



**WINTER 2016 !**  
PLEASE NO MORE



**PYNE AYRE ROADS**  
DID YOU KNOW ?



**KEY DATES 2016**  
FOR YOUR CALENDAR



**ANNUAL MEETING**  
**2016**  
UPDATES

# PYNE AYRE NEWS



## Whatever happened to Winter and other famous last words...

Two great Spanish words, “El Niño” we have to thank for the unseasonably warm winter we have all enjoyed. Compared to the past two winters, which have broken all kinds of records this past winter has been very kind to us. However, nature has a habit of compensating – it is known that the incidence of mosquito related diseases increases during an El Niño cycle and so the current news story about the Zika virus could be a consequence of not having

*This past winter set a whole other set of records in terms of how mild it was for us all...*

to get the snow shovel out of the garage so often.

For the non-meteorologists, the El Niño effect occurs somewhere between every 2-7 years and is where warmer water temperatures in a specific area of the Pacific Ocean occur for longer than normal, triggering warmer air temperature which last for 9 months to 2 years. This air current brings warmer, wetter weather to the Southern USA and for us in the North-East a warmer winter.

*USA Today* reported that the December 2015 – February 2016 average temperature across the lower 48 states was 36.8 Degrees F beating the previous record for the warmest winter of 36.5° F set in 1999-2000. Could it be possible that we will experiencing déjà vu with winter 2017 ? Maybe, just maybe - but it seems more likely that it will back to 'normal' for the next few years...

## The Pyne Ayre road network

One of the unique elements of Pyne Ayre is our road network. Its length (some 1.9 miles) arranged into a 'L' shaped Split Rock Drive with spurs and two off-shoots, Kodiak Road and Black Bear Court gives us a pleasant distance between each land lot and property, enhancing the feeling of space within a community of members and the security of a single entry/exit point onto the Town of Lumberland's Haring Road.

The other side of the coin of this road network is the challenge of maintaining the road network in winter for access through snow ploughing activity and summer for repairs on a budget which will always be less than the demands. Our roads are comprised of a rock base with gravel surface and the ownership of the roads is parcelled out amongst members land with public rights of way provided for all members.

Two of the questions which members often raise is why not consider replacing the stone with a more durable tarmac, (asphalt or "black top") or alternatively why not just hand the road back to the local Town to manage on our behalf ?

In 2009 the Board solicited quotes for converting the road surface which, six years ago were in the high \$000,000's. This process from a civil engineering standpoint would, if done properly involve not just the laying of blacktop but also the proper preparation of the roads with layers of stone underneath.

## The Annual Meeting 2016

This newsletter is included with the first mailing for our Annual Meeting which is due to occur on Sunday June 12th, 2016 at the nearby Town Hall in Eldred. The meeting is scheduled to start at 1:00pm (13:00hrs) and typically lasts for 30-45 mins.

The First Annual Meeting mailing gives members of the Association in good standing the opportunity to nominate three members to the Board of Directors.

A second Annual Meeting mailing will give you the opportunity to vote for the nominees for the Board which, when confirmed at the Annual Meeting will care for your interests over the coming twelve months.

Board members volunteer their own time to the Pyne Ayre Homeowners Association to help run the organization and ensure that all members abide by the deed restrictions and by-laws.

Please keep an eye on your mailbox and please remember to vote - it is after all your Association.



Given that costs rarely fall such an activity would be in excess of one million dollars in today's money, requiring all members to contribute at least \$20,000 per land lot – best case. The other issue, that of handing the road back to the Town is equally, if not more challenging.

A previous outreach to the Town resulted in correspondence with the Board indicating that it would be the Members responsibility to first conduct engineering roadwork to bring the quality of the road up to county standards, second to cut back the tree line to meet visibility

requirements. After this activity the members would have to unilaterally vote to give up the land on which the road resides now (plus the verges) to the Town and after all that being done – the Town would only consider the application.

All-in-all, this leaves us realistically in a situation of having to care for our own road network and enjoy the benefits and privacy this gives us all.

Hopefully this year the weak winter offers the chance to invest more in the road than in the previous few years and as a final reminder, with all this in mind please respect the 20 mph speed limit in Pyne Ayre.

If the road safety aspect of sticking with a speed limit does not appeal then think of your pocket – the faster people drive around Pyne Ayre, the quicker the wear and tear on the road surface, and ultimately as the biggest driver of annual dues the sooner the Board will be forced to consider increases to keep up with the damage being wrought.

## Welcomes and Farewells

The Association has seen departures of old friends as well as new members arriving at Pyne Ayre over the past year. In case you have not yet met them or said goodbye here they are;

### **Welcome:**

James McGuire MD (Lot #45)

### **Farewell:**

Robert Louttit (Lot #45)



## 2016 Summer Picnic at PAHA

This year's pot luck picnic will be held on Saturday July 16, 2016 beginning at noon (12:00), at the Cul-de-sac on Black Bear Court. We had a great turn out last year and hope to see you there. Please bring a dish to share and a chair to sit on!

All PAHA members and their families are invited and the Association will be contributing burgers and hot dogs.

Please RSVP to Rosanne Isom via our email [info@pyneayre.com](mailto:info@pyneayre.com) or her cell phone a week before so we can confirm an approximate head count.

Thank you again to all who brought delicious food and drink to our inaugural picnic last year, we certainly had a great time meeting each other. Our proposed 3 hour party it turned into a 6 hour get together. We had several outstanding recipes last year by certain members (you know who you are) and hope that this year's festivities will be as delicious and fun as last year's event.

Lastly, let's hope for a nice sunny day.

### Key Dates : 2016

**March 7th** - Pyne Ayre's 28th Anniversary (1988)

May 30th, 2016 - Memorial Day

Saturday July 16th, 2016 - Pyne Ayre 2nd Annual Picnic

**Sunday June 12th, 2016** - PAHA Annual Meeting

**(Location:** Town Hall, 4 Proctor Road (Rt. 32) Eldred NY 12732)

June 20th, 2016 - Summer Solstice (longest day)

July 4th, 2016 - Independence Day

September 5th, 2016 - Labor Day

September 22nd, 2016 - First day of Fall

Sunday June 4th, 2017 - PAHA Annual Meeting (Provisional)



## 10 Websites, 10 Tips for Spring

**“Service your air conditioner.** Easy maintenance such as routinely replacing or cleaning air filters can lower your cooling system’s energy consumption by up to 15 percent. Also, the first day of spring could serve as a reminder to check your air conditioner’s evaporator coil, which should be cleaned annually to ensure the system is performing at optimal levels.” – [www.energy.gov](http://www.energy.gov)

“Make note of tree limbs that should be removed or cabled, especially those that overhang structures. Hire an arborist to maintain large trees. Cut down last year’s perennial foliage, and toss it into the compost pile. **Rake** mulch from beds planted with bulbs before foliage appears, and refresh mulch in other planting areas after soil warms. Check fences, steps, and pathways for disrepair.” – *Martha Stewart*

“Organizing your closet is the first step to organizing the rest of your home. Get rid of unused clothes and accessories, and organize the rest by how you get dressed in the morning and by color. Your closet will look appealing, and your everyday routine will be easier.” – *House Beautiful.com*

“Get in the Garden. Not only does it make your landscaping pretty, but gardening also burns approximately 250 to 350 calories an hour. For optimal health benefits, garden three times a week for an hour at a time.” – *US News*

“A healthy summer lawn starts with spring maintenance. Winter can alter soil pH, compact the soil, and create conditions friendly to weeds and disease, so it’s crucial that you properly clean, fertilize and mow your yard early in the season.” – *HowStuffWorks.com*

“With an initial investment of \$20 to \$250 for a programmable thermostat, Energy Star says you can save about \$180 annually on cooling and heating bills” – *Kiplinger*

**“Siding & Roofing** - Check your siding and roofing for loose materials, chipped paint and rot. Look for areas where caulking has weathered away, such as around the chimney. Make sure to call in a roofing expert when necessary.” – *Liberty Mutual*

“Lower your risk for sunburn and skin cancer. Wear long sleeves, wide-brimmed hats, sun shades, and sunscreen with sun protective factor (SPF) 15 or higher.” – *Centre for Disease Control (CDC)*

“NSC recommends you take unwanted or expired medicines to a prescription drop box or take-back event near you, update your first-aid kit and, most of all, get outside and have fun!”  
*National Safety Council*

“Check weather.gov every morning. It is a simple action that will ensure that you’re ready for the day’s weather. Don’t leave home without knowing the forecast.” - *NOAA*