\$110.68
A2- Insurance		660.00						\$660.00
A2- Septic System		365.99						\$365.99
A2- Water System		1,184.56						\$1,184.56
A3 - Lot 70 Taxes					167.12			\$167.12
A3- Contract Services					10,989.00			\$10,989.00
A3- Corporate Taxes					41.00			\$41.00
A3- Electric					353.49			\$353.49
A3- Garage Working Assessment					600.00			\$600.00
A3- Grounds Maintenance					108.33			\$108.33
A3- Insurance					19,645.23			\$19,645.23
A3- Maintenance Office Propane					446.13			\$446.13
A3- Telephone/Postage/ Office					224.70			\$224.70
A3- Trash Disposal					1,038.30			\$1,038.30
Garage- Insurance							6,133.50	\$6,133.50
Garage- Taxes							2,952.70	\$2,952.70
<b>Total Expenses</b>	<b>\$0.00</b>	<b>\$14,819.89</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$33,613.30</b>	<b>\$0.00</b>	<b>\$9,086.20</b>	<b>\$57,519.39</b>
NET OPERATING INCOME	<b>\$0.00</b>	<b>\$82,380.11</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$44,416.70</b>	<b>\$0.00</b>	<b>\$8,719.80</b>	<b>\$135,516.61</b>
Other Income								
Interest Income	3.48	9.43	7.55	3.34	6.90	1.13	1.69	\$33.52
<b>Total Other Income</b>	<b>\$3.48</b>	<b>\$9.43</b>	<b>\$7.55</b>	<b>\$3.34</b>	<b>\$6.90</b>	<b>\$1.13</b>	<b>\$1.69</b>	<b>\$33.52</b>
Other Expenses								
A2- Capital Expense								\$0.00
A2 - Equipment Capital Expense	730.83			1,096.26				\$1,827.09
<b>Total A2- Capital Expense</b>	<b>730.83</b>			<b>1,096.26</b>				<b>\$1,827.09</b>
A3- Capital Expense								\$0.00
A3 - Harbr, Dredg, Dcks, Beach				17,500.00				\$17,500.00
<b>Total A3- Capital Expense</b>				<b>17,500.00</b>				<b>\$17,500.00</b>
Garage Capital Expense						96.18		\$96.18
<b>Total Other Expenses</b>	<b>\$730.83</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$18,596.26</b>	<b>\$0.00</b>	<b>\$96.18</b>	<b>\$0.00</b>	<b>\$19,423.27</b>
NET OTHER INCOME	<b>\$ -727.35</b>	<b>\$9.43</b>	<b>\$7.55</b>	<b>\$ -18,592.92</b>	<b>\$6.90</b>	<b>\$ -95.05</b>	<b>\$1.69</b>	<b>\$ -19,389.75</b>
NET INCOME	<b>\$ -727.35</b>	<b>\$82,389.54</b>	<b>\$7.55</b>	<b>\$ -18,592.92</b>	<b>\$44,423.60</b>	<b>\$ -95.05</b>	<b>\$8,721.49</b>	<b>\$116,126.86</b>

# Adirondack Lodges Homeowners Association

## Statement of Cash Flows

January - March, 2021

	A2 CAPITAL	A2 OPERATIONS	A2 STAINING	A3 CAPITAL	A3 OPERATIONS	GARAGE CAPITAL	GARAGE OPERATIONS	NOT SPECIFIED	TOTAL
<b>OPERATING ACTIVITIES</b>									
Net Income	-727.35	82,389.54	7.55	-18,592.92	44,423.60	-95.05	8,721.49		\$116,126.86
Adjustments to reconcile Net Income to Net Cash provided by operations:									\$0.00
Assessments Receivable		0.00			0.00		0.00		\$0.00
Exchange		-25,000.00	20,000.00		5,000.00			0.00	\$0.00
<b>Total Adjustments to reconcile Net Income to Net Cash provided by operations:</b>		<b>-25,000.00</b>	<b>20,000.00</b>		<b>5,000.00</b>		<b>0.00</b>	<b>0.00</b>	<b>\$0.00</b>
<b>Net cash provided by operating activities</b>	<b>\$ -727.35</b>	<b>\$57,389.54</b>	<b>\$20,007.55</b>	<b>\$ -18,592.92</b>	<b>\$49,423.60</b>	<b>\$ -95.05</b>	<b>\$8,721.49</b>	<b>\$0.00</b>	<b>\$116,126.86</b>
<b>NET CASH INCREASE FOR PERIOD</b>	<b>\$ -727.35</b>	<b>\$57,389.54</b>	<b>\$20,007.55</b>	<b>\$ -18,592.92</b>	<b>\$49,423.60</b>	<b>\$ -95.05</b>	<b>\$8,721.49</b>	<b>\$0.00</b>	<b>\$116,126.86</b>
Cash at beginning of period	50,874.49	32,806.45	47,434.33	309,131.23	17,725.15	9,227.37	14,768.25	0.00	\$481,967.27
<b>CASH AT END OF PERIOD</b>	<b>\$50,147.14</b>	<b>\$90,195.99</b>	<b>\$67,441.88</b>	<b>\$290,538.31</b>	<b>\$67,148.75</b>	<b>\$9,132.32</b>	<b>\$23,489.74</b>	<b>\$0.00</b>	<b>\$598,094.13</b>



# Adirondack Lodges Homeowners Association

Budget vs. Actuals: 2021 Budget - FY21 P&L

January - December 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
A2- Capital Assessment		32,400.00	-32,400.00	
A2- Resale Capital Assessment		1,400.00	-1,400.00	
A2- Working Assessment	97,200.00	97,200.00	0.00	100.00 %
A3- Capital Assessment		19,500.00	-19,500.00	
A3- Resale Capital Assess		1,000.00	-1,000.00	
A3- Working Assessment	78,000.00	78,000.00	0.00	100.00 %
A3- Wrkng Asses Late/Misc Fees	36.00		36.00	
Garage Capital Assessment		20,025.00	-20,025.00	
Garage Fees Late Fees	0.00		0.00	
Garage- Association Fees	17,800.00	17,800.00	0.00	100.00 %
<b>Total Income</b>	<b>\$193,036.00</b>	<b>\$267,325.00</b>	<b>\$ -74,289.00</b>	<b>72.21 %</b>
<b>GROSS PROFIT</b>	<b>\$193,036.00</b>	<b>\$267,325.00</b>	<b>\$ -74,289.00</b>	<b>72.21 %</b>
<b>Expenses</b>				
A2- Building Maintenance		4,000.00	-4,000.00	
A2- Contract Services	10,989.00	42,638.00	-31,649.00	25.77 %
A2- Corporate Tax	123.00	100.00	23.00	123.00 %
A2- Electric	1,386.66	4,000.00	-2,613.34	34.67 %
A2- Equipment Maintenance		750.00	-750.00	
A2- Grounds Maintenance	110.68	9,000.00	-8,889.32	1.23 %
A2- Insurance	660.00	660.00	0.00	100.00 %
A2- Legal and Professional Fees		100.00	-100.00	
A2- Miscellaneous		250.00	-250.00	
A2- Postage/Office		100.00	-100.00	
A2- Septic System	365.99	2,000.00	-1,634.01	18.30 %
A2- Water System	1,184.56	8,400.00	-7,215.44	14.10 %
A3 - Lot 70 Taxes	167.12	400.00	-232.88	41.78 %
A3- Bank Charges		25.00	-25.00	
A3- Building Maintenance		100.00	-100.00	
A3- Contract Services	10,989.00	42,638.00	-31,649.00	25.77 %
A3- Corporate Taxes	41.00	500.00	-459.00	8.20 %
A3- Electric	353.49	1,100.00	-746.51	32.14 %
A3- Equipment Maintenance		750.00	-750.00	
A3- Garage Capital Assessment		675.00	-675.00	
A3- Garage Working Assessment	600.00	600.00	0.00	100.00 %
A3- Grounds Maintenance	108.33	9,500.00	-9,391.67	1.14 %
A3- Insurance	19,645.23	11,000.00	8,645.23	178.59 %
A3- Legal/ Prof Fees/Permits		200.00	-200.00	
A3- Maintenance Office Propane	446.13	500.00	-53.87	89.23 %
A3- Miscellaneous		50.00	-50.00	
A3- Septic System		100.00	-100.00	
A3- Telephone/Postage/ Office	224.70	1,400.00	-1,175.30	16.05 %

# Adirondack Lodges Homeowners Association

Budget vs. Actuals: 2021 Budget - FY21 P&L

January - December 2021

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
A3- Trash Disposal	1,038.30	4,450.00	-3,411.70	23.33 %
Garage- Building/Grounds Maint.		1,500.00	-1,500.00	
Garage- Contract Services		2,637.00	-2,637.00	
Garage- Electric		500.00	-500.00	
Garage- Insurance	6,133.50	6,000.00	133.50	102.23 %
Garage- Miscellaneous		50.00	-50.00	
Garage- Taxes	2,952.70	7,000.00	-4,047.30	42.18 %
<b>Total Expenses</b>	<b>\$57,519.39</b>	<b>\$163,673.00</b>	<b>\$ -106,153.61</b>	<b>35.14 %</b>
<b>NET OPERATING INCOME</b>	<b>\$135,516.61</b>	<b>\$103,652.00</b>	<b>\$31,864.61</b>	<b>130.74 %</b>
Other Income				
Interest Income	33.52		33.52	
<b>Total Other Income</b>	<b>\$33.52</b>	<b>\$0.00</b>	<b>\$33.52</b>	<b>0.00%</b>
Other Expenses				
A-3 Transfer to Pollution Res		4,000.00	-4,000.00	
A2- Capital Expense				
A2 - Equipment Capital Expense	1,827.09		1,827.09	
<b>Total A2- Capital Expense</b>	<b>1,827.09</b>		<b>1,827.09</b>	
A2- Transfer to Staining Res		25,000.00	-25,000.00	
A3- Capital Expense				
A3 - Harbr, Dredg, Dcks, Beach	17,500.00		17,500.00	
<b>Total A3- Capital Expense</b>	<b>17,500.00</b>		<b>17,500.00</b>	
Garage Capital Expense	96.18		96.18	
<b>Total Other Expenses</b>	<b>\$19,423.27</b>	<b>\$29,000.00</b>	<b>\$ -9,576.73</b>	<b>66.98 %</b>
<b>NET OTHER INCOME</b>	<b>\$ -19,389.75</b>	<b>\$ -29,000.00</b>	<b>\$9,610.25</b>	<b>66.86 %</b>
<b>NET INCOME</b>	<b>\$116,126.86</b>	<b>\$74,652.00</b>	<b>\$41,474.86</b>	<b>155.56 %</b>

To: Board of Directors – ALHA  
From: Gil Frank, Mike Purdy Co-Chairs  
Date: May 29, 2021  
Re: Buildings and Grounds Report

1. Once again Jason has done an outstanding job of preparing the campus for Memorial Day weekend. There was an extensive amount of debris due to the unending wind we had at the lodges this winter.
2. Jason has fertilized the campus.
3. The sand was cleaned off the roads by Kingsbury Sweeping after preparation by Jason.
4. Larry McAvey will be staining garage # 2, 3 and 4 this spring.
5. A new roof will be put on the back side of garage #3.
6. We are planning on installing the outside docks on Saturday, May 22 and Jason will follow with the harbor docks. The ROW docks will also be installed.
7. Linda Fay and Susan Purdy will be planning the gardens and purchasing the flowers for the Lodges. Carol will be hired again to do the prep work and planting as she did last year.
8. We are recommending the purchase of a new lawn mower. Our current one was purchased in 2015 and has developed a leak in the hydraulic system. Cost to repair is over \$3000.
9. We are recommending approval of a request to install bat houses. We recommend starting with two which will be installed in inconspicuous places.

## **Social/Activities Committee Report**

**May 2021**

- Meet and Greet, Friday March 5th 2021. 16 Positive responses. Fun and successful. Thanks to Alice Lovely for spending much time learning Zoom and understanding Breakout Rooms. Thanks to Kathy Kavanaugh and Elizabeth Mueller for volunteering as facilitators.
- Picnic scheduled for Saturday August 7th. Will confirm details at a later date.
- Communication for activities happening in and around ALHA campus. Seems easiest if the people interested create a group email list and communicate amongst themselves.

## RENTAL COMMITTEE REPORT TO THE BOARD OF DIRECTORS

May 29, 2021

**Number of rental guests 2021 YTD: 0**

**Number of rental periods 2021 YTD: 0**

**Number of nights 2021 YTD: 0**

**Number of complaints since last report: 0**

- All 3 Rental documents for 2021 have been distributed to the membership via email.
- The Rental Documents are now posted on the website.
- Rental Ambassadors are ready to greet our rental guests for the summer season.
- Homeowners are encouraged to follow the Rental Enforcement Policy to report any issues as they occur. In our experience this process has been shown to be effective in resolving complaints. Our policy gives the rental homeowners an opportunity to resolve the issue in a timely manner to mitigate any negative impact to the homeowners, the rental homeowner, and the rental guests.

Respectfully submitted,

Elizabeth Muller, Chairperson

Team Members:

Marilyn Eiland	Debbie Karl (alternate RA)
Linda Fay (RA)	Sara Kremer
Connie Fenton (RA)	Mary Lockwood (RA)
Cynthia Gagnon (RA)	
RA= Rental Ambassador	



Adirondack Lodges Homeowner's Association, Inc. (ALHA)  
Community Water System (CWS)

May 29, 2021 CWS REPORT

1. ALHA's CWS provides water for drinking and household use. All water sampling and lab analysis have been performed and reported in compliance with DOH requirements, including the attached 2020 Annual Drinking Water Quality Report. Testing due in 2021 is in process or scheduled accordingly. ALHA's 2021 water usage has resumed typical seasonal patterns to date.
2. Morris Coolidge continues to co-operate ALHA's CWS with Debbie Karl as contracted to ensure the round-the-clock, year-round, licensed Water Operator coverage required by NYS regulations. As well, to promote optimal functioning of the CWS, ALHA's Water Co-Operators assess and oversee repairs, preventive maintenance and capital improvements.
3. Thanks to Jason Younes for assisting with water readings.
4. ALHA Townhome residents are requested to read and heed reminders below:
  - Homeowners should use ALHA's irrigation system for outside watering whenever possible rather than draw from the CWS drinking water supply. If it is necessary to use tap water for this purpose, please do not water in the heat of midday in order to prevent waste due to evaporation.
  - When connecting a hose to ALHA's CWS/drinking water supply, a "vacuum breaker" must be installed IF the spigot lacks a hose bib. This is to prevent cross-contamination of the drinking water system should suction or reverse pressure occur. Please contact Debbie if you have questions, or are in need of a vacuum breaker. ALHA has a supply of vacuum breakers which Jason can install for you.
  - Homeowners are reminded to NEVER USE A CURB-STOP VALVE for shutting off water to their unit. Instead, always use the inside water shut-off valve for this purpose. Curb-Stop valves are vulnerable to breakage (producing leaks) and cause problems in reverse-pressure situations such as outages. Curb-stop valves are intended to be used only for CWS maintenance and repair.
  - Whenever away from your unit longer than one week, it is advised that water be run for FIVE (5) minutes before consuming in order to make sure that effectively treated water is running from the taps and to clear any lead or copper that may have accumulated.
  - Homeowners should consider replacing older water heaters that could fail and leak.
  - ALHA residents are encouraged to keep a supply of bottled water on hand to use in case of a water emergency.
  - Please contact Debbie Karl if you have questions—Cell Phone: (585) 802-7370.

***Annual Drinking Water Quality Report for 2020***  
**Adirondack Lodges Homeowners Association, Inc.**  
East Shore Drive, Adirondack, NY 12808  
(Public Water Supply Identification Number NY5621920)

**INTRODUCTION**

To comply with State regulations, Adirondack Lodges will be annually issuing a report describing the quality of your drinking water. The purpose of this report is to raise your understanding of drinking water and awareness of the need to protect our drinking water sources. We are very pleased to provide you with this year's Annual Water Quality Report. Last year, your drinking water met all State drinking water health standards. This report is a snapshot of last year's water quality. Included are details about where your water comes from, what it contains, and how it compares to New York State standards. Our constant goal is and always has been, to provide to you a safe and dependable supply of drinking water. We want you to understand the efforts we make to continually improve the water treatment process and to protect our water resources. If you have any questions concerning this report or concerning your drinking water please contact: *Deborah Karl, Co-Operator, PO Box 233, Adirondack, NY 12808; Telephone (585) 802-7370. Or Morris Coolidge, Co-Operator 33 Coolidge Way, Jay, NY 12941, Telephone (518) 929-3560.* If you want to learn more, please attend any of our regularly scheduled Homeowners Association meetings. They are held on, , 5/29/21, 8/7/21,10/9/21 and 1/15/22 ; 8:30 AM at Town of Horicon, 6604 State Rt8, Brant Lake, NY128158; *Telephone ALHA Secretary (518) 369-4950.*

**WHERE DOES OUR WATER COME FROM?**

Adirondack Lodges draws its water from a ground water source. Groundwater or well water is stored below the surface of the earth in deep, porous rocks called "aquifers." Groundwater is purified naturally as it filters through layers of soil, clay, rock and sand. This process, known as "percolation" takes years to complete. As a result, groundwater requires less treatment than surface water. Our water source is from two active drilled wells, Well #2 a 6" diameter, 260 ft. deep well with an estimated yield of 60 gallons per minute (gpm) and Well #3 a 6" diameter, 55 ft. deep well with an estimated yield of 47 gpm. Both wells are plumbed to the pumphouse which contains three 1000-gallon, uncoated, concrete storage tanks connected in series. Treatment of the raw water produced by the wells consists of chlorination using sodium hypochlorite providing disinfection to protect against contamination from harmful bacteria and other organisms. Water is pumped into the lead tank and out of the last one.

The source water assessment performed by the New York State Health Department has rated our source water as having an elevated susceptibility to microbial contamination and nitrates. It should be noted that the SWAP looks at the untreated water only. Our water is treated to minimize the potential sources of contamination. The SWAP summary for our water supply is attached to this report.

In general, the sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs and wells. As water travels over the surface of the land or through the ground, it dissolves naturally-occurring minerals and in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activities. Contaminants that may be present in source water include microbial contaminants; inorganic contaminants; pesticides and herbicides; organic chemical contaminants; and radioactive contaminants. In order to ensure that tap water is safe to drink, the State and EPA prescribe regulations, which limit the amount of certain contaminants in water, provided by public water systems. The State Health Department's and the FDA's regulations establish limits for contaminants in bottled water which must provide the same protection for public health.

**FACTS AND FIGURES**

Adirondack Lodges provides water through 58 service connections to a population, which varies from a seasonal low of 10 to a high of 190 persons. Our average daily demand is 2,629 gallons. Our single highest day was 13,000 gallons. The total water pumped in 2020 was 957,300 gallons.

**ARE THERE CONTAMINANTS IN OUR DRINKING WATER?**

In accordance with State regulations, Adirondack Lodges routinely monitors your drinking water for numerous contaminants. We test your drinking water for inorganic contaminants, radiological contaminants, lead and copper, nitrate, volatile organic contaminants, inorganic and synthetic organic contaminants. In addition, we test a chlorinated sample for coliform bacteria quarterly. The state allows us to monitor for certain contaminants less than once per year because the concentrations of these contaminants are not expected to vary significantly from year to year. Some of the data, though representative of the water quality, is more than one year old and is noted.

It should be noted that all drinking water, including bottled drinking water, may be reasonably expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily pose a health risk. More information about contaminants and potential health effects can be obtained by calling the EPA's Safe Drinking Water Hotline (800-426-4791) or the New York State Department of Health, Glens Falls District Office at (518) 793-3893.

**WHAT DOES THIS INFORMATION MEAN?**

As you can see by the table on page 4, our system had no violations. We have learned through our monitoring and testing that some contaminants have been detected; however, these compounds were detected below New York State requirements. MCL's are set at very stringent levels. To understand the possible health effects described for many regulated contaminants, a person would have to drink 2 liters of water every day at the MCL level for a lifetime to have a one-in-a-million chance of having the described health effect.

**IS OUR WATER SYSTEM MEETING OTHER RULES THAT GOVERN OPERATIONS?**

During 2020, our system was in compliance with applicable State drinking water operating, monitoring and reporting requirements.

**DO I NEED TO TAKE SPECIAL PRECAUTIONS?**

Although our drinking water met or exceeded state and federal regulations, some people may be more vulnerable to disease causing microorganisms or pathogens in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice from their health care provider about their drinking water. EPA/CDC guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium*, *Giardia* and other microbiological pathogens are available from the Safe Drinking Water Hotline (800-426-4791).

**INFORMATION ON LEAD**

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. The Adirondack Lodges HOA, Inc. is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at <http://www.epa.gov/safewater/lead>

**CAPITAL IMPROVEMENTS**

During 2020 a new meter reader was installed that provides reading in gallons.

**WATER CONSERVATION TIPS**

The Adirondack Lodges encourages water conservation. There are a lot of things you can do to conserve water in your own home. Conservation tips include:

- ◆ Only run the dishwasher and clothes washer when there is a full load
- ◆ Use water saving showerheads

- ◆ Install faucet aerators in the kitchen and the bathroom to reduce the flow from 4 to 2.5 gallons per minute
- ◆ Water gardens and lawn for only a couple of hours after sunset
- ◆ Check faucets, pipes and toilets for leaks and repair all leaks promptly
- ◆ Take shorter showers

#### **CLOSING**

Thank you for allowing us to continue providing your family with clean, quality water this year. In order to maintain a safe and dependable water supply we sometimes need to make improvements that will benefit our homeowners. We ask that all our homeowners help us protect our water source. Please call our office if you have questions.

### **Adirondack Lodges NY5621920 Source Water Assessment Summary**

The NYSDOH has completed a source water assessment for this system, based on available information. Possible and actual threats to this drinking water source were evaluated. The source water assessment includes a susceptibility rating based on the risk posed by each potential source of contamination and how rapidly contaminants can move through the subsurface to the wells. The susceptibility of a water supply well to contamination is dependent upon both the presence of potential sources of contamination within the well's contributing area and the likelihood that the contamination can travel through the environment to reach the well. The susceptibility rating is an estimate of the potential for contamination of the source water, it does not mean that the water delivered to consumers is, or will become contaminated. See section "Are there contaminants in our drinking water?" for a list of the contaminants that have been detected, if any. The source water assessments provide resource managers with additional information for protecting source waters into the future.

The source water assessment has rated our water source as having an elevated susceptibility to microbial contamination and nitrates. These ratings are due primarily to the close proximity of the wells to permitted discharge facilities (industrial/commercial facilities that discharge wastewater into the environment and are regulated by the state and/or federal government) and the associated industrial activity in the assessment area. In addition, the wells draw from an unconfined aquifer, which is a shallow aquifer that occurs immediately below the ground surface and has no overlying protective layer for protection from potential sources of contamination. While the source water assessment rates our wells as being susceptible to microbials, please note that our water is disinfected to ensure that the finished water delivered into your home meets New York State's drinking water standards for microbial contamination.

The county and state health departments will use this information to direct future source water protection activities. These may include water quality monitoring, resource management, planning and education programs. A copy of the full Source Water Assessment, including a map of the assessment area, is available for review by contacting us at the number provided in this report.

ADIRONDACK LODGES TEST RESULTS						
Public Water Supply Identification Number NY5621920						
Contaminant	Violation Y/N	Level Detected	Unit Measurement	MCLG	MCL	Likely Source of Contamination
Inorganic Contaminants (samples from 8/3/20 unless otherwise noted)						
Chloride	N	6.44	ppm	N/A	250	Geology; naturally occurring
Copper (samples from 8/6/18) Range of values	N	0.14 <sup>1</sup> 0.04-0.14	ppm	1.3	AL=1.3	Corrosion of household plumbing systems; erosion of natural deposits; leaching from wood preservative
Lead (samples from 8/6/18)	N	2.25 <sup>2</sup> ND-4	ppb	0	AL=15	Corrosion of household plumbing systems, erosion of natural deposits
Odor	N	1	units	N/A	3	Natural sources.
pH	N	8.27	units			6.5-8.5
Sodium <sup>3</sup>	N	4.36	ppm	N/A	N/A	Naturally occurring; Road salt; Water softeners; Animal waste
Sulfate	N	11.0	ppm	N/A	250	Geology
Radiological Contaminants (samples from 8/3/20)						
Gross Alpha	N	2.21	pCi/l	0	15	Erosion of natural deposits.
Disinfection Byproducts (based on daily testing)						
Chlorine Residual, Free (average) Range	N	0.3 0.3-0.4	ppm	MRDLG	MRDL	Used in the treatment and disinfection of drinking water
				N/A	4	
FOOTNOTES-						
1. The level presented represents the 90 <sup>th</sup> percentile of 5 test sites. The action level for copper was not exceeded at any of the 5 sites tested.						
2. The level presented represents the 90 <sup>th</sup> percentile of 5 test sites. The action level for lead was not exceeded at any of the 5 sites tested.						
3. Water containing more than 20 mg/l should not be consumed by persons on severely restricted sodium diets.						
Non-Detects (ND) - laboratory analysis indicates that the constituent is not present.						
Parts per million (ppm) or Milligrams per liter (mg/l) - one part per million corresponds to one minute in two years or a single penny in \$10,000.						
Parts per billion (ppb) or Micrograms per liter - one part per billion corresponds to one minute in 2,000 years, or a single penny in \$10,000,000.						
Parts per trillion (ppt) or Nanograms per liter (nanograms/l) - one part per trillion corresponds to one minute in 2,000,000 years, or a single penny in \$10,000,000,000.						
Picocuries per liter (pCi/L) - picocuries per liter is a measure of the radioactivity in water.						
Nephelometric Turbidity Unit (NTU) - nephelometric turbidity unit is a measure of the clarity of water. Turbidity in excess of 5 NTU is just noticeable to the average person.						
Action Level - the concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.						
Treatment Technique (TT) -A treatment technique is a required process intended to reduce the level of a contaminant in drinking water.						
Maximum Contaminant Level - The "Maximum Allowed" (MCL) is the highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.						
Maximum Contaminant Level Goal - The "Goal" (MCLG) is the level of a contaminant in drinking water below which there is no known or expected risk to health.						
MCLGs allow for a margin of safety.						
Maximum Residual Disinfectant Level (MRDL): The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.						
Maximum Residual Disinfectant Level Goal (MRDLG): The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contamination						
N/A-not applicable						



## 2021 recommendations from the dock sub-committee

- Current boats are grandfathered- no homeowner will be asked to remove a current boat.
- For all docks owned and maintained by ALHA:  
No boat shall be wider than 8'2" nor longer than 22 feet as measured from the most prominent bow extension to the most prominent stern extension. Measurement will be calculated with the outdrives/motors in the down position.
- Boats not meeting the above stated dimensions cannot be docked at ALHA docks. If a homeowner refuses to remove a non-conforming boat, the board will fine the owner \$50/day until the boat is removed. A notice should be included that reflects any fines unpaid after 90 days may result in the filing of a lien against the homeowner's lot, townhome or single-family home.
- Persons who wish to rent a boat and dock at ALHA docks are bound by the same stipulations as mentioned above.
- Owners contemplating a boat purchase are strongly encouraged to consult with the dock sub-committee for guidance prior to purchase.
- Temporary docking of boats on the north side of the outer dock (straight side) is limited to homeowners only.
- Renting of ALHA dock slips is prohibited and subject to a \$250/day fine assessed to the homeowner associated with the dock slip. Lending of ALHA dock slips to anyone other than another ALHA owner is prohibited and subject to the same fine as if renting an ALHA dock. A notice should be included that reflects any fines unpaid after 90 days may result in the filing of a lien against the homeowner's lot, townhome or single-family home.
- Proof of current boat insurance must be provided prior to any boat utilizing ALHA docks. Insurance should be sent to the person responsible for collecting boat insurance for ALHA.
- If boat insurance for boats not owned by association members is not provided before utilization of ALHA docks, a fine of \$250/day will be assessed to the homeowner associated with the dock until proof of insurance is provided. A notice should be included that reflects any fines unpaid after 90 days may result in the filing of a lien against the homeowner's lot, townhome or single-family home.

Committee:  
Kent Molino-chair  
Bill Firth  
Rich Lockwood  
Mike Geraci  
Brian Tario