

Adirondack Lodges Homeowners Association, Inc.

P.O. Box 335 Adirondack NY 12808

On the East Shore of Schroom Lake

ALHA ANNUAL MEETING
Saturday, January 17, 2026, 9 a.m.
Via Zoom video conference

The meeting was called to order by President Kent Molino at 9:00 a.m.

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, Regina Dietz, Russ Esterline, Dianna and Bill Firth, Deb Karl, Lisa Irwin and Brian Keane, Brenda and Brad Koehler, Mary and Rich Lockwood, Mary and John McGuinness, Carol Molino, Kim Molino, Laurie and Vince Pasqualino, Susan and Mike Purdy, Susan and Paul Spofford, Michelle and Brian Tario, Bridget Rourke and Karl Ulrich, Tom Whelan, Doris and Bill Wildermuth, Melissa and Bob Windish.

Committee Reports – Annual Items

Nominations: Nominations Committee Chair Elizabeth Muller reported that 59 of 78 ballots were received in the recent election for the Board of Directors. Nancy Esterline, Kevin Granger and Gary Karl were re-elected. Please refer to the committee report for additional statistics.

Finance Committee: Please refer to the 12/31/2025 financial statements. Treasurer David Angliss remarked that the association is in good shape financially.

As of 1/17, 58% of the invoiced assessments for January had been received. Angliss gave an overview of the billing process. This cycle 4 or 5 owners did not receive their emailed invoices, and Angliss re-sent them. It is possible that the invoices went to the recipient's spam folder in some cases. He commented that the email billing is still much simpler than the prior system of mailing invoices. In response to a question regarding the feasibility of owners being able to pay electronically, Angliss explained that it is not a simple or straightforward matter because payments would have to be made to up to three separate accounts (A2, A3, and Garages).

Community Water System: Chair and (volunteer) licensed Community Water System Operator Debbie Karl gave an overview of the ALHA Community Water System, which provides water to the townhouses and the common areas. Morris Coolidge (independent contractor) is the co-operator. Jason Younes is the Assistant Water Operator, aided by Substitute CWS Volunteer Assistants Gil Frank, Mike Purdy, Kevin Granger and John Uggl.

Karl provided information on the following (please see the CWS report for full details):

- Equipment repairs and replacements
- The water main break on Hummingbird Circle in November
- A protocol for future excavations to avoid water service disruption whenever possible
- Decision against installing, at this time, SCADA (supervisory control and data acquisition) technology
- Planned addition of water meters on distribution lines to aid in the early identification of the location of leaks
- ALHA has received some payments from the PFAS class action suit.

Karl urged all townhome owners to fix any leaks in their plumbing to minimize water loss. Please refer to the report for more details on the system and important advisories for homeowners, including contact information in the case of an emergency. It is important to call immediately – day or night - if you experience a loss of water pressure or other water emergency.

Insurance: Mike Purdy gave an overview of the three facets of insurance at ALHA – association insurance, homeowners insurance, and insurance on “toys” (basically anything with a motor – boats, PWCs, ATVs, etc.) He reported that all required ALHA insurance is in force and has been paid, and that all homeowners insurance is up to date, per Mary Lockwood.

Vince Pasqualino (vince_p@icloud.com) reminded townhouse owners to send in their insurance information on “toys” whenever the insurance renews. Mill Creek residents should send their insurance information to Bob Brown (bobb@wol.org).

Buildings and Grounds: Co-chair Mike Purdy highlighted 2025 projects:

- Completion of the Sports Park (tennis/pickleball courts, basketball court and playground)
- Major tree trimming to improve views for units 13 – 24
- Roofing and staining continued per plan
- New ROW docks (743 East Shore Drive) and parking area
- Paving: parking areas buildings 1, 2, 3 and 6, parking area repair 9 and 10, walkway paving 1, 2,3, 6 and 13, 14, 15, 17, 18, 19, plus entrance road to the dumpsters

Please refer to the annual report for full details.

Purdy said that eleven sections of the outer docks will be recarpeted before the summer with volunteer help. He reminded homeowners to text Jason (518 409-6482) before coming up in the winter, as Jason clears the snow around occupied units before doing the rest of the

campus. Purdy also recommends that homeowners replace “winter watchmen” devices after 3 – 4 years.

Rental: Chair Elizabeth Muller reported that there were no rentals in 2025. Please see the rental report for eleven years of rental data. Muller said that the rental committee is reviewing the rental forms for 2026. She reminded owners of the “bed tax” that Warren County imposes on short term rentals.

Compliance: Alice Lovely reported for Chair Tom Lovely that there have not been any issues since the last meeting.

Gary Karl made a motion to accept all the committee reports. The motion carried.

Privilege of the Floor

President Molino said that the board would not take questions on the harbor lawsuit, as that has not yet been finalized.

There were no questions or comments on other topics.

The meeting was adjourned at 9:40 a.m. following a motion by Gary Karl, which carried.

Respectfully submitted,

Alice Lovely, Secretary

aml 1/27/26

NOMINATIONS COMMITTEE
Report to the Board of Directors
January 17, 2026

The ballots were counted on Wednesday, December 3, 2025, at the Horicon Town Hall. Committee members present were Jeanne Clement, Carol Molino, Elizabeth Muller, and Mike Purdy.

In alphabetical order the homeowners elected were:

- Nancy Esterline
- Kevin Granger
- Gary Karl

All candidates were informed of the outcome by our ALHA President, Kent Molino.

All homeowners were notified of the election results via email on December 4, 2025.

The homeowners were notified by email on October 29, 2025, that the ballots had been mailed on October 28, 2025. That email also included a detailed account of the process for counting the ballots.

A new process was piloted this year in which homeowners were asked to alert the Nominations Committee Chair if they wished to have confirmation of their envelope being received at the Post Office. There was only one request. Based on this feedback, we will discontinue the time-consuming process of notifying all homeowners of envelope receipt and continue with the current procedure.

Special thanks to Doris Wildermuth, our designee for this year, who collected the envelopes and to Mike Purdy for his assistance with this.

An analysis of the vote count follows:

			COMMENTS
TOTAL BALLOT RETURN RATE	76%	59 BALLOTS RETURNED OUT OF A POSSIBLE 78	78 = TOTAL BALLOTS ALHA+MCHA
ALHA BALLOT RETURN RATE	80%	45/56	56=ALHA BALLOTS
MILL CREEK BALLOT RETURN RATE	64%	14/22	22= MCHA BALLOTS
TOTAL # VOTES SUBMITTED	170 OUT OF A POSSIBLE 177 (96%)	59 BALLOTS WITH 3 VOTES EACH=177 POSSIBLE VOTES	
# BALLOTS INCOMPLETE WITH ONLY ONE VOTE	1		2 VOTES NOT CAST
#BALLOTS INCOMPLETE WITH ONLY TWO VOTES	5		5 VOTES NOT CAST
# BALLOTS INVALID	0		
# WRITE IN CANDIDATES	4	D.FIRTH K. PRITCHARD	F. MARRA E. MULLER

Original ballots and tally sheets are filed in the ALHA office and are available for review.

Respectfully submitted,

Elizabeth Muller, Chairperson, and Committee Members:

Jeanne Clement	Mike Purdy
Carol Molino	Doris Wildermuth

Adirondack Lodges Homeowners Association

Balance Sheet

As of December 31, 2025

	TOTAL
ASSETS	
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	6,655.66
A2- May Reserve 2324	70,029.12
A2- Staining 1518	41,195.59
A2- Working Reserve 3846	46,423.70
A3 GFNB&T Harbor Reserve 4727	0.00
A3 Reserve May CD 3128601	0.00
A3- Checking 8047	6,403.50
A3- Reserve May 4623	113,239.52
A3- Working Reserve 3859	50,180.10
Garage Checking 5727	22,888.26
Garage Reserve May 3087	15,280.96
Trust account	0.00
Total Bank Accounts	\$372,296.41
Accounts Receivable	
A3 - Wrk Assmnt Due & Unpaid	0.00
Assessments Receivable	0.00
Assmnt/fees Due & Unpaid	0.00
Total Accounts Receivable	\$0.00
Other Current Assets	
Exchange	0.00
Undeposited Funds	0.00
Total Other Current Assets	\$0.00
Total Current Assets	\$372,296.41
TOTAL ASSETS	\$372,296.41
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	0.00
Total Accounts Payable	\$0.00
Total Current Liabilities	\$0.00
Total Liabilities	\$0.00

Adirondack Lodges Homeowners Association

Balance Sheet

As of December 31, 2025

	TOTAL
Equity	
Opening Bal Equity	0.00
Owner's Capital	0.00
Retained Earnings	453,852.86
Net Income	-81,556.45
Total Equity	\$372,296.41
TOTAL LIABILITIES AND EQUITY	\$372,296.41

Adirondack Lodges Homeowners Association

Profit and Loss by Location

January - December 2025

	A2 Operations	A2 Reserve Funds	A2 Staining Operations	A3 Operations	A3 Reserve Funds	Garage Operations	Garage Reserve Funds	Total
Income								
A2- Reserve May Assessment		172,800.00						172,800.00
A2- Working Assessment	100,710.00							100,710.00
A3- Resale Assess					3,000.00			3,000.00
A3- Reserve May Assessment					152,100.00			152,100.00
A3- Working Assessment				102,960.00				102,960.00
A3- Wrkng Asses Late/Misc Fees	167.88			118.08	266.04	21.60	43.89	857.49
Garage May Reserve Assessment		240.00					28,925.00	28,925.00
Garage- Working January Assessment						21,360.00		21,360.00
Total Income	\$ 100,877.88	\$ 173,040.00	\$ 0.00	\$ 103,078.08	\$ 155,366.04	\$ 21,381.60	\$ 28,968.89	\$ 582,712.49
Gross Profit								
Expenses	\$ 100,877.88	\$ 173,040.00	\$ 0.00	\$ 103,078.08	\$ 155,366.04	\$ 21,381.60	\$ 28,968.89	\$ 582,712.49
A2- Building Maintenance	3,942.74							3,942.74
A2- Contract Services	51,082.14							51,082.14
A2- Corporate Tax			1,104.00					1,104.00
A2- Electric	5,352.89							5,352.89
A2- Equipment Maintenance	337.97							337.97
A2- Grounds Maintenance	25,478.60			292.00				25,770.60
A2- Insurance	633.00							633.00
A2- Postage/Office	188.56							188.56
A2- Septic System	802.50							802.50
A2- Water System	8,832.60							8,832.60
A3 - Lot 70 Taxes				341.88				341.88
A3 corporate taxes				360.00	4,545.00			4,905.00
A3- Building Maintenance				62.22				62.22
A3- Contract Services				51,082.14				51,082.14
A3- Corporate Taxes				345.00				345.00

A3 - Roads Reserve Expense				23,856.91				23,856.91	
Total A3- Reserve Expense	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 150,249.61	\$ 0.00	\$ 0.00	\$ 150,249.61	
Garage Corporate Taxes						4.00		4.00	
Garage Reserve Expense									
Total Other Expenses	\$ 0.00	\$ 198,266.55	\$ 61,275.89	\$ 0.00	\$ 150,249.61	\$ 0.00	\$ 28,839.57	\$ 438,631.62	
Net Other Income	\$ 497.81	-\$ 195,901.26	-\$ 60,851.82	\$ 470.12	-\$ 149,709.95	\$ 9.21	-\$ 28,831.42	-\$ 434,317.31	
Net Income (Loss)	\$ 4,724.69	(\$ 23,965.26)	-\$ 60,851.82	(\$ 6,900.13)	\$ 1,111.09	\$ 4,187.51	\$ 137.47	-\$ 81,556.45	

Monday, Jan 05, 2026 11:40:01 AM GMT-8 - Accrual Basis

Adirondack Lodges Homeowners Association

Statement of Cash Flows

January - December 2025

	A2 Operations	A2 Reserve funds	A2 Staining Operations	A3 Operations	A3 Reserve Funds	Garage Operations	Garage Reserve Funds	Not Specified	Total
OPERATING ACTIVITIES									
Net Income	4,724.69	-23,965.26	-60,851.82	-6,900.13	1,111.09	4,187.51	137.47		-81,556.45
Adjustments to reconcile Net Income to Net Cash provided by operations:									
Assessments Receivable	0.00	0.00	0.00	0.00	0.00	0.00	0.00		0.00
Exchange									0.00
Total Adjustments to reconcile Net Income to Net Cash provided by operations:	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
Net cash provided by operating activities	\$ 4,724.69	\$ -23,965.26	\$ 60,851.82	\$ 6,900.13	\$ 1,111.09	\$ 4,187.51	\$ 137.47	\$ 0.00	\$ 81,556.45
Net cash increase for period	\$ 4,724.69	\$ -23,965.26	\$ 60,851.82	\$ 6,900.13	\$ 1,111.09	\$ 4,187.51	\$ 137.47	\$ 0.00	\$ 81,556.45
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	\$ 53,079.36	\$ 70,029.12	\$ 41,195.59	\$ 56,583.60	\$ 113,239.52	\$ 22,888.26	\$ 15,280.96	\$ 0.00	\$ 372,296.41

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	0.00	100.00 %
A2- Working Assessment	100,710.00	100,710.00	0.00	100.00 %
A3- Resale Assess	3,000.00		3,000.00	
A3- Reserve May Assessment	152,100.00	152,100.00	0.00	100.00 %
A3- Working Assessment	102,960.00	102,960.00	0.00	100.00 %
A3- Wrkng Asses Late/Misc Fees	857.49		857.49	
Garage May Reserve Assessment	28,925.00	28,925.00	0.00	100.00 %
Garage- Working January Assessment	21,360.00	21,360.00	0.00	100.00 %
Total Income	\$582,712.49	\$578,855.00	\$3,857.49	100.67 %
GROSS PROFIT	\$582,712.49	\$578,855.00	\$3,857.49	100.67 %
Expenses				
A2- Building Maintenance	3,942.74	5,000.00	-1,057.26	78.85 %
A2- Contract Services	51,082.14	51,082.00	0.14	100.00 %
A2- Corporate Tax	1,104.00	500.00	604.00	220.80 %
A2- Electric	5,352.89	7,000.00	-1,647.11	76.47 %
A2- Equipment Maintenance	337.97	950.00	-612.03	35.58 %
A2- Grounds Maintenance	25,770.60	15,000.00	10,770.60	171.80 %
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- Postage/Office	188.56		188.56	
A2- Septic System	802.50	10,000.00	-9,197.50	8.03 %
A2- Water System	8,832.60	10,500.00	-1,667.40	84.12 %
A3 - Lot 70 Taxes	341.88	475.00	-133.12	71.97 %
A3 corporate taxes	4,905.00		4,905.00	
A3- Assn Social Events		500.00	-500.00	
A3- Bank Charges		25.00	-25.00	
A3- Building Maintenance	62.22	200.00	-137.78	31.11 %
A3- Contract Services	51,082.14	51,082.00	0.14	100.00 %
A3- Corporate Taxes	345.00	500.00	-155.00	69.00 %
A3- Electric	1,528.03	1,300.00	228.03	117.54 %
A3- Equipment Maintenance	1,058.90	1,200.00	-141.10	88.24 %
A3- Garage May Reserve Assessment	975.00	975.00	0.00	100.00 %
A3- Garage Working Assessment	720.00	720.00	0.00	100.00 %
A3- Grounds Maintenance	21,424.35	14,000.00	7,424.35	153.03 %
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	489.93	750.00	-260.07	65.32 %
A3- Miscellaneous		400.00	-400.00	
A3- Septic System		100.00	-100.00	
A3- Telephone/Postage/ Office	2,458.48	2,800.00	-341.52	87.80 %
A3- Trash Disposal	4,923.15	7,000.00	-2,076.85	70.33 %

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 - Equipment Maint.	-980.00		-980.00	
Garage- Building/Grounds Maint.	400.11	2,000.00	-1,599.89	20.01 %
Garage- Contract Services	3,159.72	3,160.00	-0.28	99.99 %
Garage- Electric	500.00	650.00	-150.00	76.92 %
Garage- Insurance	5,066.76		5,066.76	
Garage- Miscellaneous		50.00	-50.00	
Garage- Taxes	9,056.71	8,650.00	406.71	104.70 %
Total Expenses	\$229,951.63	\$219,424.00	\$10,527.63	104.80 %
NET OPERATING INCOME	\$352,760.86	\$359,431.00	\$-6,670.14	98.14 %
Other Income				
Interest Income	4,314.31		4,314.31	
Total Other Income	\$4,314.31	\$0.00	\$4,314.31	0.00%
Other Expenses				
A2 Staining Corporate Taxes	264.00		264.00	
A2- Reserve Expense				
A2 - Equipment Reserve Expense	4,152.69		4,152.69	
A2 - General Reserve Expenses	3,675.00		3,675.00	
A2 - Roads, Parking Reserve Exp	82,363.50		82,363.50	
A2 - Roofs, Siding, Decks	87,808.98		87,808.98	
A2 - Water System Reserve Exp	20,266.38		20,266.38	
Total A2- Reserve Expense	198,266.55		198,266.55	
A2- Staining Expense	61,011.89		61,011.89	
A3- Reserve Expense				
A3 - Equipment Reserve Expense	4,083.15		4,083.15	
A3 - General Reserve Expenses	107,385.55		107,385.55	
A3 - Harbr, Dredg, Dcks, Beach	14,924.00		14,924.00	
A3 - Roads Reserve Expense	23,856.91		23,856.91	
Total A3- Reserve Expense	150,249.61		150,249.61	
Garage Corporate Taxes	4.00	50.00	-46.00	8.00 %
Garage Reserve Expense	28,835.57		28,835.57	
Total Other Expenses	\$438,631.62	\$50.00	\$438,581.62	877,263.24 %
NET OTHER INCOME	\$-434,317.31	\$-50.00	\$-434,267.31	868,634.62 %
NET INCOME	\$-81,556.45	\$359,381.00	\$-440,937.45	-22.69 %

TO: Board of Directors

FROM: Michael Purdy

DATE: January 17, 2026

RE: Insurance Report

ASSOCIATION INSURANCE:

ALHA carries the following insurance:

Commercial Package: Property Coverage, Liability Coverage

Business Catastrophe Liability (Umbrella including D&O Coverage \$5,000,000)

Community Association Management Liability Coverage (additional D&O \$2,000,000)

NYS Workers Compensation

Environmental Liability Polity

HOMEOWNERS INSURANCE:

Each owner is responsible for having a homeowner's policy and providing proof of insurance at time of renewal. The Declarations Page is to be sent to Mary Lockwood. This can be emailed directly to Mary at mebl21@aol.com or mailed to her at ALHA, PO Box 335, Adirondack NY 12808. All insurance is up to date as of today.

"TOY" INSURANCE

ALHA requires that all Boats, PWCs, ATVs, snowmobiles, mules and golf carts be insured before use at the Lodges.

Mill Creek owners are to provide their proof of insurance to Bob Brown at bobb@wol.com.

Townhome owners are to provide proof of insurance to Vince Pasqualino at vince_p@icloud.com.

To: ALHA Owners
From: Kevin Granger, Michael B Purdy
Co-Chairs of Buildings and Grounds
Date: January 17, 2026
RE: Buildings and Grounds Report

SUMMARY OF 2025 FOR ANNUAL MEETING

- A major improvement to ALHA was the completion of the Sports Park. This included new tennis/pickleball courts, a new playground and a new basketball court and hoops.
- A major trimming job by Jason behind units 13-24 and to the west of building 13 resulted in considerable improvement in views from those units. The tree line was also cut back to allow easier access for future trimming. Jason also cut back the tree line at the playground. Thanks to all the volunteers who helped with these projects.
- The plantings at the harbor that did not make it through the winter were replaced under warranty. The mulch was refurbished and the plantings were trimmed this fall.
- The roof replacement program was continued with 8, 19, and 23 getting new roofs. Garage 2 also got a new roof. Planned for 2026 are 1,14, and 15.
- Buildings 3, 5, 23 and 24 were stained. Buildings 1, 14, 15 and 19 will be stained this summer.
- Three applications of fertilizer were done in 2025. The lawns looked great.
- New docks were installed at the Right of Way with a new configuration. They worked out very well. A vehicle parking area was also developed.
- Eleven sections of outside docks will be recarpeted. These are the sections that go out from the shore, not the fingers. Hopefully this can be a volunteer project.
- REMINDER TO OWNERS: IF YOU ARE PLANNING TO COME TO THE LODGES DURING SNOW SEASON PLEASE NOTIFY JASON. 518 409 6482. IF THERE IS A STORM, SIDEWALKS AND PARKING LOTS OF OWNERS WHO WILL BE HERE ARE CLEANED FIRST.

Adirondack Lodges Homeowners Assoc., Inc. (ALHA)
Community Water System (CWS)
January 17, 2026

1. ALHA's CWS provides the townhomes and ALHA's plaza, bathhouse and maintenance area yard hydrants with potable water for drinking and household use. 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 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, maintaining 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 the next several years. A 22-year-old booster pump was replaced on 11/11/2025. A vendor is helping to diagnose an intermittent problem with the lead/lag booster pump controller that was installed in 2018. Evaluation is being scheduled for the 20 year old emergency standby generator that provides back-up power to the water and waste water systems, garages and maintenance office. This year a valve will be replaced on the Hummingbird Circle water distribution main.
4. Excavation for repair of a service line valve inadvertently damaged a water distribution main on Hummingbird Circle on 11/21/2025. This resulted in a boil water advisory that was lifted on 12/9/2025 following required bacteriological testing. Final repairs had been completed on 12/3/2025 by Ellsworth & Sons Excavation, at which time a valve was also added to the water distribution main. Hydrologic shock on 11/21-11/22 caused damage to fittings inside ALHA's water plant and burned out one of two booster pumps that ran dry. A new booster pump has been ordered for installation by pump supplier Emmons. At that time Emmons will also remove and make any repairs necessary for the other booster pump initially installed in November. Replacement pipes, fittings and foot valves will also be installed for both pumps.
5. ALHA's water operators have debriefed this incident and developed a protocol for future excavations in order to avoid water service disruption whenever possible, and particularly over weekends and holidays. Homeowners can contact Debbie Karl if they have any questions or concerns.

6. ALHA's water co-operators have decided against installing, at this time, SCADA (supervisory control and data acquisition: software and hardware technology to allow local and remote monitoring, alerts and control of water plant processes). Vulnerability of SCADA electronic circuit boards to power surges and lightning strikes, as well as cybersecurity concerns, deem SCADA unattractive at present. However, such technology may become appropriate for ALHA to add at some point in the future.
7. ALHA's water operators continually probe water waste, assisted by Jason Younes. In 2026 meters will be added on distribution lines in the water plant to help track leaks. We continue to ask that all townhome owners make sure that water is not wasted from leaking faucets, running toilets or unattended taps. We request that you shut off your water when not residing at your unit. In addition to waste of water, well and booster pumps utilize significant electricity.
8. Since 2021 ALHA has been required by NYS to annually test for per- and polyfluoroalkyl substances (PFOS and PFAS) via costly laboratory analyses. Very low detections have been noted for ALHA that are well below mitigation action levels. Recommended by the National Rural Water Association several years ago, ALHA joined a class action lawsuit against the manufacturers of these chemicals that have contaminated groundwater supplies across the country. As a member of this class action lawsuit, ALHA is benefiting from resulting settlements, as several of these cases have recently settled and payments are in process.

9. **ALHA Townhome residents are requested to read and heed the 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 phone notification system, Wi-Fi thermostat and/or "Winter Watchman" (temperature-controlled lamp which can provide a visible alert — red bulbs installed in alert lamps by several owners are especially visible). Also recommended is shutting off hot water heaters while away.
- Homeowners are NEVER TO USE A CURB-STOP VALVE for shutting off water to their unit. Instead, always use the inside water shut-off valve for this purpose. Curb-Stop valves are vulnerable to breakage (producing leaks) and cause problems in reverse-pressure situations such as outages. Curb-stop valves are intended to be used only for CWS maintenance and repair.
- When you return from being away from your unit longer than a week, it is advised that water be run from the 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 which 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. Mike Purdy (518) 423-9028**
- 4. Kevin Granger (518) 810-2002**
- 4. Morris Coolidge (518) 929-3560**
- 5. Glens Falls Department of Health (518) 793-3893**

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

RENTAL COMMITTEE YEAR END 2025
REPORT TO THE BOARD OF DIRECTORS
JANUARY 17, 2026

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
# of GUESTS	175	196	208	45	0	10	15	14	0	15	0
# OF RENTAL PERIODS	25	29	28	6	0	2	2	2	0	2	0
# OF NIGHTS	~130	178	151	30	0	14	14	14	0	8	0
# OF COMPLAINTS	3 NFA	3 NFA	2 NFA	1 NFA	0	0	1 NFA	1NFA	N/A	0	N/A

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.
- Historical rental activity and for 2025 is indicated above.
- The Rental documents are being updated for 2026 to assure compatibility with the handbook.
- 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

1.6.26 etm