

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, May 3, 2025 at 9 am via Zoom Video Conference**

**Call to order:** President Kent Molino called the meeting to order at 9:02 am. Following the recitation of the Pledge of Allegiance, Secretary Alice Lovely confirmed that the notice of the meeting had been sent via email on April 17<sup>th</sup>.

**Board members present:** Lisa Aktas, David Angliss, Gary Karl, Alice Lovely, Kent Molino, Elizabeth Muller, Mike Sposili. Excused: Nancy Esterline, Kevin Granger.

**Owners signed on via Zoom:** Marie and Roger Bombardier, Carol Cali, Michele and Mike Chaves, Regina and Charlie Dietz, Mary and Mike Geraci, Lisa Irwin and Brian Keane, Mary and Rich Lockwood, Tom Lovely, Sally and Ralph Morrone, Carol Molino, Kim Molino, Ann and Brian Nobis, Susan and Mike Purdy, Karen and Joe Troy, Bridget Rourke and Karl Urich, Doris and Bill Wildermuth, Nancy and Howie Woda.

**Approval of the minutes of the January 18, 2025 Quarterly Board Meeting:** Gary Karl made a motion to approve the minutes. The motion carried.

**OFFICER REPORTS:**

President Kent Molino commented on the flurry of activity at the Lodges this winter and early spring. Some of the many projects and efforts include reconstruction of the tennis courts, basketball court and playground, roofing of some garages and townhomes, new parking area for the 743 East Shore Drive docks, work on an updated Owners' Handbook, and upcoming paving activity.

Molino thanked Rich Lockwood for his years of service as Compliance Chair. Lockwood recently stepped down from that position, and Molino welcomed new Compliance Chair Tom Lovely.

## **COMMITTEE REPORTS:**

### **Finance Committee**

Treasurer David Angliss thanked the Finance Committee and, in particular, Mike Purdy, for his help in invoicing and processing assessment monies. He reported that ALHA is in excellent shape financially. Our corporation taxes were paid in March and all bank accounts have been reconciled.

Invoices for the May reserve assessments were emailed this week. Please contact David at [david@anglisscolohanpc.com](mailto:david@anglisscolohanpc.com) if you did not receive yours. Please be sure to mail a separate check for each assessment (A2, A3, and Garages, as applicable to your home). All checks are due by Saturday, May 31, but Angliss would appreciate receiving them no later than Friday the 30<sup>th</sup>, since our bank is not open on Saturday.

### **Building and Grounds Committee**

Co-chair Mike Purdy reported that the campus looks great. The harbor docks were being put in by Jason today. There will be a work party on May 10 at 9:30 am to put in the outside docks. [Note: This work had to be postponed due to high water.]

Committee members will be walking through the campus in May to make note of items that need attention. If you have an item that would not be easily seen from the outside, for example, a problem with a second story deck, please notify B & G (Gil Frank - [gfrank058@gmail.com](mailto:gfrank058@gmail.com)) or Mike Purdy – [purdymbp@gmail.com](mailto:purdymbp@gmail.com)).

### **Community Water System**

Please refer to the CWS report and the 2024 Annual Drinking Water Quality Report for full details.

Alice Lovely reported for Deb Karl. The CWS report contains an overview of ALHA's water system, its operators, (headed by volunteer Deb Karl and independent contractor Morris Coolidge) and testing/monitoring procedures. Karl and Coolidge continue to evaluate the benefits of a SCADA (supervisory control and data acquisition) system which would allow remote monitoring and adjustments to our system. They will be attending the New York Rural Water Association's Technical Training Conference later this month, and expect to learn more about other private water systems' experience with SCADA systems and to meet vendors.

Deb Karl's report notes that several components in the water plant have been identified as needing replacement over the next year or so. The Infrastructure Committee and Finance Committee will factor these items into their planning. In response to a question about the failing components, Vice President Gary Karl clarified that the water system is in good working condition and that the replacement of the components in question was an expected outcome as they reached the end of their useful lives.

Lovely noted that the report includes valuable reminders for townhouse owners, including an emergency call list in the event of a water emergency. She suggested that owners print the list and post it somewhere in their homes.

### **Insurance Committee**

Mike Purdy reported that ALHA's insurances are up to date.

Kent Molino reported on behalf of Vince Pasqualino and Bob Brown that insurance for boats, PWCs and other "toys" is in good shape. Homeowners are reminded that the declarations page for all insurances (homeowners, boat, PWCs, etc.) must be submitted annually.

### **Social Committee**

Committee member Lisa Aktas gave an overview of the many things the Social Committee is planning for the 2025 season. They include a celebration of the new "Sports Park" possibly around July 4<sup>th</sup>, a few possible off-site gatherings, movie nights on the beach, a Cornhole tournament on Labor Day weekend, and of course, the annual picnic, which will take place on August 2<sup>nd</sup>. Please refer to the report submitted by co-chairs Kara Pritchard and Dianna Firth. The committee welcomes suggestions for activities and get-togethers.

### **Rental Committee**

Chair Elizabeth Muller said that there was nothing to report. There has not been any rental activity in 2025 to date.

Muller took the opportunity to discuss the complaint process, should there be any infractions by renters. She suggested that if an owner witnesses a violation, for example, someone jumping off the docks into the channel, he/she should introduce themselves and politely inform the person of the rules. ("You may not be aware of this, but our association doesn't permit ...") If a homeowner is unable or unwilling to do this, please call or text Elizabeth Muller at (516) 643-6537 (email [gemuller2@gmail.com](mailto:gemuller2@gmail.com)) as soon as you observe the infraction. Most infractions are quickly resolved through contact with the rental homeowner when they are addressed in a timely manner.

### **Handbook Committee**

Chair Elizabeth Muller reported that the committee is in the process of updating the handbook. She thanked committee members Jeanne Clement, Mary Lockwood and Karl Urich, as well as the board, which has been reviewing the update.

### **Compliance Committee**

Newly appointed Chair Tom Lovely said that he would be sending out the customary "beginning of the season" reminder email in the next couple of weeks.

### **Common Area Storage Committee**

Kent Molino reminded owners that winter storage is now over, and trailers should be removed. Information and forms regarding summer season storage were emailed in April. A storage form is required for each season, summer and winter.

Molino emphasized that trailers must be clearly labeled on the sides of the trailer tongue with the owners' unit or lot number. While adhesive numbers/letters are the best method, owners may use the permanent markers which are available in the maintenance office. Unlabeled trailers are considered abandoned.

## **OLD BUSINESS:**

### **Adirondack Bridge replacement**

Gary Karl reported that the demolition of the bridge is still scheduled for the fall of 2026, with reconstruction in the spring of 2027. Since the plan is to start the demolition after the ADK Marathon in late September, ALHA's boating season should not be significantly affected in 2026. The start of the 2027 boating season could be delayed depending on the weather and the construction schedule.

There will be an impact on our community during the construction, as the "lower six" townhouses will be cut off to vehicular traffic from the rest of the community. A footbridge will be put in place over the creek, and the Post Office will remain open. The owner of the Adirondack General Store, Diane Cain, plans to close the store for the entirety of the demolition and construction.

Kent Molino suggested that the board consider putting together a focus group to plan for the impact of the construction on the ALHA community.

### **Harbor Litigation Update**

Gary Karl stated that there is no change in status of the litigation since our January meeting. We are at the start of the process which will determine what damages ALHA is entitled to as a consequence of the injunction that delayed the harbor reconstruction.

### **Tennis Courts Project update:**

Kent Molino reported on behalf of Committee Chair Nancy Esterline. The project is almost completed. Two portable pickleball nets have been purchased. The committee thought it would be helpful to have an easy term to use in referencing the court/playground area, and after some discussion, settled on the name "Sports Park."

The committee proposed, and the board approved, a list of Sports Park rules that will be posted near the courts' entry gate and will also be included in the updated ALHA handbook. These rules include the hours of play (9 am until 8 pm) and prohibited items (pets, glass containers, bicycles, etc.). Those eligible to use the courts are ALHA owners and "house guests" – family, friends and renters who are residing at the Lodges. Guests that are not residing on campus may use the courts only if the friend/family member who is an ALHA owner is present with them on the courts. Molino noted that while some owners have used the courts in the past to allow their dogs to run free, this is not allowed on the new courts.

The board is reviewing some recommendations for court care and maintenance. It is imperative that we keep the court surface clean of leaves and pine needles. Therefore, it will be important to blow debris off the courts regularly, and to power wash probably once a year. The board will also be looking to budget and plan for other maintenance such as repairing cracks and resurfacing approximately every 5 – 8 years, and for replacing portable pickleball nets as necessary.

Molino thanked Tennis Court Committee Chair Nancy Esterline and all the owners who have served on the committee over the last three years.

### **Adopt a Highway update**

Carol Molino explained that ALHA takes care of East Shore Drive from Blue Sky Estates to the General Store. ALHA owners are encouraged to pick up any trash that they see as they are walking. Molino stated that she has “grabbers” on her front porch (6A) that can be borrowed to aid in the clean-up.

### **Playground Committee update**

Committee member Mike Sposili reported for Chair Kevin Granger that the playground should be finished on May 15<sup>th</sup>. He recounted the process that the committee went through to replace the two existing Rainbow play structures, which are over twenty years old with one larger Rainbow set, specifically the “King Kong Super Castle Package.” This system will have all the play features that we currently have in the two sets. The committee contacted two authorized dealers, and ultimately purchased the system from Gotta Play in Connecticut, the lower bidder. The playground is scheduled to be installed on May 15<sup>th</sup>. [Note: since the meeting the installer pushed this date back to May 20 due to excessively wet conditions as a consequence of persistent rains in early May.] Volunteers will replace the pressure treated lumber borders and add more pea gravel as needed. The board approved the project with a cost not to exceed \$19k, to be paid out of the A3 account.

### **Paving Update**

President Molino reported on ALHA’s various paving projects, noting that in order to make the project significant enough to get contractors to respond, he had to combine all the paving projects, rather than spreading them out over a few years. He sent the specs to six paving companies and received five estimates, ranging from \$89k to \$132k. The board ultimately selected Asphalt Werx to pave the entrance the dumpster road, parking lots at units 1, 2, 3, 6, 9, 10, and 22, as well as new asphalt walkways at the “crazy stairs” and at units 13, 14, 15, 17, 18, and 19. Asphalt Werx’s bid was \$89,860, allocated as \$18,360 from A3 and \$71,500 from A2. Molino advised that the parking lots and dumpster road need three days of no traffic following the paving. The pavers are expected to be working on campus for 1 – 2 weeks, beginning May 5<sup>th</sup>.

### **August meeting and picnic; October meeting date**

The August board meeting will take place on August 2<sup>nd</sup>, via Zoom. The annual picnic will be held that same afternoon; details will be forthcoming this summer.

President Molino called owners' attention to the date of the October quarterly board meeting, which has been changed from the traditional Columbus Day weekend timing. He explained that now that the board has moved to Zoom-only meetings, it is trying to spread the meetings out over the course of the year. The October meeting will take place at 9 am on October 25, 2025.

## **NEW BUSINESS**

### **Ratify actions taken since last meeting**

Gary Karl made a motion to ratify the following board actions which have been taken since the last meeting on January 18, 2025. The motion carried.

1. Architectural Committee (the board) approval of:
  - Installation of a/c at unit 14A
  - Color choice for previously approved composite decking (6A)
  - Installation of Timber Tech decking in Antique Leather color (20A)
2. Purchase replacement docks for 743 East Shore Drive  
Following approval of variances, the ALHA board approved a budget of \$36k for replacement docks and a required parking area at 743 East Shore Drive (formerly known as the ROW docks). The final cost of the docks was \$26,019, and although the cost of the paved parking area is not finalized, the project should come in well under budget. The parking area has been prepared, and the docks should be delivered in mid-May. [Note: This also will likely be delayed due to the lake level from recent rain.]

President Molino emphasized that there is NO on-street parking for the 743 ESD docks, and that no vehicular traffic of any kind is allowed on the Right of Way above the parking area. The town made these rules a condition of the approval of the variances.

3. Tree removal Unit 6B  
Kent Molino explained that 20 years ago he and Carol had gotten approval to install pine trees, at their own expense, at the back of their parking area to block their view of the dumpsters. Those trees are now overgrown, unsightly, and block the line of sight at that corner. The board (with Molino abstaining) approved the removal of those trees and the planting of Norway spruce trees at the Molinos' expense.

## **Privilege of the Floor**

Carol Cali, daughter of Harry and Elaine Balz, informed the group that her family's unit, 13B, is now for sale, and said that she and her siblings would like to offer it to current owners and their family and friends before listing with a realtor. For information, please contact Carol at [carolcali14@gmail.com](mailto:carolcali14@gmail.com), or (864) 324-2254.

Rich Lockwood thanked the board for their work, and inquired about plans for tree trimming to maintain views. President Molino said that there is not currently a plan for trimming in 2025. Gary Karl noted that the board has allocated funds for pruning and trimming, and Mike Purdy mentioned that the "mushroom" trees are pruned every other year.

Ralph Morrone expressed appreciation the board's work and accomplishments. He inquired about the increase in assessments, and inquired as to what can be expected in the future. Kent Molino replied that based on current projections, reserve assessments should decrease from the 2025 levels in the coming years.

## **Adjournment**

At 10:03 Alice Lovely made a motion to adjourn the meeting. The motion carried.

Respectfully submitted,

Alice Lovely, Secretary

aml 5/10/2025

# Adirondack Lodges Homeowners Association

## Balance Sheet

As of March 31, 2025

	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	4,414.16
A2- May Reserve 2324	92,025.81
A2- Staining 1518	101,909.47
A2- Working Reserve 3846	126,490.47
A3 GFNB&T Harbor Reserve 4727	0.00
A3 Reserve May CD 3128601	0.00
A3- Checking 8047	7,176.75
A3- Reserve May 4623	91,521.81
A3- Working Reserve 3859	116,368.72
Garage Checking 5727	31,811.38
Garage Reserve May 3087	15,045.17
Trust account	0.00
<b>Total Bank Accounts</b>	<b>\$586,763.74</b>
Accounts Receivable	
A3 - Wrk Assmnt Due & Unpaid	0.00
Assessments Receivable	3,476.38
Assmnt/fees Due & Unpaid	0.00
<b>Total Accounts Receivable</b>	<b>\$3,476.38</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>\$590,240.12</b>
<b>TOTAL ASSETS</b>	<b>\$590,240.12</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 March 31, 2025

	TOTAL
Equity	
Opening Bal Equity	0.00
Owner's Capital	0.00
Retained Earnings	453,852.86
Net Income	136,387.26
Total Equity	\$590,240.12
TOTAL LIABILITIES AND EQUITY	\$590,240.12

# Adirondack Lodges Homeowners Association

## Profit and Loss by Location

January - March, 2025

	A2 OPERATIONS	A2 RESERVE FUNDS	A2 STAINING	A3 OPERATIONS	A3 RESERVE FUNDS	GARAGE OPERATIONS	GARAGE RESERVE FUNDS	TOTAL
Income								
A2- Working Assessment	100,710.00							\$100,710.00
A3- Working Assessment				102,960.00				\$102,960.00
A3- Wrking Asses Late/Misc Fees	83.94			58.68		10.80		\$153.42
Garage- Working January Assessment						21,360.00		\$21,360.00
Total Income	\$100,793.94	\$0.00	\$0.00	\$103,018.68	\$0.00	\$21,370.80	\$0.00	\$225,183.42
GROSS PROFIT	\$100,793.94	\$0.00	\$0.00	\$103,018.68	\$0.00	\$21,370.80	\$0.00	\$225,183.42
Expenses								
A2- Building Maintenance	14.53							\$14.53
A2- Contract Services	13,165.50							\$13,165.50
A2- Corporate Tax		1,104.00						\$1,104.00
A2- Electric	1,919.05							\$1,919.05
A2- Grounds Maintenance	560.33							\$560.33
A2- Insurance	633.00							\$633.00
A2- Water System	203.22							\$203.22
A3 - Lot 70 Taxes				154.65				\$154.65
A3 corporate taxes					4,545.00			\$4,545.00
A3- Contract Services				13,165.50				\$13,165.50
A3- Electric				595.17				\$595.17
A3- Equipment Maintenance				87.21				\$87.21
A3- Garage Working Assessment				720.00				\$720.00
A3- Grounds Maintenance				744.12				\$744.12
A3- Insurance				24,387.25				\$24,387.25
A3- Maintenance Office Propane				394.73				\$394.73
A3- Telephone/Postage/ Office				699.22				\$699.22
A3- Trash Disposal				807.23				\$807.23
Garage- Equipment Maint.						-980.00		\$ -980.00
Garage- Insurance						5,066.76		\$5,066.76
Garage- Taxes						3,932.21		\$3,932.21
Total Expenses	\$16,495.63	\$1,104.00	\$0.00	\$41,755.08	\$4,545.00	\$8,018.97	\$0.00	\$71,918.68
NET OPERATING INCOME	\$84,298.31	\$ -1,104.00	\$0.00	\$61,263.60	\$ -4,545.00	\$13,351.83	\$0.00	\$153,264.74
Other Income								
Interest Income	144.63	510.04	126.06	137.94	119.58	2.40	1.86	\$1,042.51
Total Other Income	\$144.63	\$510.04	\$126.06	\$137.94	\$119.58	\$2.40	\$1.86	\$1,042.51
Other Expenses								
A2 Staining Corporate Taxes			264.00					\$264.00
A2- Reserve Expense								\$0.00
A2 - Equipment Reserve Expense		1,374.61						\$1,374.61
Total A2- Reserve Expense		1,374.61						\$1,374.61
A3- Reserve Expense								\$0.00
A3 - Equipment Reserve Expense					1,257.20			\$1,257.20
A3 - Harbr, Dredg, Dcks, Beach					14,924.00			\$14,924.00
Total A3- Reserve Expense					16,181.20			\$16,181.20
Garage Corporate Taxes							4.00	\$4.00
Garage Reserve Expense							96.18	\$96.18
Total Other Expenses	\$0.00	\$1,374.61	\$264.00	\$0.00	\$16,181.20	\$0.00	\$100.18	\$17,919.99
NET OTHER INCOME	\$144.63	\$ -864.57	\$ -137.94	\$137.94	\$ -16,061.62	\$2.40	\$ -98.32	\$ -16,877.48
NET INCOME	\$84,442.94	\$ -1,968.57	\$ -137.94	\$61,401.54	\$ -20,606.62	\$13,354.23	\$ -98.32	\$136,387.26

# Adirondack Lodges Homeowners Association

## Statement of Cash Flows

January - March, 2025

	A2 OPERATIONS	A2 RESERVE FUNDS	A2 STAINING	A3 OPERATIONS	A3 RESERVE FUNDS	GARAGE OPERATIONS	GARAGE RESERVE FUNDS	NOT SPECIFIED	TOTAL
<b>OPERATING ACTIVITIES</b>									
Net Income	84,442.94	-1,968.57	-137.94	61,401.54	-20,606.62	13,354.23	-98.32		\$136,387.26
Adjustments to reconcile Net Income to Net Cash provided by operations:									\$0.00
Assessments Receivable	-1,892.98			-1,339.80		-243.60			\$ -3,476.38
Exchange								0.00	\$0.00
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	-1,892.98			-1,339.80		-243.60		0.00	\$ -3,476.38
Net cash provided by operating activities	\$82,549.96	\$ -1,968.57	\$ -137.94	\$80,061.74	\$ -20,606.62	\$13,110.63	\$ -98.32	\$0.00	\$132,910.88
NET CASH INCREASE FOR PERIOD	\$82,549.96	\$ -1,968.57	\$ -137.94	\$80,061.74	\$ -20,606.62	\$13,110.63	\$ -98.32	\$0.00	\$132,910.88
Cash at beginning of period	48,354.67	93,994.38	102,047.41	63,483.73	112,128.43	18,700.75	15,143.49	0.00	\$453,852.86
CASH AT END OF PERIOD	\$130,904.63	\$92,025.81	\$101,909.47	\$123,545.47	\$91,521.81	\$31,811.38	\$15,045.17	\$0.00	\$586,763.74

# Adirondack Lodges Homeowners Association

## Budget vs. Actuals: Budget\_FY25\_P&L - FY25 P&L

January - December 2025

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
A2- Reserve May Assessment		172,800.00	-172,800.00	
A2- Working Assessment	100,710.00	100,710.00	0.00	100.00 %
A3- Reserve May Assessment		152,100.00	-152,100.00	
A3- Working Assessment	102,960.00	102,960.00	0.00	100.00 %
A3- Wrkng Asses Late/Misc Fees	204.80		204.80	
Garage May Reserve Assessment		28,925.00	-28,925.00	
Garage- Working January Assessment	21,360.00	21,360.00	0.00	100.00 %
<b>Total Income</b>	<b>\$225,234.80</b>	<b>\$578,855.00</b>	<b>\$ -353,620.20</b>	<b>38.91 %</b>
<b>GROSS PROFIT</b>	<b>\$225,234.80</b>	<b>\$578,855.00</b>	<b>\$ -353,620.20</b>	<b>38.91 %</b>
Expenses				
A2- Building Maintenance	14.53	5,000.00	-4,985.47	0.29 %
A2- Contract Services	13,165.50	51,082.00	-37,916.50	25.77 %
A2- Corporate Tax	1,104.00	500.00	604.00	220.80 %
A2- Electric	1,919.05	7,000.00	-5,080.95	27.42 %
A2- Equipment Maintenance		950.00	-950.00	
A2- Grounds Maintenance	560.33	15,000.00	-14,439.67	3.74 %
A2- Insurance	633.00	805.00	-172.00	78.63 %
A2- Legal and Professional Fees		100.00	-100.00	
A2- Miscellaneous		450.00	-450.00	
A2- Septic System		3,000.00	-3,000.00	
A2- Water System	203.22	10,500.00	-10,296.78	1.94 %
A3 - Lot 70 Taxes	154.65	475.00	-320.35	32.56 %
A3 corporate taxes	4,545.00		4,545.00	
A3- Assn Social Events		500.00	-500.00	
A3- Bank Charges		25.00	-25.00	
A3- Building Maintenance		200.00	-200.00	
A3- Contract Services	13,165.50	51,082.00	-37,916.50	25.77 %
A3- Corporate Taxes		500.00	-500.00	
A3- Electric	595.17	1,300.00	-704.83	45.78 %
A3- Equipment Maintenance	87.21	1,200.00	-1,112.79	7.27 %
A3- Garage May Reserve Assessment		975.00	-975.00	
A3- Garage Working Assessment	720.00	720.00	0.00	100.00 %
A3- Grounds Maintenance	744.12	14,000.00	-13,255.88	5.32 %
A3- Insurance	24,387.25	16,500.00	7,887.25	147.80 %
A3- Legal/ Prof Fees/Permits		5,000.00	-5,000.00	
A3- Maintenance Office Propane	394.73	750.00	-355.27	52.63 %
A3- Miscellaneous		400.00	-400.00	
A3- Septic System		100.00	-100.00	
A3- Telephone/Postage/ Office	699.22	2,800.00	-2,100.78	24.97 %
A3- Trash Disposal	1,037.50	7,000.00	-5,962.50	14.82 %
Garage - Equipment Maint.	-980.00		-980.00	
Garage- Building/Grounds Maint.		2,000.00	-2,000.00	

# Adirondack Lodges Homeowners Association

## Budget vs. Actuals: Budget\_FY25\_P&L - FY25 P&L

January - December 2025

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Garage- Contract Services		3,160.00	-3,160.00	
Garage- Electric		650.00	-650.00	
Garage- Insurance	5,066.76		5,066.76	
Garage- Taxes	3,932.21	8,650.00	-4,717.79	45.46 %
<b>Total Expenses</b>	<b>\$72,148.95</b>	<b>\$212,374.00</b>	<b>\$ -140,225.05</b>	<b>33.97 %</b>
<b>NET OPERATING INCOME</b>	<b>\$153,085.85</b>	<b>\$366,481.00</b>	<b>\$ -213,395.15</b>	<b>41.77 %</b>
Other Income				
Interest Income	1,042.51		1,042.51	
<b>Total Other Income</b>	<b>\$1,042.51</b>	<b>\$0.00</b>	<b>\$1,042.51</b>	<b>0.00%</b>
Other Expenses				
A2 Staining Corporate Taxes	264.00		264.00	
A2- Reserve Expense				
A2 - Equipment Reserve Expense	1,374.61		1,374.61	
<b>Total A2- Reserve Expense</b>	<b>1,374.61</b>		<b>1,374.61</b>	
A3- Reserve Expense				
A3 - Equipment Reserve Expense	1,257.20		1,257.20	
A3 - Harbr, Dredg, Dcks, Beach	14,924.00		14,924.00	
<b>Total A3- Reserve Expense</b>	<b>16,181.20</b>		<b>16,181.20</b>	
Garage Corporate Taxes	4.00	50.00	-46.00	8.00 %
Garage Reserve Expense	96.18		96.18	
<b>Total Other Expenses</b>	<b>\$17,919.99</b>	<b>\$50.00</b>	<b>\$17,869.99</b>	<b>35,839.98 %</b>
<b>NET OTHER INCOME</b>	<b>\$ -16,877.48</b>	<b>\$ -50.00</b>	<b>\$ -16,827.48</b>	<b>33,754.96 %</b>
<b>NET INCOME</b>	<b>\$136,208.37</b>	<b>\$366,431.00</b>	<b>\$ -230,222.63</b>	<b>37.17 %</b>

**Adirondack Lodges Homeowners Assoc., Inc. (ALHA)**  
**Community Water System (CWS)**  
**May 3, 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 and maintenance area yard hydrants. 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, along with the attached 2024 Annual Drinking Water Quality Report.
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 Uggla. 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, providing updates to a CWS assets survey for maintenance and financial reserve planning purposes. ALHA's CWS is funded solely by A2 assessments. Multiple components in the water plant have been identified as needing replacement over next year or so, including a 22-year-old booster pump and several hydro-pneumatic tanks that have failed or are failing. A cost-effective option may be replacing the booster pump with a Variable Frequency Drive (VFD) Pump that would also eliminate a need for hydro-pneumatic tanks.
4. 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, a target for our system conversion may be 2026. This could dovetail well with transition to a VFD pump for supporting system pressures, in place of the hydro-pneumatic tanks.
5. Later this May Debbie Karl will attend the New York Rural Water Association's Technical Training Conference. Morris Coolidge will be present as well. In addition to earning continuing education hours necessary for re-certification, this will provide her and Morris with valuable opportunities to network with vendors, contractors and other users regarding their experience with SCADA technology and VFD equipment.
6. 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 exceed McLs. 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. While Debbie was informed in April that some settlement disbursements will be made soon, the amounts that ALHA can expect to receive are not yet known.

7. ALHA's water operators investigate water waste on an on-going basis, assisted by Jason Younes. This fall Morris Coolidge will utilize specialized equipment to locate, document and map water lines and valves in ALHA's distribution system, extending upon those identified during his leak detection with Jason Younes last winter. We continue to ask all townhome owners to make sure that water is not wasted from leaking faucets, running toilets or unattended taps. And we request you to shut off your water when not residing at your unit.

**8. ALHA Townhome residents: Please read and heed the SUMMER TIPS below:**

- Homeowners should use ALHA's irrigation system for outside watering whenever possible, rather than the CWS drinking water supply. If you must use drinking water for this purpose, please do so sparingly—and never in the heat of midday, which wastes water 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 in the event of suction or reversed pressure. Please contact Debbie if you have questions or are in need of a "vacuum breaker". ALHA has a supply of vacuum breakers that can be installed for you.
- Homeowners are reminded to NEVER USE A CURB-STOP VALVE for shutting off water to their unit. Instead, always use the water shut-off valve inside 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 several days, it is advised that water be run from all taps for FIVE (5) minutes before consuming to ensure flow of effectively treated water and to clear 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]**



***Annual Drinking Water Quality Report for 2024***  
**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; e-mail debkarl@gmail.com Or Morris Coolidge, Co-Operator 33 Coolidge Way, Jay, NY 12941, Telephone (518) 929-3560; e-mail mocool2002@yahoo.com.* If you want to learn more, please view via zoom on any of our regularly scheduled Homeowners Association meetings. They are held on, 1/18/25, 5/3/25, 8/2/25 and 10/25/25 & 1/17/26 ; *Please contact the ALHA Secretary; Telephone (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.

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 20 to a high of 190 persons. Our average daily demand is 4,988 gallons. Our single highest day was 13,100 gallons. The total water pumped in 2024 was 1,496,076 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. As you can see by the table on page 4, we had no violations. We have learned through our testing and testing that some contaminants have been detected; however, these compounds were detected below New York State requirements.

New York State has adopted the first in the nation drinking water standard for 1,4-Dioxane along with one of the lowest maximum contaminant levels for PFOA and PFOS. Public Water Supplies in NYS are required to test for PFOA, PFOS and 1,4-Dioxane. PFOA and PFOS have Maximum Contaminant Levels (MCL) of 10 parts per trillion each while 1,4-Dioxane has an MCL of 1.0 parts per billion. Adirondack Lodges HOA has completed its 4<sup>th</sup> quarter monitoring with no detects for PFOA, PFOS and the other 23 unregulated contaminants & 1,4-Dioxane.

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

During 2024, 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 SERVICE LINE INVENTORY**

The Lead and Copper Rule Revisions (LCRR) requires every federally defined community and non-transient, non-community water system to develop a service line inventory (also called a lead service line inventory (LSLI)).

A Lead Service Line (LSL) is defined as any portion of pipe that is made of lead which connects the water main to the building inlet. An LSL may be owned by the water system, owned by the property owner, or both. The inventory includes both potable and non-potable SLs within a system. In accordance with the federal Lead and Copper Rule Revisions (LCRR) our system has prepared a lead service line inventory and have made it publicly accessible.

The Adirondack Lodges distribution system has no lead, galvanized requiring replacement, or lead status unknown service lines and/or visiting the website at: [https://www.health.ny.gov/environmental/water/drinking/service\\_line/NY5621920.htm](https://www.health.ny.gov/environmental/water/drinking/service_line/NY5621920.htm)

#### **INFORMATION ON LEAD**

Lead can cause serious health effects in people of all ages, especially pregnant people, infants (both formula-fed and breastfed), and young children. Lead in drinking water is *primarily from materials and parts used in service lines and in home plumbing*. The Adirondack Lodges is responsible for providing high quality drinking water and removing lead pipes but cannot control the variety of materials used in the plumbing in your home. Because lead levels may vary over time, lead exposure is possible even when your tap sampling results do not detect lead at one point in time. You can help protect yourself and your family by identifying and removing lead materials within your home plumbing and taking steps to reduce your family's risk. Using a filter, certified by an American National Standards Institute accredited certifier to reduce lead, is effective in reducing lead exposures. Follow the instructions provided with the filter to ensure the filter is used properly. Use only cold water for drinking, cooking, and making baby formula. Boiling water does not remove lead from water. Before using tap water for drinking, cooking, or making baby formula, flush your pipes for several minutes. You can do this by running your tap, taking a shower, doing laundry or a load of dishes. If you have a lead service line or galvanized requiring replacement service line, you may need to flush your pipes for a longer period. If you are concerned about lead in your water and wish to have your water tested, contact Deborah Karl (585) 802-7370. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available at <https://www.epa.gov/safewater/lead>.

#### **CAPITAL IMPROVEMENTS**

During 2024 there were no major capital improvements.

#### **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 microbes, 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.

New York State has adopted the first in the nation drinking water standard for 1,4-Dioxane along with one of the lowest maximum contaminant levels for PFOA and PFOS. Public Water Supplies in NYS are required to test for PFOA, PFOS and 1,4-Dioxane. PFOA and PFOS have Maximum Contaminant Levels (MCL) of 10 parts per trillion each while 1,4-Dioxane has an MCL of 1.0 parts per billion. Adirondack Lodges HOA has completed its 3<sup>rd</sup> quarter monitoring in 2024 with no detects for PFOA, PFOS & 1 detect for an unregulated perfluoroalkyl substance.

<b>ADIRONDACK LODGES TEST RESULTS</b>							
Public Water Supply Identification Number NY5621920							
<b>Unregulated Perfluoroalkyl Substances</b>							
<b>CONTAMINANT</b>	<b>VIOLATION YES/NO</b>	<b>Date of sample</b>	<b>LEVEL DETECTED</b>	<b>UNIT MEASUREMENT</b>	<b>MCLG</b>	<b>REGULATORY LIMIT (MCL, TT OR AL)<sup>1,2</sup></b>	<b>LIKELY SOURCE OF CONTAMINATION</b>
Perfluorobutanesulfonic Acid (PFBS)	N	8/5/24	2.76	ng/l	N/A	2,000 ng/l	Released into the environment from widespread use in commercial and industrial applications
1 USEPA Health Advisory Levels identify the concentration of a contaminant in drinking water at which adverse health effects and/or aesthetic effects are not anticipated to occur over specific exposure durations. Health Advisory Levels are not to be construed as legally enforceable federal standards and are subject to change as new information becomes available.							
2 All perfluoroalkyl substances, besides PFOA and PFOS, are considered Unspecified Organic Contaminants (UOC) which have an MCL = 0.05 mg/L = 50,000 ng/L.							

<b>ADIRONDACK LODGES TEST RESULTS</b> Public Water Supply Identification Number NY5621920							
Contaminant	Violation Yes/No	Date of Sample	Level Detected	Unit Measurement	MCLG	Regulatory Limit (MCL, TT or AL)	Likely source of Contamination
<b>Inorganic Contaminants</b>							
Chloride	N	8/7/23	5.25	mg/l	N/A	MCL=250	Erosion of natural deposits
Copper	N	8/5/24	0.1095 <sup>1</sup>	mg/l	1.3	AL=1.3	Corrosion of household plumbing systems; erosion of natural deposits; leaching of wood preservatives
Range of values			00179-0.117				
Lead	N	8/5/24	0.005	µg/l	N/A	AL=15	Erosion of natural deposits; water additive that promotes strong teeth; Discharge from fertilizer and aluminum factories.
Range of values			ND-1.5				
Nitrate	N	8/5/24	0.982	mg/l	10	MCL=10	Erosion of natural deposits
Odor	N	8/7/23	1	µg/l	N/A	MCL=3	Natural sources
pH	N	8/7/23	8.20	units	N/A	NA	6.5-8.5
Sodium <sup>3</sup>	N	8/7/23	4.02	mg/l	N/A	N/A <sup>3</sup>	Naturally occurring; Road salt; Water softeners; Animal waste
Sulfate	N	8/7/23	10.7	mg/l	N/A	MCL=250	Geology
<b>Radiological Contaminants</b>							
Gross Alpha	N	8/3/20	2.21	pCi/l	0	MCL=15	Erosion of natural deposits.
<b>Disinfection Byproducts</b>							
Total Trihalomethanes (TTHMs – chloroform, bromodichloromethane, dibromochloromethane, and bromoform)	N	8/1/22	0.760	µg/l	N/A	MCL=80	By-product of drinking water chlorination needed to kill harmful organisms. TTHMs are formed when source water contains organic matter
Chlorine Residual (average) range	N	Daily	0.3 0.3-0.4	ppm	MRDL G	MRDL	Water additive used to control microbes
					N/A	MCL=4	
<b>FOOTNOTES-</b> 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 of sodium should not be used for drinking by people on severely restricted sodium diets. Water containing more than 270 µl of sodium should not be used for drinking by people on moderately restricted sodium diets 4. Only PFOA and PFOS have a regulatory limit of 10 ng/l each. 5. All perfluoroalkyl substances, besides PFOA and PFOS, are considered Unspecified Organic Contaminants (UOC) which have an MCL =0.05 mg/L  <i>Non-Detects (ND)</i> - laboratory analysis indicates that the constituent is not present. <i>Parts per million (ppm) or Milligrams per liter (mg/l)</i> - one part per million corresponds to one minute in two years or a single penny in \$10,000. <i>Parts per billion (ppb) or Micrograms per liter</i> - one part per billion corresponds to one minute in 2,000 years, or a single penny in \$10,000,000. <i>Parts per trillion (ppt) or Nanograms per liter (nanograms/l)</i> - one part per trillion corresponds to one minute in 2,000,000 years, or a single penny in \$10,000,000,000. <i>Picocuries per liter (pCi/L)</i> - picocuries per liter is a measure of the radioactivity in water. <i>Nephelometric Turbidity Unit (NTU)</i> - nephelometric turbidity unit is a measure of the clarity of water. Turbidity in excess of 5 NTU is just noticeable to the average person. <i>Action Level</i> - the concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow. <i>Treatment Technique (TT)</i> -A treatment technique is a required process intended to reduce the level of a contaminant in drinking water. <i>Maximum Contaminant Level</i> - 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. <i>Maximum Contaminant Level Goal</i> - 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. <i>Maximum Residual Disinfectant Level (MRDL)</i> : 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. <i>Maximum Residual Disinfectant Level Goal (MRDLG)</i> : 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 <i>N/A-not applicable</i>							

To: Board of Directors – ALHA  
From: Buildings and Grounds  
Date: May 3, 2025  
Re: Buildings and Grounds Report

1. Jason has done a fantastic job cleaning up. At least it did not “rain” pine cones over the winter like it did last year.
2. Kingsbury Sweeping completed road cleaning on April 28th after preparation by Jason.
3. An update on the tennis courts, playground, paving and ROW docks is part of the regular agenda.
4. Roofs have been completed on building 8 and 23. Garage 2 also has a new roof. Building 19 will also be getting a new roof.
5. Buildings 3,5, and 24 will be stained this year by Chris Cambell. As soon as we know the schedule we will let you know.
6. Concrete work on the sidewalks at buildings 9 and 10 has been completed.
7. B&G members will be doing a walk around in late May to identify problems that need attention. If you have something at your unit please let Gil Frank or Mike Purdy know.
8. The harbor docks were put in by Jason on May 2<sup>nd</sup>.
9. Volunteer projects:
  - Repair of pump box at harbor that was damaged by ice (Sposili, Granger)
  - Painting entrance light posts (Sposili)
  - Power washing harbor catwalk and walls (Purdy)
  - Preparation of area under new playground (Granger will coordinate a work party)
  -
10. There will be a work party to install the outside docks on Saturday, May 10<sup>th</sup> at 9:30 AM. If you can make it, your help will be appreciated.

## **ALHA SOCIAL COMMITTEE – MAY 2025**

### **REPORT TO BOARD OF DIRECTORS**

- Preliminary planning for Summer 2025 Activities:
  - Tennis/Pickleball Court and Playground Showcase (preliminary date: July 4<sup>th</sup> weekend) – informal drop-in/gathering at the Tennis/Pickleball Courts and Playground to show off our newly resurfaced courts and new playground!
  - ALHA Annual Picnic - August 2, 2025
  - “ALHA Night” Off-Site Gatherings:
    - “Lodges at the Lodge” – gathering one Thursday evening band night on the Lawn at the Lodge at Schroon Lake – Date TBD
    - ALHA Night at Open Air Tap Room/Riverside Pines Campsites – Date TBD
  - 2<sup>nd</sup> Annual Cornhole Tournament – Labor Day weekend
  - Various Movie Nights on the Beach – Dates TBD
  - Food Truck/Ice Cream Visits in front of Plaza – Dates TBD
  - Weekly Pickle Ball Open Play Times (by level) – Pending Approval
- Stay tuned for future dates via Facebook. Please feel free to use the Facebook page to post impromptu gatherings/activities – this is for all ALHA members to utilize!
- Email Interest Groups Lists are Live! We can use these in addition to FB to target members that have interest in Boating/Kayaking, Running/Walking, Tennis/PickleBall, and Happy Hour/Social Activities!
- Have an idea for an event/gathering? Want to join the private ALHA Social Facebook page? Email Kara Pritchard (kara.pritchard@me.com ) or Dianna Firth (diannafirth@gmail.com)

## **RENTAL COMMITTEE REPORT TO THE BOARD OF DIRECTORS**

**May 3, 2025**

Number of rental guests 2025 YTD: 0

Number of rental periods 2025 YTD: 0

Number of nights 2025 YTD: 0

Number of complaints since last report on 1.18.25: 0

The 2025 Rental Documents are posted on the ALHA website and were distributed to our membership with the January 2025 meeting minutes.

The 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:

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