

# *AuSable Acres Property Owner's Association, Inc.*

**B U L L E T I N**

P.O. Box 8, AuSable Forks, N.Y. 12912

December 31, 2005

## **"What does the Homeowner's Association do?"**

From time to time residents ask "What does the Homeowner's Association do?" The current ten board members give endless hours in service to AuSable Acres. Please feel free to call any board member if there is a problem or concern during the winter months. They are dedicated to maintaining the quality of life within your community and are willing to help solve or correct a problem. The current slate include: Loyd Brewer - Vice President 647-5359; Virginia West - Treasurer 647-8604; Paul Finn - Advisor, Social 647-5364; Frank Krueger - Secretary 647-8646; Louis Scavo - Mailing 647-2162; Claudine Selzer Clark - Planters 647-5155; Jim Sanville - Trails 946-7051; John McAlevey - Legal 647-5608; Tim Mainzer - Trails 946-7451; Bill Selzer - President 647-5395.

To familiarize you with these names, each board member was asked to prepare an autobiography. Included in the next four bulletins, two members will introduce themselves.

**PAUL FINN** presented the following: "Bored with loafing around and living with my parents, I enlisted in the Air Force. In four plus years, I was sent to weather school, participated in one of the last above ground nuclear tests, and traveled in the Far East. I was discharged from the Air Force just before the military build-up in a small South Asian country called Vietnam.

Unable to succeed in my chosen career field of playing pool, I enrolled in college. I entered the fledging world of computers. Over the next 30 years, I wrote programs, designed systems, managed large computer projects, got my pilot's license, and got married. In 2000, we sold our home in Syracuse and retired to our vacation home in the Acres."

Paul and his wife, Charlotte, host the July and August lakeside gatherings. Paul works continuously on the trails and has helped construct the two footbridges around the pond on the nature trail. If Paul is not on the trails, you will find him working on model airplanes or flying them at Marcy Field in Keene Valley.

A second person involved in the nature trail is **FRANK KRUEGER**.

Frank retired to AuSable Acres in 2000, after a 31 year career as a civil rights lawyer and administrative judge for various agencies of the U.S. government. Frank received a B.A. from John Hopkins University and a J.D. from George Washington University. Highlights of Frank's career include desegregation cases involving several large metropolitan school districts. Frank recently completed two terms on the Board of Directors of the Adirondack Mountain Club, and is currently on the Adirondack Ski Touring Council. An Adirondack 46er, Frank also works as a volunteer Adirondack Summit Steward.

Frank's wife, Mary, is a retired school councilor. He has two married children and two grandchildren. Frank maintains the Champeny Memorial Garden at the pond.

Both men, along with other volunteers, are currently completing a nature path around the pond. "What does the Homeowner's Association do?" Two bridges have been completed over the wetlands, and a third bridge will be constructed in the spring. This nature trail will permit families to circle the entire pond, enabling them to enjoy the view of Whiteface and natural beauty within your community.

When this project is completed, with the cooperation of Forever Wild Land Development Corp., Stefanie





Kearns, resident and volunteer, will work with her students from North Country Community College to maintain the trails. Stefanie is coordinator for the Wilderness Recreation Leadership Program at the college.

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**JOHN IRVIN**, past president of the A.A.P.O.A. Inc. for nine years - 1994 to 2002 - lost a long battle with cancer. Through John's vision, and unending support from his wife Sylvia, he organized a capital improvement program for AuSable Acres. This created the needed turn around of property values. These guidelines continue to be beneficial for all residents. John's stewardship to the Acres will be sorely missed, but greatly appreciated. His foresight has given the Acres a reinforced foundation for your growing community.

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"What does the Homeowner's Association do?" A major project this year was the erection of a toddler park at the pond. This multi-colored structure is designed for younger children to use up their excess energy and permit their parents to enjoy the landscaped grounds maintained by the Homeowner's Association. Under



the direction of resident Kirk Baughman, with John Clark assisting, this \$5,641.00 investment should provide endless hours of enjoyment for the next generation of Acres' residents. Kirk and John, your sweat equity is sincerely appreciated. Resident toddler Jacqueline also agrees!

2005 continues to show growth and value for AuSable Acres. This year, 88 parcels of land or homes have been sold. "What does the Homeowner's Association do?" Each new owner receives a welcome package. Hopefully, this makes their transition to AuSable Acres more meaningful and less stressful. Please welcome:

Mr. & Mrs. Peter DeFina - 3 Summit  
Mr. Dobrin Kolev - 28 Scenic Pt.  
Mr. & Mrs. John Liberty - 27 Whitetail  
Ms. Ella O'Conner - 5 Mohawk  
Ms Michelle Mucci, Mr. James Osborne - 114 Scenic Pt.  
Mr. & Mrs. Robert Prackajlo - 67 Evergreen  
Ms. Maureen Harrison, Ms. Jennifer Ulicnih -  
43 Algonquin  
Mr. & Mrs. Robert Looney - 167 River Rd.  
Mr. Jeffrey Perry - 123 Scenic Pt.  
Mr. Mrs. Anthony Germano - 81 Evergreen  
Mr. Michael Miller, Ms. Debra Kramer - 31 Gooseberry  
Mr. & Mrs. David Paulstitch - 88 Scenic Pt.  
Mr. & Mrs. Cory Egglefield - 15 Alweg  
Mr. James Oldach, Ms. Marcy Fagan - 18 Cherry  
Mr. & Mrs. Wm. Madden - 116 Evergreen  
Mr. Raskin Dylane - 3 Tannenbaum  
Mr. & Mrs Paul Trembley - 695 AuSable Dr.  
Mr. Joseph Goulet - 142 Spruce  
Mr. Kevin Conly - 5 Seneca Trail

Your Board of Directors can only encourage you to support your Homeowner's Association. The \$4700.00 spent yearly on bulletins and postage keeps all 675 families informed via the four mailings each year. This is most time consuming as Board Member Louis Scavo and wife Sue have willingly demonstrated. The correct addresses of ALL land owners are kept updated by Treasure Virginia West who reviews all the properties for accuracy of mailing addresses. This year, 59 residents received corrected mailings due to residential moves. Our records remain almost perfect even in this mobile society.

"What does the Homeowner's Association do?" 392 E-911 reflective house numbers have been ordered and hand delivered to ALL households in AuSable Acres. The \$3,900.00 was paid from your Association dues. With the cooperation of Glen Williams, Jay Fire Dept. coordinator, the A.A.P.O.A. Board will continue to provide a house number to all future constructed homes. This is an ongoing project. As new driveways are opened, and you notify the Architectural Guide Committee, the E-911 associates in Elizabethtown will identify your property. If you have not