



Belmont Village Maintenance Association

PO Box 2323

Liverpool, New York 13089

www.Belmont-Village.com - general@belmont-village.com

Semi-Annual Update - General Business of the Board

Your Board of Directors

Robert Foster - President

Dan Gatzendorfer - Vice President

Sandra Pitelli - Secretary

Dawn Cicione - Treasurer

Evan Wojtaszek - Landlord Representative

Bobbi Alcock - Director

Tabitha Ngwashi - Director

Tim Hanno - Director

Committee Updates

Sidewalk Committee

Sidewalks are currently being surveyed. The board has been given a few contractors to contact and plans on replacements and repairs this year. Do you have a contractor/ mason to recommend? Email the Sidewalk committee at

General@belmont-village.com.

Parking Committee

New parking signs have been purchased for all Belmont Village owned parking lots. They are currently being installed. These signs will enhance the community and hopefully bring a new visibility to our parking areas. The board has also signed a towing agreement with Northeast Transportation and Recovery. The committee is now working on a notice to tow sticker. The Parking Committee has added a section to our website to report cars parking in the wrong spot. Please check it out at

www.belmont-village.com/parking.

Lighting Committee

Have you noticed a few new lights in Belmont Village? The board prioritized lights that were no longer operating, producing a potential electrical issue, or were broken or missing essential parts. The lights in our community will continue to be replaced. A survey has been completed of all lamp posts in our community. We currently have about 46 that are in desperate need of replacement. The board has also approved a new lighting project that will add 17 new fixtures down the sidewalk of the Picnic Area and behind the houses on Candlelight Ln. These will create a much safer environment for residents with second cars parking in Arlington Storage. Have ideas or suggestions? Email the Lighting committee at general@belmont-village.com.

Architectural Committee

This committee was newly formed in response to concerns about exterior conditions of residences in the community. The committee has begun its work in creating a rubric to assess all houses in Belmont Village for safety and aesthetics. The committee will then survey the community. Have some ideas or want to join the committee? Email them at general@belmont-village.com. NOTE: This committee is separate from the Architectural Committee (as part of the BVMA by-laws) that approves property repairs and upgrades.

Grounds Committee

This committee has responded to the communities request to salt all sidewalks in Belmont Village from the 2019 Annual Meeting. The committee chair has worked closely with the grounds maintenance company to make sure that all community owned properties are maintained. The board recently approved the replacement of some overgrown landscape at the entrance of the Village with some simple mulch and ornamental grasses. A new LED spot light was added to the sign and the other lights removed. Grounds committee is currently working on correcting the walkway passthrough from Belmont to Candlelight. The committee has worked to have our lawns treated this year, and to have all common area landscape trimmed and mulched. The grounds contract is up for renewal this year. The committee chair can be reached at grounds@belmont-village.com.

Board Business

Organizational Files: The board has begun to move our records to a digital platform so they can be stored and used in the future. Cloud storage allows us to pass board information from year to year along without having to pay for a storage unit or clutter an officer's home.

Moving to Digital Communications: The board is requesting that members subscribe on our website on the bottom of the info page. Currently, communications (newsletters) are being mailed or emailed to members. The board is planning to have all communications sent by email before the end of 2020. Only Violation Notices, Notice of Past Due, Annual or Special Meeting Notices will be mailed directly to owners. We encourage you to subscribe at the bottom of the page www.belmont-village.com.

COVID-19: The board allocated up to \$5000 for community response efforts. These funds were set aside for residents that experienced financial hardships. The board has renamed this fund as of June 8, 2020 to the General Assistance Fund. This fund will remain in place for any resident experiencing financial hardship. Families in our community can be nominated for assistance or submit a request. The request will be processed by the board. A nomination/ request form will soon be available on the website at www.belmont-village.com.

Special Meeting: A special meeting was held in June 2020 to allocate \$25,000 from the reserve account to the general fund for Capital Improvements. This was the first special meeting in quite some time. In our current post COVID-19 climate, the board held the meeting by a simple vote for Proposition 1. More information can be found on our website www.belmont-village.com/rules-and-regulations-pay-online.

Regular Business: The board has filed six property liens on delinquent owners, and has hired a new general counsel attorney. In June, the board accepted Tim Hanno to fill the last director position on the Board. Welcome Tim! Finally, the board is currently working on changing our bank for a higher rate of interest.

In closing, we have a very ambitious board of directors. All of the board members want to improve the appearance of our community, make it safer, keep it accountable, and do the right thing. On a personal note, each of the directors on the board brings a level head and forward looking approach to current issues. I look forward to improvements that the board is making. Thank you for your supportive vote in June at the special meeting. Let's move forward with progress.

... a beautiful place to live.