

From the

Belmont Village Maintenance Association

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Maintenance Fee Increase

At the 2019 annual meeting, membership approved a \$5 per month increase to maintenance fees starting January 2020. Maintenance fees are now \$70 per month. This increase is to cover the rising cost of maintenance work throughout the village, things that could be considered capital projects-- sidewalks, lighting, and parking areas. Money not used in a specific year will be placed in an interest-bearing account until it is needed (we don't do major projects every year). The BVMA Board does not foresee any further increase in fees.

Winter Plowing

Our maintenance contractor does a pretty good job with plowing and tries to have it done early in the morning. Make things easier for them by occasionally moving your vehicle so they can plow all parking spaces and driveways. If you have any problems, contact the board at grounds@belmont-village.com.

Salting Sidewalks

Our public sidewalks have always been salted. The membership voted to have personal walks from the public sidewalks to your steps/porch/stoop also salted. This must be an all-in or all-out decision. The maintenance contractor uses Mr. Magic ice melt, which is pet-friendly and non-corrosive. Residents are still responsible for any salting of steps/porch/stoop.

Pets in Cold Weather

Speaking of pet-friendly...make sure to not leave your pets outside for long periods during cold weather. If your pet must be outside for extended periods, make sure it has access to a dry shelter.

Neighbors in Winter Weather

This winter, let's make sure we take care of everyone in our community. Do any of your neighbors live alone? If so, take a moment to check on them when the weather gets rough especially when the power goes out. If you need assistance during the winter, getting to the grocery store for example, let the board know and we can make arrangements.



Cold weather poses **SERIOUS THREATS** to your pets' health - from frostbite to poison hazards. Be sure to take these steps to **KEEP THEM SAFE.**

COLD Weather Pet Safety

Be Prepared

- Talk to your veterinarian about your pet's risks in cold weather.
- Use pet-safe de-icing products.
- Prepare a disaster/emergency kit that includes your pet's needs.

Prevent Injuries and Poisoning

- Check underneath your car, bang on the hood, and honk the horn before starting the engine.
- Clean up any antifreeze spills quickly.
- Check your dog's paws frequently for signs of cold-weather injury or damage.
- Wipe down or wash your pet's feet, legs and belly to remove de-icing chemicals.

Know the Limits

- Be aware of your pet's tolerance for cold weather. Adjust accordingly.
- If your dog has a short coat or seems bothered by cold, consider a sweater or dog coat.
- Consider using booties on your dog's feet – and make sure they fit properly.
- Even outdoor cats and dogs should be kept inside during cold weather.
- Shorten your dog's walks in very cold weather.
- Stay away from frozen ponds, lakes and other water.
- Only take your pet in the car with you when absolutely necessary.
- Never leave your pet unattended in a vehicle.

2019 Annual Meeting

Minutes from the 2019 annual meeting are available on the web site at www.belmont-village.com. If you would like a copy and cannot download one from the web site, it can be requested by mail or at general@belmont-village.com.

Trees

Trees are a wonderful thing. They provide us with cool shade and make oxygen. However, they can also provide us with challenges. We have spoken with a couple insurance agencies to verify what to do if trees are damaging your property but aren't part of your property. If the tree is in good health, the tree's property owner is not considered liable for any damages it may cause to your property. However, you are allowed to trim the parts of the tree that are affecting your property, such as branches scraping roofing shingles. If the tree is not in good health (such as parts of it are dying), the tree's property owner can be considered liable for any damages the tree causes, such as branches falling off and damaging property.

Belmont Village Properties

Belmont Village owns parcels of property throughout the community, mainly parking areas and the egress through the center of the inside circle. However, Belmont Village does not own any property behind any of our residents. The rears of properties on the outside circle abuts properties of outside owners. The rears of properties on the inside circle abut those of the neighbor behind you. Go to <https://ocfintax.ongov.net/lmate/quickstream.aspx?file=PDFMAPS/312489/103000.pdf> to see the tax map for Belmont Village.

Don't Forget Your Maintenance Fees!

Maintenance fees are \$70.00 per unit monthly. These fees pay for snow removal, lawn mowing, and repairs and maintenance throughout the Village. Payments can be made monthly (\$70), quarterly (\$210), and annually (\$840) per unit. Payments should be mailed to the post office box address listed above. Did you know you can set-up a recurrent automatic bill pay with your bank? Check your online account or with a bank representative. When writing a check, use blue or black pen ink only. Other colors or markers prevent the bank from easily processing the checks. You can also pay online at www.belmont-village.com. There is a processing fee collected by the web server for this service.

Being late with your maintenance fees can cause financial strain on the Village. We are asking for maintenance fees to be paid during the month they are due. This prevents you being charged with a late fee and prevents the possibility of collections and judgements.

2020 Board of Directors

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Secretary-Sandra Pitrelli

Directors-Bobbi Alcock, Daniel Gatzendorfer, Tabitha Ngwashi

BVMA Articles of Incorporation, By-Laws, and Member Agreement documents can be found at www.belmont-village.com.