

Marilla Country Village

Community Newsletter



Community Member's Meeting

Sunday, October 29 at 1:00 PM

Town of Marilla Community Center - Two Rod Rd.

Agenda topics include: Proposed budget for 2018 and Community board member election.

This is a very important meeting. We encourage all members to attend. It's your Community!
This is your chance to attend, vote, and make yourself heard!

If you would like to run for the board, please attend the September board meeting to get your name on the ballot. - Saturday, September 16 at 10:00 AM - Community Office, Lot #1.

There will be no board meeting in October. Just a reminder: Board meetings are every 3rd Saturday at 10:00 AM. Space is limited, but feel welcome to attend. We'd love to hear from you!!



Residents are responsible for the upkeep of their lots, including the removal of lawn clippings, leaves, and branches from their lot.

Compost is to be dumped in the designated community compost area next to the RV parking area. The Town, or Community, will NOT pick up compost.



A Quick Note on Guests and Occupancy: If you have a guest that will be residing in your home for longer than 2 weeks, please notify Keynote at (585) 262-3113 extension 25.

Keynote will provide you with instructions and the appropriate occupancy forms for your situation (Roommate, houseguest, marriage, etc.).

Thanks in advance!!

RV/Utility Trailer Storage: Please contact the office if you have or would like to store a camper/RV or utility trailer on the premises. REMINDER: You must obtain a permit and only store the RV/trailer in the designated parking area.

Permits may be obtained at the office or downloaded at www.marillacountryvillage.com/forms.

Community

**Questions? Problems?
Concerns? Comments?**

MCV Office: (716) 937-9693

Keynote: (585) 262-3113 ext. 25

E-Mail: info@marillacountryvillage.com

Community Secretary: Ms. Shoureen Berner resigned for personal reasons in August. The Community would like to thank Shoureen for volunteering for over two years! It is greatly appreciated.

It gets darker, earlier

Please make sure your lamp post is working!

Jay Marble has volunteered to step in and fulfill the duties of Community Secretary until the October 29th Community Members Meeting where elections for new board members/officers will be held.



DON'T GET TICKETED OR TOWED! Unregistered, unlicensed, or non-running vehicles are not permitted in the Community at any time. Town of Marilla will be notified and issue a fine if not removed. Resident will be liable for all towing expenses. (Ref: MCV Rule §4.6 - Marilla Town Code §700-35,3D)



THE W'S OF THE BOARD

Who can be a board member? Any member that does not have any outstanding complaints or overdue rent. You *don't* need any special training or have any fancy degrees in forensic accounting to be a board member. You can contact experienced professionals in the Resident Owned Community industry from Keynote, PathStone, and ROC if you have any questions.

What does the board do? The board's primary function is to address the concerns of its members, and to establish and maintain an annual budget.

Where (and When) does the board meet? 10 Months out of the year, we meet in the community office, every 3rd Saturday at 10AM to about 12 Noon. The other two months we meet at the Town Community Center for Budget and election meetings.

Why? It's *your* home, *your* community. It's all part of being a Resident Owned Community!

Is there anything you're *not*? We are *not paid*, everything is volunteer - for our community. We are not "Park Maintenance" or "Park Managers." We hire Keynote Realty to handle the bookkeeping, meter-reads, inspections, legal stuff... We *are not* on call for every residents' need or demand. We *will* gladly answer any questions or concerns, and in an emergency, we will definitely respond as quickly as possible!

What if we hired someone? We have met with other communities that have hired on-site maintenance. We compared their rent and expenses with ours, and we would have to raise the rent \$50.00 or more per month to cover payroll, healthcare, taxes, and state-mandatory worker's compensation insurance premiums.

Other than our contractors, the Community has no employees, and we hope this doesn't change for the foreseeable future. I like my rent nice and low!!

Thank You

To those residents who help
out by cutting the vacant lots!

It is *greatly* appreciated!



CALL TO ACTION: YOUR COMMUNITY NEEDS YOU!

Our community is going into our 6th year and we are looking for ideas to help clean, beautify, and improve our Community! We are also looking for ideas to help make your lot rent dollar go further! Ideas are great! Volunteers are even better!

Please come to the October 29th Member's Meeting at the Marilla Town Community Center.

NEW PLAYGROUND EQUIPMENT AVAILABLE!

Can Jam, Frisbee Golf, Soccer Net, Washer Toss, and Corn Hole! These new outdoor games are available in the plastic storage shed next to the playground. Please return them when you have finished using them.

Please use as intended, these will not be replaced if abused.

Adult supervision is required when using the playground and provided equipment.

Area is monitored for vandalism and misuse by camera. Residents are liable for all damages to playground property. *Examples of misuse:* Climbing on the top bar of the swing set, throwing rubber mulch around, and teenagers abusing and breaking the swing. Marilla Country Village is not liable for misuse of the playground equipment (unsupervised or otherwise), and is not responsible for damage or injury that results from this misuse.

Pets: We love our fuzzy friends. They are family to us. But remember, you are responsible for them as well! Make sure that you understand and follow the Community's Rules regarding your pets. Please see the rules for full details, but here are some important bullet points:

- Owner's must be present, and never leave their pet unattended outside.
- Dogs must NEVER be unleashed while outside. Leash should not be longer than 6 ft.
- Tethers are allowed, if attached to the house. Tethers must not extend beyond the lot. Tethers may not be tied to a tree.
- Stakes, fences, enclosures, or other pet-structures are not allowed.
- Dogs and Cats must be pre-approved before they are brought in. Pet applications are available online at www.marillacountryvillage.com/forms.
- Dogs must also be licensed by the town every year. A town dog license does not qualify your dog for residency.
- No dogs over 35 pounds (see rules for full info).
- Guest pets must also abide by the rules (again, see rules for full info).

The board has been receiving numerous calls regarding unattended pets, barking dogs, and cats digging up gardens. Repeat violations will require the removal of the pet from the home.

Be a responsible pet owner. Take care of (and love) your pet!

