

Adirondack Lodges Homeowners Association, Inc.
Quarterly Meeting of Board of Directors
May 2, 2026 via Zoom

Directors present: Esterline, Nancy; Karl, Gary; Molino, Kent; Muller, Elizabeth; Sposili, Michael.
Excused: Aktas, Lisa; Angliss, David; Granger, Kevin; and Lovely, Alice.

Owners signed in via Zoom: Bombardier, Roger; Cowan, Esterline, Russ; Erin; Frank, Gil; Hruby, Dave and Julie; Karl, Debbie; Lockwood, Rich; Keane, Brian and Irwin, Lisa; Kremer, Sarah; McGuinness, John; Molino, Carol; Noerr, Patti; Spofford, Susan; Tario, Brian; Van Fleet, Jeff; VanderZwaag, George and Kathleen; Whelan, Tom; Wildermuth, Doris.

Association President Kent Molino called the meeting to order at 9:01 a.m. Muller moved to approve the minutes of the last Board meeting on January 17, 2026; the motion carried.

Committee Reports

Officer and committee reports were presented. In his president's report, Molino welcomed new owners George and Kathleen VanderZwaag (Unit 11A, formerly Carroll), Dave and Julie Hruby (Unit 13A, formerly Balz); and Jim and Alison Norton (Unit 10C, formerly Dietz).

Molino presented the financial report in place of Angliss and apologized that some owners received duplicate invoices for May's capital reserves assessments due to a QuickBooks update. Reminder that payment of these invoices is due by May 29, 2026 or late fees will be charged.

In the Buildings and Grounds Committee report, Molino noted a correction in the buildings scheduled to be stained this year. It should read 1, 14, 15 and 19. For the owners of buildings scheduled to be re-roofed (1, 14 and 15), Molino reminded them to reply promptly to the roofer (Skyway, Chris Burroughs) concerning their skylights to keep the project on schedule.

Molino reported that Jason was installing the harbor docks that weekend. B&G has scheduled a work party to install the outer and "ROW" docks on Saturday, May 23 at 9 a.m. Owners are encouraged to volunteer for this project. The time commitment is generally under an hour.

Before then, B&G will announce another work party to re-carpet the outer docks. Owners are encouraged to volunteer for this project if they are able.

Esterline noted an addition to the report: an Otterbine aerating pump will be installed in the "fire pond." This will reduce algae forming in the pond and flowing into the harbor.

Muller noted that the street sweeper had been on campus to sweep roads and parking lots. Muller also noted that the Association's AED was being moved from its winter location in the entrance to the water treatment plant to its summer location in the bathhouse.

Finally, B&G will be conducting a "walk-around" in the latter part of May to identify situations on campus that need to be addressed. Owners who have a concern or request are asked to notify B&G ASAP by sending a note to alhabandg@gmail.com.

Under the Insurance Committee report, Molino reminded owners that proof of insurance for all “toys” (motorboats, PWCs, ATVs, golf carts, etc.) must be provided before using them on campus. Townhouse owners, send yours to Vince Pasqualino at vince_p@icloud.com ; single-family owners, send yours to Bob Brown at bobb@wol.org.

Rich Lockwood, on behalf of Mary, reminded townhouse owners to send proof of homeowners insurance to Mary at mebl21@aol.com. Keeping homeowners insurance in force is every townhouse owner’s obligation under the Association’s Declaration and your cooperation is appreciated.

Molino reminded owners who wish to store trailers on campus this summer that the Association has storage rules and procedures in effect. Storage capacity is limited. Requests for a designated slot are processed in the order in which they are received. Send your request to alhatrailers@gmail.com.

The Community Water System Committee and Rental Committee reports were consistent with the reports circulated to owners with the notice of meeting. The Association’s annual drinking water quality report is circulated with these minutes.

Karl moved to accept the committee reports; the motion carried.

Old Business

Bridge Replacement Project

Molino reported that Warren County DPW has let us know that the replacement of the Adirondack Bridge over Mill Brook on East Shore Drive has been pushed back another year to 2027.

In connection with that project, National Grid has notified us that several telephone poles on East Shore Drive in front of the Association will be moved to accommodate the widening of the road, and that this will necessitate removal (at the utility’s expense) of two trees on the Lower Six side of Mill Brook that will interfere with the relocated transmission lines. Molino attempted to save one of the trees, but a forester visited the site and determined that cutting both trees is unavoidable.

Harbor Litigation

Karl reported that the harbor litigation has concluded with the Association collecting a judgment against the plaintiffs for obtaining an injunction blocking the harbor project that the courts later determined was unjustified. The court awarded the Association \$58,000 in damages but, in accordance with State law, capped our recovery at \$20,000, which was the amount of the bond the court required the plaintiffs to post to obtain the injunction in the first place.

The plaintiffs have paid the judgment. In March 2023, the Board pledged that any damages recovered in the case would be returned to owners. To fulfill that promise, the Board deposited the \$20,000 judgment to the A3 capital reserves account and correspondingly reduced the May A3 capital reserves assessment, from \$1,750 per unit/lot as approved by the Board last October, to \$1,494 per unit/lot.

ESSLA

Molino encouraged all owners to join ESSLA (the East Shore Schroon Lake Association), which works to improve and protect Schroon Lake. He noted that Association owners Carol Molino, Jeanne Clement and Gary Karl all serve on ESSLA's Board of Directors and would be happy to answer any questions about the organization.

Adopt-a-Highway

Molino reminded owners that the Association has undertaken responsibility for East Shore Drive from Blue Sky Estates to the General Store under Warren County's "Adopt-a-Highway" program. If you are interested in helping, please contact Carol Molino.

New Business

Molino reviewed the following actions taken by the Board since the last meeting on January 17, 2026:

- Hired Skyway Roofing to re-roof Buildings 1, 14 and 15 (A2)
- Approved 2026 Rental Documents
- Authorized paperwork with National Grid to relocate utility poles in connection with bridge replacement project
- Authorized a two-year agreement with Suburban Propane at \$.75 above the port price
- Authorized a service contract with Capital Power for maintenance of the standby generator for the Community Water System (A2)
- Opened a Drop Box account for cloud-based storage of important Association documents (A3)
- Adopted a proposal to return to owners the judgment collected in the harbor litigation (A3)
- Granted architectural approval for lakeside deck boards replacement with TimberTech at Unit 10A (owner's expense)

Karl moved to ratify these actions; the motion carried.

Molino reminded owners that the next meeting of the Board will be held via Zoom on August 1, and the owners' picnic will be held at 5 p.m. the same day, with a work party immediately following the Board meeting to set up the beach and plaza for the festivities. More information to come from the Social Committee as the date gets closer.

Privilege of the Floor

An owner asked clarifying questions about the Suburban Propane contract and the harbor project.

There being no Executive Session, on motion by Karl that carried, the meeting was adjourned at 9:43 a.m.

Respectfully submitted,
Gary Karl, acting secretary for the meeting

Balance Sheet

Adirondack Lodges Homeowners Association

As of Mar 31, 2026

	TOTAL
Assets	
Current Assets	
Bank Accounts	
A2- Checking 7917	5,453.22
A2- May Reserve 2324	63,109.59
A2 Reserve CD 02038	0.00
A2 Reserve CD 3128605	0.00
A2- Staining 1518	71,262.84
A2 Staining CD 3128603	0.00
A2- Working Reserve 3846	120,253.87
A3- Checking 7958	5,806.99
A3 GFNB&T Harbor Reserve 4727	0.00
A3- Reserve May 4623	148,702.51
A3 Reserve May CD 3128601	0.00
A3- Working Reserve 3859	109,401.87
Garage Checking 5727	36,058.87
Garage Reserve May 3087	15,282.84
Trust account	0.00
Total for Bank Accounts	\$575,332.60
Accounts Receivable	
A3 - Wrk Assmnt Due & Unpaid	0.00
Assessments Receivable	2,405.06
Assmnt/fees Due & Unpaid	0.00
Total for Accounts Receivable	\$2,405.06
Other Current Assets	
Exchange	0.00
Undeposited Funds	0.00
Total for Other Current Assets	\$0.00
Total for Current Assets	\$577,737.66
Total for Assets	\$577,737.66
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	0.00
Total for Accounts Payable	\$0.00
Total for Current Liabilities	\$0.00
Total for Liabilities	\$0.00
Equity	
Opening Bal Equity	0.00
Owner's Capital	0.00
Retained Earnings	372,296.41

Balance Sheet

Adirondack Lodges Homeowners Association

As of Mar 31, 2026

	TOTAL
Net Income	205,441.25
Total for Equity	\$577,737.66
Total for Liabilities and Equity	\$577,737.66

Profit and Loss by Location
Adirondack Lodges Homeowners Association
January 1-April 4, 2026

	A2 OPERATIONS	A2 RESERVE FUNDS	A2 STAINING	A3 OPERATIONS	A3 RESERVE FUNDS	GARAGE OPERATIONS	GARAGE RESERVE FUNDS	TOTAL
Income								
A2- Resale Assessment		1,800.00						1,800.00
A2- Working Assessment	126,090.00							126,090.00
A2- Wrkg Asses Late/ Misc Fees	-0.01							-0.01
A3- Resale Assess					1,800.00			1,800.00
A3 Reserve					13,500.00			13,500.00
A3- Working Assessment				89,700.00				89,700.00
A3- Wrkg Asses Late/Misc Fees	175.68	0.00		273.50	0.00	15.72		464.90
Garage- Working January Assessment						23,140.00		23,140.00
Total for Income	126,265.67	1,800.00		89,973.50	15,300.00	23,155.72		\$256,494.89
Cost of Goods Sold								
Gross Profit	126,265.67	1,800.00		89,973.50	15,300.00	23,155.72		\$256,494.89
Expenses								
A2- Contract Services	16,500.00							16,500.00
A2- Electric	2,460.67							2,460.67
A2- Grounds Maintenance	1,079.80							1,079.80
A2- Insurance	685.00							685.00
A2- Septic System	330.00							330.00
A2- Water System	331.97							331.97
A3- Contract Services				16,500.00				16,500.00
A3- Electric				547.19				547.19
A3- Garage Working Assessment				780.00				780.00
A3- Grounds Maintenance				457.54				457.54
A3- Insurance				10,882.12				10,882.12
A3 - Lot 70 Taxes				177.37				177.37
A3- Maintenance Office Propane				348.78				348.78
A3- Telephone/Postage/ Office				529.05				529.05
A3- Trash Disposal				1,256.58				1,256.58
Garage- Insurance						5,477.89		5,477.89
Garage- Taxes						4,509.71		4,509.71
Total for Expenses	21,387.44			31,478.63		9,987.60		\$62,853.67
Net Operating Income	104,878.23	1,800.00		58,494.87	15,300.00	13,168.12		\$193,641.22
Other Income								
Interest Income	154.56	318.38	67.25	130.39	162.99	2.49	1.88	837.94
Total for Other Income	154.56	318.38	67.25	130.39	162.99	2.49	1.88	\$837.94
Other Expenses								
A2- Reserve Expense								
A2 - Water System Reserve Exp		9,037.91						9,037.91
Total for A2- Reserve Expense		9,037.91						\$9,037.91
A3- Reserve Expense								
A3 - Harbr, Dredg, Dcks, Beach					-20,000.00			-20,000.00
Total for A3- Reserve Expense					-20,000.00			-\$20,000.00
Total for Other Expenses		9,037.91			-20,000.00			-\$10,962.09
Net Other Income	154.56	9,710.63	67.25	130.39	20,162.99	2.49	1.88	\$11,800.01
Net Income	105,032.79	-6,919.53	67.25	58,625.26	35,462.99	13,170.61	1.88	\$205,441.25

Statement of Cash Flows
Adirondack Lodges Homeowners Association
January 1-March 31, 2026

FULL NAME	A2 OPERATIONS	A2 RESERVE FUNDS	A2 STAINING	A3 OPERATIONS	A3 RESERVE FUNDS	GARAGE OPERATIONS	GARAGE RESERVE FUNDS	NOT SPECIFIED	TOTAL
OPERATING ACTIVITIES									
Net Income	105,032.79	-6,919.53	67.25	58,625.26	35,462.99	13,170.61	1.88		205,441.25
Adjustments to reconcile Net Income to Net Cash provided by operations:									
Assessments Receivable	-2,405.06	0.00		0.00	0.00	0.00			-2,405.06
Exchange	-30,000.00		30,000.00					0.00	0.00
Total for Adjustments to reconcile Net Income to Net Cash provided by operations:	-32,405.06	0.00	30,000.00	0.00	0.00	0.00		0.00	-\$2,405.06
Net cash provided by operating activities	72,627.73	-6,919.53	30,067.25	58,625.26	35,462.99	13,170.61	1.88	0.00	\$203,036.19
INVESTING ACTIVITIES									
FINANCING ACTIVITIES									
NET CASH INCREASE FOR PERIOD	72,627.73	-6,919.53	30,067.25	58,625.26	35,462.99	13,170.61	1.88	0.00	\$203,036.19
Cash at beginning 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
CASH AT END OF PERIOD	125,707.09	63,109.59	71,262.84	115,208.86	148,702.51	36,058.87	15,282.84	-0.00	\$575,332.60

Adirondack Lodges Homeowners Association

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - December 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
A 2 Staining Transfer		30,000.00	-30,000.00	
A2- Resale Assessment	1,800.00		1,800.00	
A2- Reserve May Assessment		162,000.00	-162,000.00	
A2- Working Assessment	126,090.00	126,090.00	0.00	100.00 %
A2- Wrkg Asses Late/ Misc Fees	-0.01		-0.01	
A3 Reserve	13,500.00	136,500.00	-123,000.00	9.89 %
A3- Resale Assess	1,800.00		1,800.00	
A3- Working Assessment	89,700.00	89,700.00	0.00	100.00 %
A3- Wrkg Asses Late/Misc Fees	464.90		464.90	
Garage May Reserve Assessment		22,250.00	-22,250.00	
Garage- Working January Assessment	23,140.00	23,140.00	0.00	100.00 %
Total Income	\$256,494.89	\$589,680.00	\$-333,185.11	43.50 %
GROSS PROFIT	\$256,494.89	\$589,680.00	\$-333,185.11	43.50 %
Expenses				
A2- Building Maintenance		5,000.00	-5,000.00	
A2- Contract Services	16,500.00	53,136.00	-36,636.00	31.05 %
A2- Corporate Tax		150.00	-150.00	
A2- Electric	2,460.67	6,000.00	-3,539.33	41.01 %
A2- Equipment Maintenance		950.00	-950.00	
A2- Grounds Maintenance	1,079.80	15,000.00	-13,920.20	7.20 %
A2- Insurance	685.00	900.00	-215.00	76.11 %
A2- Miscellaneous		450.00	-450.00	
A2- Septic System	330.00	4,000.00	-3,670.00	8.25 %
A2- Water System	331.97	10,500.00	-10,168.03	3.16 %
A3 - Lot 70 Taxes	177.37	475.00	-297.63	37.34 %
A3- Assn Social Events		500.00	-500.00	
A3- Building Maintenance		200.00	-200.00	
A3- Contract Services	16,500.00	53,136.00	-36,636.00	31.05 %
A3- Corporate Taxes		150.00	-150.00	
A3- Electric	547.19	1,300.00	-752.81	42.09 %
A3- Equipment Maintenance		850.00	-850.00	
A3- Garage May Reserve Assessment		750.00	-750.00	
A3- Garage Working Assessment	780.00	780.00	0.00	100.00 %
A3- Grounds Maintenance	457.54	14,000.00	-13,542.46	3.27 %
A3- Insurance	10,882.12	17,000.00	-6,117.88	64.01 %
A3- Maintenance Office Propane	348.78	750.00	-401.22	46.50 %
A3- Septic System		100.00	-100.00	
A3- Telephone/Postage/ Office	529.05	2,900.00	-2,370.95	18.24 %
A3- Trash Disposal	1,256.58	7,500.00	-6,243.42	16.75 %
Garage- Building/Grounds Maint.		2,000.00	-2,000.00	
Garage- Contract Services		3,288.00	-3,288.00	
Garage- Electric		700.00	-700.00	

Adirondack Lodges Homeowners Association

Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L

January - December 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Garage- Insurance	5,477.89	7,500.00	-2,022.11	73.04 %
Garage- Miscellaneous		50.00	-50.00	
Garage- Taxes	4,509.71	9,300.00	-4,790.29	48.49 %
Total Expenses	\$62,853.67	\$219,315.00	\$ -156,461.33	28.66 %
NET OPERATING INCOME	\$193,641.22	\$370,365.00	\$ -176,723.78	52.28 %
Other Income				
Interest Income	837.94		837.94	
Total Other Income	\$837.94	\$0.00	\$837.94	0.00%
Other Expenses				
A2- Reserve Expense				
A2 - Water System Reserve Exp	9,037.91		9,037.91	
Total A2- Reserve Expense	9,037.91		9,037.91	
A2- Transfer to Staining Res		30,000.00	-30,000.00	
A3- Reserve Expense				
A3 - Harbr, Dredg, Dcks, Beach	-20,000.00		-20,000.00	
Total A3- Reserve Expense	-20,000.00		-20,000.00	
Garage Corporate Taxes		50.00	-50.00	
Total Other Expenses	\$ -10,962.09	\$30,050.00	\$ -41,012.09	-36.48 %
NET OTHER INCOME	\$11,800.03	\$ -30,050.00	\$41,850.03	-39.27 %
NET INCOME	\$205,441.25	\$340,315.00	\$ -134,873.75	60.37 %

Adirondack Lodges Homeowners Assoc., Inc. (ALHA)
Community Water System (CWS)
May 2, 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. ALHA's 2025 Annual Water Quality Report will be distributed with the meeting minutes.
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 CWS Assistant. ALHA's substitute volunteer CWS assistants are Gil Frank, Kevin Granger, Mike Purdy and John Ugkla. 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. Several components in the CWS have been identified as needing replacement over the next several years.
4. A new CWS booster pump and a repaired pump were installed by Emmons Pumps following damage to ALHA's two booster pumps that ran dry amid hydraulic shock events associated with distribution system excavations in November. Both of these pumps were subsequently repaired and now remain in reserve as back ups. Replacement pipes, fittings and foot valves were also installed for both pumps.
5. Emmons Pumps helped to diagnose an intermittent problem with the lead/lag booster pump controller that was installed in 2018. Emmons recommended replacing the 30 amp breaker with a 50 amp breaker, which Jason installed in March. The problem has not recurred since then. Emmons also suggested an electronic alternator may need replacing, which ALHA purchased to have on hand for installation when needed.
6. In March Jason repaired several leaking PVC fittings inside the water plant which had been weakened by age and by hydraulic shock during the excavation-related events in November. Additional PVC pipe and fittings replacement will be needed in coming years.
7. ALHA has entered into a service contract with Capital Power for maintenance of the 20 year old emergency standby generator providing back-up power to the water and waste water systems, garages and maintenance office. Their initial assessment in March identified a failed part which has been replaced. The fall visit will include oil and filter changes. The generator's expected useful life is estimated to be five years, and replacement cost currently runs \$40-50,000.

8. Capital Power will also install an outdoor power disconnect switch for the water plant that will be tied into the electric meter in coordination with National Grid scheduling, which is pending.

9. A water main valve will be replaced on the Hummingbird Circle water distribution main, and one or more additional valves will be added so that segments of the distribution system can be isolated during future repairs. This will be scheduled later in 2026.
10. ALHA's water operators continually probe water waste, assisted by Jason Younes. In April 2026 meters were installed by Morris and Jason 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 wasting water, well and booster pumps utilize significant electricity for which ALHA does not wish to incur unnecessary cost.
11. Since 2021 ALHA has been required by NYS to annually test for per- and poly-fluoroalkyl substances (PFOS and PFAS) via costly laboratory analyses. Very low detections have been noted for ALHA that are well below mitigation action levels. ALHA's most recently required PFOS and PFAS sampling in February 2026 found no detections in the 27 classes of compounds included for testing. 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, has ALHA benefitted from resulting settlements as several of these cases have recently settled, with payments in process over time.

11. **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. 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]

Annual Drinking Water Quality Report for 2025
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, 1/17/26, 5/2/26, 8/1/26 and 10/24/26 & 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 pump house 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 4,068 gallons. Our single highest day was 13,700 gallons. The total water pumped in 2025 was 1,484,958 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, 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 3rd quarter monitoring with 2 detects in Well#3 and no detects in Well#2 the unregulated contaminants. For the compounds detected see the Table of Detects

IS OUR WATER SYSTEM MEETING OTHER RULES THAT GOVERN OPERATIONS?

During 2025, 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

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 2025 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.

ADIRONDACK LODGES TABLE OF DETECTED CONTAMINANTS							
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
Inorganic Contaminants							
Chloride	N	8/7/23	5.25	mg/l	N/A	MCL=250	Erosion of natural deposits
Copper	N	8/5/24	0.1095 ¹	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	8/11/25	0.629	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 ³	N	8/7/23	4.02	mg/l	N/A	N/A ³	Naturally occurring; Road salt; Water softeners; Animal waste
Sulfate	N	8/7/23	10.7	mg/l	N/A	MCL=250	Geology
Radiological Contaminants							
Gross Alpha	N	8/3/20	2.21	pCi/l	0	MCL=15	Erosion of natural deposits.
Disinfection Byproducts							
Total Trihalomethanes (TTHMs – chloroform, bromodichloromethane, dibromochloromethane, and bromoform)	N	8/11/25	1.26	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	ppm	MRDLG	MRDL	Water additive used to control microbes
			0.3-0.4		N/A	MCL=4	

FOOTNOTES-

1. The level presented represents the 90th 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 90th 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 μ l of sodium should not be used for drinking by people on moderately restricted sodium diets
4. 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.
5. 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.

Non-Detects (ND) - laboratory analysis indicates that the constituent is not present.

Parts per million (ppm) or Milligrams per liter (mg/l) - one part per million corresponds to one minute in two years or a single penny in \$10,000.

Parts per billion (ppb) or Micrograms per liter - one part per billion corresponds to one minute in 2,000 years, or a single penny in \$10,000,000.

Parts per trillion (ppt) or Nanograms per liter (nanograms/l) - one part per trillion corresponds to one minute in 2,000,000 years, or a single penny in \$10,000,000,000.

Picocuries per liter (pCi/L) - picocuries per liter is a measure of the radioactivity in water.

Nephelometric Turbidity Unit (NTU) - nephelometric turbidity unit is a measure of the clarity of water. Turbidity in excess of 5 NTU is just noticeable to the average person.

Action Level - the concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.

Treatment Technique (TT) - A treatment technique is a required process intended to reduce the level of a contaminant in drinking water.

Maximum Contaminant Level - The "Maximum Allowed" (MCL) is the highest level of a contaminant that is allowed in drinking water. MCLs are set as close to the MCLGs as feasible using the best available treatment technology.

Maximum Contaminant Level Goal - The "Goal" (MCLG) is the level of a contaminant in drinking water below which there is no known or expected risk to health. MCLGs allow for a margin of safety.

Maximum Residual Disinfectant Level (MRDL): The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

Maximum Residual Disinfectant Level Goal (MRDLG): The level of a drinking water disinfectant below which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contamination

N/A-not applicable

Unregulated Perfluoroalkyl Substances

Contaminant	Violation (yes/no)	Date of Sample	Level Detected	Unit Measurement	MCLG or Health Advisory ^{1,2}
PERFLUOROPENTANOIC ACID (PFPEA)	No	8/11/2025	3.54	Ng/L	2000 ng/L
PERFLUOROBUTANE SULFONIC ACID (PFBS)	No	8/11/2025	2.10	Ng/L	N/A
PERFLUOROHEXANOIC ACID (PFHXA)	No	8/11/2025	1.97	Ng/L	N/A

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.

To: Board of Directors – ALHA
From: Buildings and Grounds
Date: May 2, 2026
Re: Buildings and Grounds Report

1. It was a cold and quiet winter at the lodges. Jason kept track of winter watchmans on a daily basis, and plowed roads and shoveled walks, often, mostly 2-3 inch storms.
2. Cleanup of the campus is well under way. Jason is doing his usual great job to make ALHA look terrific.
3. Kingsbury Sweeping will be here in the next couple of weeks to sweep the roads and parking lots.
4. Roofs will be completed on buildings 1, 14 and 15 this spring. Staining will be completed on buildings 4, 14, 15 and 19. As soon as we know the schedule we will let those owners know.
5. B&G members will be doing a walk around in late May to identify problems that need addressing. If you have something you think needs addressing. Please email alhabandg@gmail.com with your requests.
6. The outside docks will be re-carpeted. The carpet has been ordered. We are planning on doing the carpeting as a volunteer project. We will let you know when there will be work parties to complete this task. We have done this before and it is pretty easy.
7. Jason and his buddies will install the harbor docks in time for Memorial Day weekend. We will let you know when the docks are in and ready for boat delivery.
8. We are shooting for a work party to install the outside docks and ROW docks at 9:30 on Saturday, May 23rd.

RENTAL COMMITTEE REPORT TO THE ALHA BOARD OF DIRECTORS

MAY 2, 2026

Number of rental guests 2026 YTD: 0

Number of rental periods 2026 YTD: 0

Number of nights 2026 YTD: 0

Number of complaints since last report 0

- The Rental Committee submitted the 2026 Rental Documents to the Board of Directors for their approval, and it has been granted. As noted in our last report, the documents have been updated to reflect compatibility with the handbook.
- The updated forms have been posted on the ALHA website.
- 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.
- Our Rental Ambassadors will begin greeting our rental guests as the summer season begins.

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	

