

Adirondack Lodges Homeowners Association, Inc.

P.O. Box 335 Adirondack NY 12808

On the East Shore of Schroon Lake

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ALHA Quarterly Board Meeting  
Saturday, January 18, 2025, after Annual Meeting of Owners  
Via Zoom

The meeting was called to order by President Gary Karl at 9:36 a.m. following the Annual Meeting.

**Board Members present via Zoom:** Lisa Aktas, David Angliss, Nancy Esterline, Kevin Granger, Gary Karl, Alice Lovely, Kent Molino, Elizabeth Muller, Mike Sposili

**Owners signed on via Zoom:** Marie and Roger Bombardier, Debbie and Scott Chadbourne, Michele and Mike Chaves, Regina and Charlie Dietz, Russ Esterline, Connie Fenton, Dianna and Bill Firth, Jean and Gil Frank, Deb Karl, Lisa Irwin and Brian Keane, Brenda and Brad Koehler, Sarah and Joel Kremer, Mary and Rich Lockwood, Eileen and Kevin Lynch, Rachel Lynch, Carol Molino, Kim Molino, Patty and Don Noerr, Susan and Mike Purdy, Susan and Paul Spofford, Michelle and Brian Tario, Bridget Rourke and Karl Urich, Doris and Bill Wildermuth.

**Approval of Minutes:** Alice Lovely made a motion to approve the minutes of the October 12, 2024 Board of Directors meeting. The motion carried.

**Election of Officers:** Nancy Esterline made a motion to accept the following slate of officers for 2025:

President – Kent Molino  
Vice President – Gary Karl  
Treasurer – David Angliss  
Secretary – Alice Lovely

The motion carried.

**Officer Reports**

President Molino welcomed new board members Lisa Aktas, Elizabeth Muller and Mike Sposili, and thanked outgoing board members Bob Brown, Brad Koehler and Rich Lockwood for their six years of service. He also thanked Gary Karl for his two years of leadership as ALHA President.

**Appointment of Committees, Committee Chairs and Assistant Officers**

Molino read the list of Committees and Chairs. Please see the attached list, which is also posted on the website. Gary Karl made a motion to approve the list, which carried.

## **OLD BUSINESS**

### **Channel Dredging**

Kent Molino reported that ALHA has received the required permit from the US Army Corps of Engineers (valid for ten years) and now has all the required approvals to dredge the channel. The DEC permit expires in April 2029, so we are targeting, at the latest, the fall of 2028 for the work. Funds will be set aside from 2025 through 2028 from the A3 reserves to cover the cost of the dredging.

### **Zoning Board Variance Request**

Molino gave an update on the request that ALHA made for variances regarding the ROW docks which are located at 743 E. Shore Drive. As currently configured, the docks stick straight out into the lake, making them unsafe due to the depth of the water at that distance. In addition, in the process of petitioning the Zoning Board of Appeals for an alternate design, it was discovered that ALHA's developer never obtained the proper variances to dock four boats at this location. After four recent zoning meetings, the Zoning Board approved ALHA's proposed U-shaped design, which required variances for side yard setbacks and extra square footage of dock above what is allowed based on the length of the waterfront at 743 East Shore Drive. The conditions of the approval included that ALHA is required to create off-road parking for four vehicles, that parking on East Shore Dr. is prohibited, that motorized vehicles (ATVs, mules, etc.) are prohibited on the Right of Way, that no lights are installed on the new docks, that there are a maximum of four boats docked at this location, and that any new boats must comply with ALHA's current size limits (maximum length 22', maximum width 8'2"; please refer to the ALHA Boat Regulations for full information). The current oversized boats are grandfathered.

The new docks and related materials will cost approximately \$36k, which will be paid from A3 reserves. Jason will create the off-road parking for four cars, two abreast, at the bottom of the Right of Way.

### **Harbor Litigation Update**

Gary Karl reported that on December 20, 2024, the Court issued guidance to the parties on the conduct of the damages trial phase of the litigation. ALHA's attorneys will be filing the association's papers accordingly in the coming week.

### **Tennis Courts Project update**

Tennis Committee Chair Nancy Esterline reported that O'Connor Construction has laid the new court foundation and asphalt playing surface and installed the fencing. In the spring, the four layer acrylic surface coating will be applied and the lines painted. The tennis committee is still reviewing the options for colors and lining of the courts. The committee will also draft a set of rules for use of the courts, and recommendations for maintenance to keep the courts at their best.

### **Mill Brook Bridge Replacement update**

Gary Karl reported that the Warren County Department of Public Works is still awaiting approval of the bridge design from the NY State Department of Transportation. The target date for the work is winter/spring 2026/27. While the construction might not significantly affect either boating season with that timetable, East Shore Drive will be closed at the bridge location during the demolition and reconstruction.

### **Update on request for variance from new DEC rule for septic systems**

Gary Karl explained that in 2023 the DEC adopted new rules for septic systems for new developments. Those rules were later modified to apply to existing systems. ALHA has asked for a permanent variance from the new regulations, to exempt us from the need to form a “sewage development corporation” to own and operate our system, as our existing corporation has the necessary power to comply with the DEC rules. There is no word yet on our request. In the interim, DEC released additional new rules that may bear on ALHA’s system. The board intends to seek guidance from an engineering firm as to where we stand.

## **NEW BUSINESS**

### **Rental forms**

Kent Molino moved to accept the updated rental forms for 2025. The motion carried. The forms will be posted on the ALHA website and sent out to owners via email with these minutes.

### **2025 Meeting Dates**

Gary Karl made a motion to accept the following dates for ALHA Board of Directors meetings:

May 3  
August 2  
October 25  
January 17, 2026

He said that the slight change in the May and October dates is based on the board’s desire to spread out the meetings more evenly across the year. The motion carried.

### **2025 Owners’ Picnic**

Karl made a motion to set the date for the annual owners’ picnic as August 2, 2025. The motion carried.

### **Ratify actions taken since last board meeting (October 12, 2024)**

Gary Karl made a motion to ratify the following board actions:

1. Appoint an Ad Hoc Playground Committee to look into renovations of the existing playground.

2. Modify the variance request for the docks at 743 E. Shore Drive ("ROW" docks) and, after the variances were granted, to authorize the expenditure of up to \$36,000 from A3 reserve funds so that the docks could be ordered.
3. Contract with Grasshopper Gardens for lawn care (fertilizer, weed and grub control) for 2025, costs to be allocated 80% to A2 and 20% to A3 operating budgets. Total cost is approximately \$7,000 for the three treatments.

**Privilege of the Floor**

No comments or questions were raised.

The meeting was adjourned at approximately 10:20 am following a motion by Kent Molino, which carried.

Respectfully submitted,

Alice Lovely, Secretary

**ALHA Committee Rosters and Assistant Officers**  
(As appointed 1/18/25)

**Finance Committee**

**Chair:** David Angliss, Treasurer

**Assistant Treasurers:** Mike Purdy and Jim Clement

**Members:**

Lisa Aktas

Brad Koehler

Alice Lovely

Kent Molino

John Ugglä

**Buildings and Grounds Committee:**

**Co-Chairs:** Gil Frank and Mike Purdy

**Committee Members:**

David Angliss

Russ Esterline

Kevin Granger

Kent Molino

Mike Sposili

**Boats and Docks Subcommittee (*ad hoc*)**

**Chair:** Bill Firth

Rich Lockwood

John Tozzi

**Common Area Storage Subcommittee (*ad hoc*)**

**Chair:** Kevin Granger

Lisa Aktas

Kent Molino

**Community Water System:**

**Chair and Licensed Water Co-Operator (volunteer)** - Debbie Karl

**Licensed Water Co-Operator (contractor)** – Morris Coolidge

**Water Treatment Assistant Operator:** Jason Younes

**CWS Volunteer Assistants:**

Gil Frank

Kevin Granger

Mike Purdy

John Ugglä

**Insurance Committee:**

**Chair: Mike Purdy** (Association Insurance)

David Angliss (Association Insurance)

Bob Brown (Boat, PWC, ATV, Golf Cart, Snowmobile for Mill Creek)

Vince Pasqualino (Boat, PWC, ATV, Golf Cart, Snowmobile for townhome owners,  
Harbor House and Kemmer House)

Mary Lockwood (Homeowners Insurance/Townhomes)

**Social/Activities Committee**

**Co-Chairs:** Kara Pritchard and Dianna Firth

**Members:**

Lisa Aktas

Nancy Esterline

Alice Lovely

Shari Schillinger

**Rental Committee**

**Chair:** Elizabeth Muller

Linda Fay

Connie Fenton

Deb Karl

Sara Kremer

Mary Lockwood

Bridget Rourke

**Compliance Committee**

**Chair:** Rich Lockwood

Kevin Granger

Brad Koehler

**Tennis Courts Restoration Project Committee (*ad hoc*)**

**Chair:** Nancy Esterline

Kevin Granger

Gary Karl

Rich Lockwood

Bob Lockwood

Tom Lovely

Kent Molino

**Infrastructure/Capital Reserves Committee (*ad hoc*)**

**Chair:** Kent Molino

Lisa Aktas

David Angliss

Nancy Esterline

Gary Karl

Brad Koehler

Alice Lovely

Mike Sposili

**Playground Restoration Project Committee (*ad hoc*)**

**Chair:** Kevin Granger

Russ Esterline

Kara Pritchard

Mike Purdy

Mike Sposili

**Handbook Committee (*ad hoc*)**

**Chair:** Elizabeth Muller

Jeanne Clement

Mary Lockwood

Karl Urich

# Adirondack Lodges Homeowners Association

## Balance Sheet

As of December 31, 2024

	TOTAL
<b>ASSETS</b>	
Current Assets	
Bank Accounts	
A2 Reserve CD 02038	0.00
A2 Reserve CD 3128605	0.00
A2 Staining CD 3128603	0.00
A2- Checking 8034	7,909.79
A2- May Reserve 2324	93,994.38
A2- Staining 1518	102,047.41
A2- Working Reserve 3846	40,444.88
A3 GFNB&T Harbor Reserve 4727	0.00
A3 Reserve May CD 3128601	0.00
A3- Checking 8047	3,712.52
A3- Reserve May 4623	111,347.74
A3- Working Reserve 3859	60,551.90
Garage Checking 5727	18,700.75
Garage Reserve May 3087	15,143.49
Trust account	0.00
<b>Total Bank Accounts</b>	<b>\$453,852.86</b>
Accounts Receivable	
A3 - Wrk Assmnt Due & Unpaid	0.00
Assessments Receivable	0.00
Assmnt/fees Due & Unpaid	0.00
<b>Total Accounts Receivable</b>	<b>\$0.00</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>\$453,852.86</b>
<b>TOTAL ASSETS</b>	<b>\$453,852.86</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>



Adirondack Lodges Homeowners Association

Balance Sheet

As of December 31, 2024

	TOTAL
Equity	
Opening Bal Equity	0.00
Owner's Capital	0.00
Retained Earnings	1,540,798.09
Net Income	-1,086,945.23
Total Equity	\$453,852.86
TOTAL LIABILITIES AND EQUITY	\$453,852.86

# Adirondack Lodges Homeowners Association

## Profit and Loss by Location

January - December 2024

	A2 OPERATIONS	A2 RESERVE FUNDS	A2 STAINING	A3 OPERATIONS	A3 RESERVE FUNDS	GARAGE OPERATIONS	GARAGE RESERVE FUNDS	NOT SPECIFIED	TOTAL
<b>Income</b>									
A2- Reserve May Assessment		145,800.00							\$145,800.00
A2- Working Assessment	124,200.00								\$124,200.00
A3- Resale Assess					2,400.00				\$2,400.00
A3- Reserve May Asses Late Fee									\$0.00
A3- Reserve May Assessment	0.00				124,800.00			0.00	\$124,800.00
A3- Working Assessment				101,400.00					\$101,400.00
A3- Wrking Asses Late/Misc Fees		40.50			3,134.30				\$3,174.80
Garage May Reserve Assessment							20,025.00		\$20,025.00
Garage reserve storage fees							115.00		\$115.00
Garage- Working January Assessment						20,589.00			\$20,589.00
<b>Total Income</b>	<b>\$124,200.00</b>	<b>\$145,840.50</b>	<b>\$0.00</b>	<b>\$101,400.00</b>	<b>\$130,334.30</b>	<b>\$20,589.00</b>	<b>\$20,140.00</b>	<b>\$0.00</b>	<b>\$542,503.80</b>
<b>GROSS PROFIT</b>	<b>\$124,200.00</b>	<b>\$145,840.50</b>	<b>\$0.00</b>	<b>\$101,400.00</b>	<b>\$130,334.30</b>	<b>\$20,589.00</b>	<b>\$20,140.00</b>	<b>\$0.00</b>	<b>\$542,503.80</b>
<b>Expenses</b>									
A2- Building Maintenance	5,728.72								\$5,728.72
A2- Contract Services	48,806.52								\$48,806.52
A2- Corporate Tax	33.00	432.00							\$465.00
A2- Electric	4,040.70								\$4,040.70
A2- Equipment Maintenance	746.83								\$746.83
A2- Grounds Maintenance	11,934.26								\$11,934.26
A2- Insurance	600.00								\$600.00
A2- Postage/Office	0.00								\$0.00
A2- Septic System	358.11								\$358.11
A2- Water System	9,438.10								\$9,438.10
A3 - Lot 70 Taxes				326.24					\$326.24
A3- Assn Social Events				121.99					\$121.99
A3- Building Maintenance				128.40					\$128.40
A3- Contract Services				48,806.52					\$48,806.52
A3- Corporate Taxes				227.00	995.00				\$1,222.00
A3- Electric				1,459.86					\$1,459.86
A3- Equipment Maintenance				1,026.56					\$1,026.56
A3- Garage May Reserve Assessment				675.00					\$675.00
A3- Garage Working Assessment				690.00					\$690.00
A3- Grounds Maintenance				11,134.06					\$11,134.06
A3- Insurance				10,454.92					\$10,454.92
A3- Legal/ Prof Fees/Permits				2,043.69					\$2,043.69
A3- Maintenance Office Propane				527.09					\$527.09
A3- Telephone/Postage/ Office				2,251.03					\$2,251.03
A3- Trash Disposal				4,969.51					\$4,969.51
Garage - Equipment Maint.						920.17			\$920.17
Garage- Building/Grounds Maint.						1,847.48			\$1,847.48
Garage- Contract Services						3,018.96			\$3,018.96
Garage- Electric						650.00			\$650.00
Garage- Insurance						4,775.71			\$4,775.71
Garage- Taxes						8,294.52			\$8,294.52
Reserve Legal					780.69				\$780.69
<b>Total Expenses</b>	<b>\$81,688.24</b>	<b>\$432.00</b>	<b>\$0.00</b>	<b>\$84,841.87</b>	<b>\$1,775.69</b>	<b>\$19,508.84</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$188,242.84</b>
<b>NET OPERATING INCOME</b>	<b>\$42,513.76</b>	<b>\$145,408.50</b>	<b>\$0.00</b>	<b>\$16,558.13</b>	<b>\$128,558.61</b>	<b>\$1,082.16</b>	<b>\$20,140.00</b>	<b>\$0.00</b>	<b>\$354,261.16</b>
<b>Other Income</b>									
Interest Income	583.31	2,988.07	713.02	543.73	12,293.41	8.28	9.29		\$17,139.11
<b>Total Other Income</b>	<b>\$583.31</b>	<b>\$2,988.07</b>	<b>\$713.02</b>	<b>\$543.73</b>	<b>\$12,293.41</b>	<b>\$8.28</b>	<b>\$9.29</b>	<b>\$0.00</b>	<b>\$17,139.11</b>
<b>Other Expenses</b>									
A2 Staining Corporate Taxes			208.00						\$208.00
A2- Reserve Expense									\$0.00
A2 - Equipment Reserve Expense		6,136.46							\$6,136.46
A2 - General Reserve Expenses		5,961.00							\$5,961.00
A2 - Roads, Parking Reserve Exp		7,800.00							\$7,800.00
A2 - Roofs, Siding, Decks		75,136.78							\$75,136.78
<b>Total A2- Reserve Expense</b>		<b>95,034.24</b>							<b>\$95,034.24</b>
A2- Staining Expense			46,134.61						\$46,134.61
A3- Reserve Expense									\$0.00
A3 - Equipment Reserve Expense					5,891.35				\$5,891.35
A3 - General Reserve Expenses					215,312.56				\$215,312.56
A3 - Harbr, Dredg, Dcks, Beach					1,073,311.81				\$1,073,311.81
<b>Total A3- Reserve Expense</b>					<b>1,294,515.72</b>				<b>\$1,294,515.72</b>
Garage Corporate Taxes						6.00	3.00		\$9.00
Garage Reserve Expense							22,443.93		\$22,443.93
<b>Total Other Expenses</b>	<b>\$0.00</b>	<b>\$95,034.24</b>	<b>\$46,342.61</b>	<b>\$0.00</b>	<b>\$1,294,515.72</b>	<b>\$6.00</b>	<b>\$22,446.93</b>	<b>\$0.00</b>	<b>\$1,458,345.50</b>
<b>NET OTHER INCOME</b>	<b>\$583.31</b>	<b>\$-92,046.17</b>	<b>\$-45,629.59</b>	<b>\$543.73</b>	<b>\$-1,282,222.31</b>	<b>\$2.28</b>	<b>\$-22,437.64</b>	<b>\$0.00</b>	<b>\$-1,441,206.39</b>
<b>NET INCOME</b>	<b>\$43,097.07</b>	<b>\$53,362.33</b>	<b>\$-45,629.59</b>	<b>\$17,101.86</b>	<b>\$-1,153,663.70</b>	<b>\$1,084.44</b>	<b>\$-2,287.84</b>	<b>\$0.00</b>	<b>\$-1,088,945.23</b>

# Adirondack Lodges Homeowners Association

## Statement of Cash Flows

January - December 2024

	A2 OPERATIONS	A2 RESERVE FUNDS	A2 STAINING	A3 OPERATIONS	A3 RESERVE FUNDS	GARAGE OPERATIONS	GARAGE RESERVE FUNDS	NOT SPECIFIED	TOTAL
OPERATING ACTIVITIES									
Net Income	43,097.07	53,362.33	-45,629.59	17,101.86	-1,153,663.70	1,084.44	-2,297.64	0.00	\$ -
									1,086,945.23
Adjustments to reconcile Net Income to Net Cash provided by operations:									\$0.00
Assessments Receivable	0.00	0.00		0.00	25,530.16	0.00	0.00	0.00	\$25,530.16
Exchange	-25,000.00		25,000.00					0.00	\$0.00
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	-25,000.00	0.00	25,000.00	0.00	25,530.16	0.00	0.00	0.00	\$25,530.16
Net cash provided by operating activities	\$18,097.07	\$53,362.33	\$ -	\$17,101.86	\$ -1,128,133.54	\$1,084.44	\$ -2,297.64	\$0.00	\$ -
			20,629.59						1,061,415.07
NET CASH INCREASE FOR PERIOD	\$18,097.07	\$53,362.33	\$ -	\$17,101.86	\$ -1,128,133.54	\$1,084.44	\$ -2,297.64	\$0.00	\$ -
			20,629.59						1,061,415.07
Cash at beginning of period	30,257.60	40,632.05	122,677.00	47,162.56	1,239,481.28	17,616.31	17,441.13	0.00	\$1,515,267.93
CASH AT END OF PERIOD	\$48,354.67	\$93,994.38	\$102,047.41	\$64,264.42	\$111,347.74	\$18,700.75	\$15,143.49	\$0.00	\$453,652.86

# Adirondack Lodges Homeowners Association

## Budget vs. Actuals: Budget\_FY24\_P&L - FY24 P&L

January - December 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
A2- Reserve May Assessment	145,800.00	145,800.00	0.00	100.00 %
A2- Working Assessment	124,200.00	124,200.00	0.00	100.00 %
A3- Resale Assess	2,400.00		2,400.00	
A3- Reserve May Asses Late Fee				
A3- Reserve May Assessment	124,800.00	124,800.00	0.00	100.00 %
A3- Working Assessment	101,400.00	101,400.00	0.00	100.00 %
A3- Wrkng Asses Late/Misc Fees	3,174.80		3,174.80	
Garage May Reserve Assessment	20,025.00	20,025.00	0.00	100.00 %
Garage reserve storage fees	115.00		115.00	
Garage- Working January Assessment	20,589.00	20,470.00	119.00	100.58 %
<b>Total Income</b>	<b>\$542,503.80</b>	<b>\$536,695.00</b>	<b>\$5,808.80</b>	<b>101.08 %</b>
GROSS PROFIT	<b>\$542,503.80</b>	<b>\$536,695.00</b>	<b>\$5,808.80</b>	<b>101.08 %</b>
Expenses				
A2- Building Maintenance	5,728.72	4,500.00	1,228.72	127.30 %
A2- Contract Services	48,806.52	48,807.00	-0.48	100.00 %
A2- Corporate Tax	465.00	1,075.00	-610.00	43.26 %
A2- Electric	4,040.70	7,500.00	-3,459.30	53.88 %
A2- Equipment Maintenance	746.83	850.00	-103.17	87.86 %
A2- Grounds Maintenance	11,934.26	11,000.00	934.26	108.49 %
A2- Insurance	600.00	700.00	-100.00	85.71 %
A2- Legal and Professional Fees		100.00	-100.00	
A2- Miscellaneous		450.00	-450.00	
A2- Postage/Office	0.00	0.00	0.00	
A2- Septic System	358.11	4,000.00	-3,641.89	8.95 %
A2- Water System	9,438.10	10,500.00	-1,061.90	89.89 %
A3 - Lot 70 Taxes	326.24	450.00	-123.76	72.50 %
A3- Assn Social Events	121.99	500.00	-378.01	24.40 %
A3- Bank Charges		25.00	-25.00	
A3- Building Maintenance	128.40	200.00	-71.60	64.20 %
A3- Contract Services	48,806.52	48,808.00	-1.48	100.00 %
A3- Corporate Taxes	1,222.00	1,200.00	22.00	101.83 %
A3- Electric	1,459.86	1,100.00	359.86	132.71 %
A3- Equipment Maintenance	1,026.56	1,425.00	-398.44	72.04 %
A3- Garage May Reserve Assessment	675.00	675.00	0.00	100.00 %
A3- Garage Working Assessment	690.00	690.00	0.00	100.00 %
A3- Grounds Maintenance	11,134.06	11,750.00	-615.94	94.76 %
A3- Insurance	10,454.92	14,400.00	-3,945.08	72.60 %
A3- Legal/ Prof Fees/Permits	2,043.69	9,500.00	-7,456.31	21.51 %
A3- Maintenance Office Propane	527.09	750.00	-222.91	70.28 %
A3- Miscellaneous		1,150.00	-1,150.00	
A3- Septic System		100.00	-100.00	
A3- Telephone/Postage/ Office	2,251.03	2,600.00	-348.97	86.58 %

# Adirondack Lodges Homeowners Association

## Budget vs. Actuals: Budget\_FY24\_P&L - FY24 P&L

January - December 2024

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
A3- Trash Disposal	4,969.51	6,500.00	-1,530.49	76.45 %
Garage - Equipment Maint.	920.17		920.17	
Garage- Building/Grounds Maint.	1,847.48	2,000.00	-152.52	92.37 %
Garage- Contract Services	3,018.96	3,019.00	-0.04	100.00 %
Garage- Electric	650.00	650.00	0.00	100.00 %
Garage- Insurance	4,775.71	5,900.00	-1,124.29	80.94 %
Garage- Miscellaneous		50.00	-50.00	
Garage- Taxes	8,294.52	8,500.00	-205.48	97.58 %
Reserve Legal	780.69		780.69	
<b>Total Expenses</b>	<b>\$188,242.64</b>	<b>\$211,424.00</b>	<b>\$-23,181.36</b>	<b>89.04 %</b>
<b>NET OPERATING INCOME</b>	<b>\$354,261.16</b>	<b>\$325,271.00</b>	<b>\$28,990.16</b>	<b>108.91 %</b>
Other Income				
Interest Income	17,139.11	530.00	16,609.11	3,233.79 %
<b>Total Other Income</b>	<b>\$17,139.11</b>	<b>\$530.00</b>	<b>\$16,609.11</b>	<b>3,233.79 %</b>
Other Expenses				
A2 Staining Corporate Taxes	208.00		208.00	
A2- Reserve Expense				
A2 - Equipment Reserve Expense	6,136.46		6,136.46	
A2 - General Reserve Expenses	5,961.00		5,961.00	
A2 - Roads, Parking Reserve Exp	7,800.00	21,000.00	-13,200.00	37.14 %
A2 - Roofs, Siding, Decks	75,136.78	79,399.00	-4,262.22	94.63 %
<b>Total A2- Reserve Expense</b>	<b>95,034.24</b>	<b>100,399.00</b>	<b>-5,364.76</b>	<b>94.66 %</b>
A2- Staining Expense	46,134.61	35,000.00	11,134.61	131.81 %
A3- Reserve Expense				
A3 - Equipment Reserve Expense	5,891.35		5,891.35	
A3 - General Reserve Expenses	215,312.56		215,312.56	
A3 - Harbr, Dredg, Dcks, Beach	1,073,311.81		1,073,311.81	
<b>Total A3- Reserve Expense</b>	<b>1,294,515.72</b>		<b>1,294,515.72</b>	
Garage Corporate Taxes	9.00	50.00	-41.00	18.00 %
Garage Reserve Expense	22,443.93	20,100.00	2,343.93	111.66 %
<b>Total Other Expenses</b>	<b>\$1,458,345.50</b>	<b>\$155,549.00</b>	<b>\$1,302,796.50</b>	<b>937.55 %</b>
<b>NET OTHER INCOME</b>	<b>\$-1,441,206.39</b>	<b>\$-155,019.00</b>	<b>\$-1,286,187.39</b>	<b>929.70 %</b>
<b>NET INCOME</b>	<b>\$-1,086,945.23</b>	<b>\$170,252.00</b>	<b>\$-1,257,197.23</b>	<b>-638.43 %</b>

**Adirondack Lodges Homeowners Assoc., Inc. (ALHA)**  
**Community Water System (CWS)**  
**January 18, 2025**

1. ALHA's CWS provides the townhomes and ALHA's common areas with potable water for drinking and household use. This includes the Plaza/bathhouse area, maintenance office and maintenance area hose bibs. All daily water readings, monthly operational reports, bacteriological water sampling, required testing, lab analyses and inspections, due to date, have been performed and reported in compliance with New York State Department of Health standards.
2. Morris Coolidge co-operates ALHA's CWS as a contractor, along with volunteer operator Debbie Karl, to ensure round-the-clock, year-round, licensed Water Operator coverage required by New York Codes, Rules and Regulations under Public Health Law Title 10, Sub Part 5-1 - 5-4. Jason Younes is ALHA's Water Treatment Assistant Operator. ALHA's substitute Water Treatment Operator Assistant volunteers are: Gil Frank, Kevin Granger, Mike Purdy and John Ugglä. All are thanked for their service to ALHA!
3. To promote optimal functioning of the CWS, ALHA's Water Co-Operators assess and oversee repairs, preventive maintenance and capital improvements. Debbie Karl represents the CWS on ALHA's Infrastructure subcommittee, having prepared an assets survey of the CWS for maintenance and financial reserve planning purposes. ALHA's CWS is funded solely by A2 assessments. Several pieces of equipment in the water plant have been identified as potentially needing replacement over the coming year.
5. Since 2021 ALHA has been required by NYS to annually test for per- and polyfluoroalkyl substances (PFAS) via expensive laboratory analyses. Very low detections have been noted for ALHA. In 2020 NYS developed Maximum Contaminant levels (MCLs) of 10 parts per trillion for the two most common PFAS: PFOS and PFOA. Last April the Environmental Protection Agency (EPA) finalized a new PFAS National Primary Drinking Water Regulation which will entail expensive remediation if detections to MCLs are found. As recommended by the National Rural Water Association (NRWA), ALHA joined a class action lawsuit against the manufacturers of PFAS chemicals that have contaminated groundwater supplies across the country. Being a member of this class action lawsuit, ALHA potentially benefits from resulting settlements or judgments, several of which are pending.
6. ALHA's water co-operators continue to evaluate potential SCADA (supervisory control and data acquisition) software and hardware technology, that would allow local and remote monitoring, alerts and control of water plant processes. As several new SCADA products and vendors are coming to market, the earliest target for our system conversion would be 2026.
7. ALHA's water operators investigate water waste on an on-going basis, assisted by Jason Younes. Following a significant increase in daily water usage during late November, Morris and Jason located a leak that was caused by a broken valve in the distribution system, which Jason excavated and repaired. We continue to ask all townhome owners to make sure water is not wasted from leaking faucets, running toilets or unattended taps. And we request you shut off your water when not residing at your unit.

**8. ALHA Townhome residents: Please read and heed the FALL/WINTER TIPS below:**

- Homeowners are reminded to shut off their water, open all taps and drain out water to the lowest level of their units when leaving campus during freezing weather. To monitor for potential heating failure, recommended is use of a Wifi thermostat or other notification system and a “Winter Watchman” (temperature-controlled lamp which can provide a visible alert—red bulbs installed in alert lamps are especially visible). Also recommended is to shut off hot water heaters while away.
- 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 can cause problems in reverse-pressure situations such as outages. Curb-stop valves are intended to be used only for CWS maintenance and repair.
- Whenever you return from being away from your unit for a week or more, it is advised that water be run from all taps for FIVE (5) minutes before consuming it. This is to make sure that effectively treated water is supplying the taps, and to discharge 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 in case of water emergency.
- Please contact Debbie Karl if you have questions—Cell Phone: (585) 802-7370.

**IN THE EVENT OF A WATER EMERGENCY (LOSS OF WATER, PRESSURE, ETC.)  
PHONE IMMEDIATELY, IN THE FOLLOWING ORDER, until you reach one of the  
following:**

- 1. Debbie Karl (585) 802-7370**
- 2. Jason Younes (518) 409-6482**
- 3. Gil Frank (516) 426-0401**
- 4. Mike Purdy (518) 423-9028**
- 5. Morris Coolidge (518) 929-3560**
- 6. Glens Falls Department of Health (518) 793-3893**

**[If you do not have ready access to this list, contact any ALHA Board Member]**

To: ALHA Owners  
From: Gil Frank, Michael B Purdy  
Co-Chairs of Buildings and Grounds  
Date: January 18, 2025  
RE: Buildings and Grounds Report

#### SUMMARY OF 2024 FOR ANNUAL MEETING

- The two major events for 2024 were the completion of the Harbor Project and first phase of the Tennis and Basketball courts. Many thanks to the volunteers who worked on the harbor project. Gary Karl and Mike Sposili are to be commended for their diligence in working with TC Male engineering firm and the general contractor, Keller, as well as other subcontractors. Nancy Esterline(chair) and the tennis court committee are to be thanked for their work in getting estimates on the tennis and basketball courts and recommending O'Connor Construction as the contractor. The courts should be ready for use this summer season.
- New procedures were put into place for storage around the garage area. Abandoned trailers, boats and miscellaneous items were removed and an assignment system for parking items was put into place. These procedures resulted in a much more organized and neater looking garage area.
- The roads around the garages received a "face lift" with the application of gravel. Jason spread 7 loads of gravel on the areas around the garages. This made a big difference in the dust and mud at the garages. Thanks to Jason for a terrific job.
- The staining and roofing schedules put together by Kent Molino were continued in 2024. Buildings 21,22 and 6 were stained. The plan calls for buildings 3, 5 and 24 to be done this year.  
The roofing schedule included 3, 5, and 24 in 2024. Several owners had skylights replaced at the owners' expense. Buildings 8, 19 and 23 as well as garage 2 are scheduled for roofs in 2025.
- A major water leak was located and repaired this fall. Debbie Karl, our co-water operator (volunteer) tracks water usage and determined we had a leak. Leaks are very difficult to find. Jason, who does the water readings when Debbie is not here noticed that the leak had gotten worse up to about 10,000 gallons a day. He and Gil Franks did some detective work and determined that the leak was in the circle (UNITS 11-20). Jason involved our other co-operator, Morris Collidge (contractor) who is on call when Debbie is not here, and they were actually able to find the leak which was between buildings 13 and 14, the same area we had a leak in several years ago. Jason immediately rented an excavator in Warrensburg, dug up the area, and fixed the leak. We are very lucky to have a contractor like Jason who is so versatile and willing to jump in to such a project.



- Thanks to Kent Molino who was able to obtain a variance from the town to install new docks at the ROW in a new safer configuration. It also includes developing a parking area for 4 cars off the road. Kent spent many, many hours working on this issue over that past several years. A more comprehensive report will be given as part of the regular meeting.
- A number of owners have submitted architectural requests to replace their deck surfaces with composite material (Trex, Timberdeck) at their own expense. The B&G committee is working on a set of specifications for future requests.
- New bouys with blinking lights were purchased and installed at the outer end of the boat channel. Thanks to Kevin Granger and Mike Sposili for their work on this project.
- A number of projects including: railing replacement, deck board replacement, new deck posts, stair repair, etc. were completed by either Jason or CC Construction (contractors)
- A part on our lawnmower broke early in the season resulting in the mower being at the dealer for most of the season. The part needed eventually came, was installed and was covered under warranty. ALHA rented a lawn mower in Queensbury which Jason was willing to pick up and return one day every other week. A complete service was also performed on our mower. It was in good working order for fall cleanup.
- Our tractor was also due for a major dealer service which was completed in the fall. Jason also delivered and picked up the tractor.
- Thanks to all owners who volunteered in various projects including dock removal, jet ski recovery, swim rope installation/removal flower planting, weeding, etc.
- Reminders to owners:
  1. Make sure you shut off your water and drain it to the lowest level.
  2. If you use a winter watchman be sure to plug it in to an inside outlet and set temperature 10 degree lower than main thermostat.
  3. Please break down all boxes.
  4. A reminder to not drive ATV, golf carts, mules, etc. on the lawns.
  5. A reminder to pick up after your dogs, even in winter. When you don't, the poop is still there when the snow melts.
  6. Please note that if you are coming to the lodges during the winter please let Jason know so he can make sure you are shoveled out. After a storm Jason cleans out occupied units first. You can call/text him at 518-409-6482

**RENTAL COMMITTEE YEAR END 2024**  
**REPORT TO THE BOARD OF DIRECTORS**  
**JANUARY 18, 2025**

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
<b># of GUESTS</b>	<b>175</b>	<b>196</b>	<b>208</b>	<b>45</b>	<b>0</b>	<b>10</b>	<b>15</b>	<b>14</b>	<b>0</b>	<b>15</b>
<b># OF RENTAL PERIODS</b>	<b>25</b>	<b>29</b>	<b>28</b>	<b>6</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>2</b>
<b># OF NIGHTS</b>	<b>~130</b>	<b>178</b>	<b>151</b>	<b>30</b>	<b>0</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>0</b>	<b>8</b>
<b># OF COMPLAINTS</b>	<b>3 NFA</b>	<b>3 NFA</b>	<b>2 NFA</b>	<b>1 NFA</b>	<b>0</b>	<b>0</b>	<b>1 NFA</b>	<b>1NFA</b>	<b>N/A</b>	<b>0</b>

**NFA= NO FINES ASSESSED**

- Thank you to the members of the Rental Committee for their past service to our community and to those who will serve again for the forthcoming year.
- Rental activity for 2025 as indicated above.
- The Rental documents for 2025 have been approved by the committee and are now submitted for Board approval.
- The updated 2025 documents will be posted on the ALHA website and distributed with the January BOD meeting minutes.
- The Rental Committee again notes that a Warren County rental “bed tax” was imposed in September 2020 requiring that short term rental homeowners in the county register with the Treasurer’s Office. This information is provided as a service to our homeowners.
- 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 on the homeowners, the rental homeowner and the rental guests.

Respectfully submitted,

Elizabeth Muller, Chairperson, and Team Members:

Linda Fay (RA)=Rental Ambassador	Sara Kremer
Connie Fenton (RA)	Mary Lockwood (RA)
Debbie Karl (alternate RA)	Bridget Rourke

1.13.25 etm

**ADIRONDACK LODGES (ALHA) AND MILL CREEK (MCHA) HOMEOWNERS  
ASSOCIATIONS**

**2025 RENTAL FORM**

This completed form must be emailed to the Rental Committee Chairperson at [gemuller2@gmail.com](mailto:gemuller2@gmail.com) at least one week prior to arrival on a year-round basis.

UNIT/LOT # \_\_\_\_\_

Owner contact information for rental period:

Home phone(s) \_\_\_\_\_; \_\_\_\_\_

Text/Cell phone(s) \_\_\_\_\_; \_\_\_\_\_

Email \_\_\_\_\_; \_\_\_\_\_

The ALHA bathing beach and plaza are private, and access is limited to homeowners, their families, and friends.

Are these rental guests family members or personal friends of owners? Yes OR No

A copy of the 2025 Renter Information, Rules and Regulations is posted on the refrigerator.

Signature of owner \_\_\_\_\_ Date \_\_\_\_\_

NAME OF RENTER \_\_\_\_\_

ADDRESS \_\_\_\_\_

CITY \_\_\_\_\_

STATE \_\_\_\_\_ ZIP \_\_\_\_\_

HOME PHONE (    ) \_\_\_\_\_; (    ) \_\_\_\_\_

TEXT/CELL PHONE (    ) \_\_\_\_\_; (    ) \_\_\_\_\_

EMAIL \_\_\_\_\_; \_\_\_\_\_

DATE ARRIVING \_\_\_\_\_ DATE DEPARTING \_\_\_\_\_

NUMBER OF PEOPLE IN PARTY \_\_\_\_\_ (LIMITED TO 8 PEOPLE)

MOTOR VEHICLE LICENSE PLATE NUMBERS (LIMIT 2 FOR LODGES/ 4 FOR MILL CREEK)

1) \_\_\_\_\_ 2) \_\_\_\_\_ 3) \_\_\_\_\_ 4) \_\_\_\_\_

ARE YOU BRINGING A CANOE OR KAYAK? YES OR NO

COLOR/DESCRIPTION \_\_\_\_\_

ARE YOU BRINGING OR RENTING A MOTORBOAT? YES OR NO

IF YES, PLEASE COMPLETE THE FOLLOWING:

MAKE \_\_\_\_\_ LENGTH \_\_\_\_\_ WIDTH \_\_\_\_\_ COLOR \_\_\_\_\_

REGISTRATION NUMBER OF BOAT \_\_\_\_\_

I acknowledge that (initial each):

1. Proof of current boat insurance policy must be provided to Bob Brown at [bobb@wol.org](mailto:bobb@wol.org) for Mill Creek rental guests or to Vince Pasqualino at [vince\\_p@icloud.com](mailto:vince_p@icloud.com) for townhouse guests at least 7 days prior to the rental start date. If you are renting a boat, please send the boat insurance document to the above email prior to docking the boat on ALHA property. \_\_\_\_\_
2. Trailer parking is not permitted around the townhouses even on a short-term, transitory basis. Arrangements must be made for off-site storage. \_\_\_\_\_
3. Boats shall not be wider than 8'2" nor longer than 22 ft as measured from the most prominent bow extension to the most prominent stern extension. Measurement is calculated with the outdrives/motors in the down position. \_\_\_\_\_
4. Boat shall be docked only at owner's assigned slip. \_\_\_\_\_

I understand that if I have more than eight (8) guests on the property, including the common areas, at any time, my rental party and I will be required to leave the property immediately. This includes all senior citizens, adults, teens, juniors, and infants.

I understand that failure to obey any of the ALHA/MCHA Renter Rules and Regulations, such as bringing a pet, may also result in being asked to leave the property immediately.

I have read the 2025 Renter Information, Rules and Regulations and will share them with each member of my rental party. I understand that a violation of any of the ALHA/MCHA rules can result in eviction of my rental party and/or fines to the owner of this home/unit.

My signature indicates that I have read and agree to abide by all the 2025 ALHA/MCHA Renter Rules and Regulations.

Signature of primary rental guest \_\_\_\_\_

Date \_\_\_\_\_

## **ADIRONDACK LODGES (ALHA) AND MILL CREEK (MCHA) HOMEOWNERS ASSOCIATIONS**

### **2025 INFORMATION, RULES, AND REGULATIONS FOR RENTERS**

Dear Rental Guest,

Welcome to Adirondack Lodges and Mill Creek Homes! We are a friendly lakeside community of homeowners who are very proud of our campus. We are dedicated to maintaining the special facilities we have, and we ask for your help in keeping our community the exceptional place it is.

#### **GENERAL**

1. At all times, occupancy of the unit or home is limited to eight (8) people including infants, visitors, and day guests. The same limitation of eight people applies to all common areas including the beach at all times.
2. Quiet hours are in effect from 10 PM until 8 AM.
3. Renters are not permitted to bring dogs or other pets.
4. The following are prohibited:
  - Motor homes, recreational vehicles, commercial vehicles
  - Working on motor vehicles
  - Open fires
  - Shooting firearms
  - Fireworks or storing flammable substances
  - Excessively loud music anytime; noisy parties; gatherings after 10 PM
  - Any offensive behavior
  - Outdoor drying or clotheslines (including no towels on railings)

#### **PARKING**

1. Each townhouse has space for two (2) motor vehicles only. There is overflow parking across from building 17, at the harbor area and next to garage #1. Please do not park on the grass or alongside the roadways. Each Mill Creek home has space for 4 motor vehicles. There is no overflow parking area for Mill Creek.
2. Trailer parking is not permitted around the townhouses even on a short-term, transitory basis. Arrangements must be made for off-site storage

3. Vehicle parking tags with license plate numbers will be distributed by a Rental Ambassador from ALHA. Please display them on your dashboard.
4. Park for the beach in the lot on the townhouse side of the harbor or on the harbor side of East Shore Drive. Please do not park on the lake side of East Shore Drive north of the beach plaza entrance at any time. Please do not park in front of the "lower 6" townhouse units except to drop off or pick up from the outside docks or north beach.

## **BEACH AREA**

ALHA's beach and plaza are private, and access is limited to ALHA owners, their families, and friends. The Town of Horicon public beach and the Schroon Lake Village public beach are available for use by rental guests who are not family or friends of owners.

1. The beach hours are from 9 AM until 9 PM.  
For your safety, please stay inside the roped off swimming area.
2. Glass is not permitted on the beach or in the plaza/picnic area.
3. Paddle boarding, swimming, tubing, kayaking, and canoeing etc. are prohibited in the inner harbor and boat channel. Jumping or diving into the boat channel from the outer dock is not permitted. Use of kayaks and any other watercraft, including rubber boats and paddle boards, is not allowed in the roped off swimming area. Please do not pull up canoes or kayaks on the south beach at any time. If necessary, kayaks and canoes belonging to rental guests can be stored overnight on the north beach. Please mark these items with your name.
4. Please dispose of all garbage and recyclables in the receptacles provided.
5. Smoking is not permitted on the beach or plaza.
6. The fireplace at the plaza is provided for your use. Open fires or grills are not permitted on the beach or plaza.
7. At the end of each day, please remove all chairs, toys, etc. from the beach area.
8. Please do not use the boats, canoes, kayaks and chairs that are the property of other homeowners.
9. Bikers are asked to use the bike rack at the plaza area.

10. The code for the bathrooms at the beach is 2-4-6-8. When using the bathrooms, lock the door from the inside with the bolt lock. Upon exiting, please push the door shut.
11. First aid and rescue equipment are in the maintenance room (right door on the bathhouse.) To unlock the door, use the key marked with a red tag which is kept in the Ladies Room. There is an automatic external defibrillator (AED) in the Ladies Room. During the off seasons this AED is accessibly located in the exterior stairwell of the water treatment building which is located near buildings 5A and 4B.
12. Park for the beach in the lot on the townhouse side of the harbor or on the harbor side of East Shore Drive. Please do not park on the lake side of East Shore Drive north of the beach plaza entrance at any time. Please do not park in front of the "lower 6" townhouse units except to drop off or pick up from the outside docks or north beach.

## **HARBOR AND BOAT CHANNEL**

1. Boats shall not be wider than 8'2" nor longer than 22 ft as measured from the most prominent bow extension to the most prominent stern extension. Measurement is calculated with the outdrives/motors in the down position.
2. The channel is marked with buoys...red—right—return.
3. Boats are to be docked at the appropriate unit's designated location. If the unit owner has a boat in that slip, you may not use another dock.
4. Guests of renters may not dock a boat on ALHA property. This includes anywhere alongside the outer dock.
5. You must have boat insurance on file with the Association.  
Boating/Docking is not permitted without documented insurance on file. Please email boat insurance for Mill Creek rental guests to Bob Brown at bobb@wol.org or for townhouse rental guests to Vince Pasqualino at vince\_p@icloud.com.
6. Rental guests are not permitted to bring or use personal watercraft/jet skis, snowmobiles, ATVs, or other motorized off-road vehicles, on ALHA or Mill Creek property.

## **GARBAGE**

1. The dumpsters are in the garage area.
2. Domestic garbage only---not for disposal of large items such as furniture. Please do not leave any items outside of the dumpsters.
3. Please use the designated recycling dumpster for recyclable items.
4. Cardboard boxes are to be broken down before being placed in the dumpsters.

## **SHOOTING RANGE**

Use of the shooting range is restricted to ALHA homeowners ONLY.

We hope that you enjoy your time here in our lovely Schroon Lake community! Have a great vacation and please know that we are here to help.

Sincerely,

The Adirondack Lodges and Mill Creek Homeowners Associations

1.14.25

ETM





## **Adirondack Lodges (ALHA) and Mill Creek (MCHA) Homeowners Associations**

### **2025 Rental Rules Enforcement Policy**

#### **PURPOSE:**

The aim of our homeowners' associations is for those in residence to be able to enjoy Association property in ways that do not infringe upon the rights of others to do the same. The intent of the ALHA/MCHA Rental Information, Rules, and Regulations and the Rental Rules Enforcement Policy is preventive. We believe that by proactively informing renters and homeowners of the ALHA/MCHA rules, expectations, and available recourses, we will increase renter/homeowner compliance and prevent or minimize the need to exercise sanctions.

First and foremost, the associations advocate a commonsense approach: when rental rule violations are noted, ALHA/MCHA members are encouraged to consider whether it is possible to seek a resolution by speaking directly and respectfully to the person(s) involved.

#### **RENTAL HOMEOWNER RULES/INFORMATION**

All leasing or renting is subject to the information contained in the ALHA handbook, as well as the three current rental documents which are posted on our ALHA website. These documents are the Rental Form, the Rental Enforcement Policy and the Renter Information, Rules and Regulations.

Owners may short-term rent their units/homes for a maximum of two rental periods totaling no more than 14 days in each calendar year.

ALHA rental documents may not be posted on the internet or social media platforms as they belong to ALHA and are accessible to members only.

Please notify your neighbors as a courtesy when rental guests will be present.

The Town of Horicon public beach and the Schroon Lake Village public beach are available for use by rental guests who are not family or friends of owners.

#### **RENTER OCCUPANT RULES:**

The rules for renters are stated in the 2025 ALHA/MCHA Renter Information, Rules, and Regulations. A current, valid 2025 Rental Form is required to be signed by the renter and the rental homeowner and submitted electronically to the Rental Committee Chairperson (RCC) at least one week prior to the start of the rental period.

This form documents that the rental homeowner, rental agent (if any) and renter are aware of the ALHA/MCHA Rental Information, Rules, and Regulations, including that violations can result in eviction and/or fines. It is the responsibility of the rental homeowner to ensure that the signed Rental Form has been electronically submitted to the RCC.

The rental homeowner is responsible for posting a copy of the Rules and Regulations on the refrigerator of the rental unit. Additionally, during the summer season, a copy of the current Renter Information, Rules, and Regulations will be provided to the rental guests by a designated Rental Ambassador as a second visual reminder of the agreed upon rules.

### **NOTIFICATION:**

Rental homeowners must provide their contact information on the Rental Form, including two (2) phone numbers, an email address and, if desired, a text number, where they can be reached during the rental period. The rental homeowner can alternatively designate a rental agent or another party to be their primary designated contact person. However, the rental homeowner is responsible for their designee's response or lack thereof. The phone numbers provided must have a voice mail system or answering machine available to record a message. Whenever a rental rule violation is reported, the rental homeowner or their designee will be contacted once and will be expected to resolve the problem expeditiously, including arranging for eviction of the renter if necessary. It is important that rental homeowners be prepared to manage such situations when they occur.

### **ADDRESSING A RULE VIOLATION:**

Homeowners who observe a renter's rule violation can report this to the RCC or to any ALHA/MCHA Director, who will then report it to the RCC. Homeowners are encouraged to report the violation at the time of occurrence as that is the most effective method to obtain a quick resolution of the issue. The RCC (or a director if the RCC is unavailable) will contact the rental homeowner or designee directly by phone and, if not successful, will leave a message via voicemail or answering machine, as well as via text and email whenever possible. There will be only one such set of attempted contacts and there will be no follow-up. Rental homeowners are expected to monitor their messages accordingly. The RCC is responsible for notifying the rental homeowner and the complainant of the disposition of a complaint.

### **FINES:**

A fine of \$250 will be levied against the rental homeowner each time a unit is rented and occupied without provision of a current, valid 2025 signed ALHA rental form to

ALHA/MCHA at least one week prior to the rental period. If the renter has a boat on ALHA/MCHA property or dock without proof of insurance, a fine of \$250 per day will be levied against the rental homeowner. All other rule violations will incur a fine of \$100 per incident or per day if continuous. A fine may not be assessed if the first occasion of a rule violation is promptly resolved and does not recur. However, it will be considered a second violation in the case of rental guests who have had a similar violation in a previous rental period. The Rental Committee will be responsible for recommending fines when appropriate which will be assessed by the ALHA/MCHA Board of Directors, as appropriate.

The rental homeowner will be notified of a fine assessment by the RCC within 10 days of the end of the rental period. If either the rental homeowner or complainant is not satisfied, they can appeal to either the ALHA/MCHA Board of Directors, as appropriate. The decision of the ALHA/MCHA Board of Directors will be final.

1.14.25 ETM