



**PYNE AYRE ROADS
UPDATES**



**KEY DATES FOR
YOUR CALENDAR**



**ANNUAL MEETING
2019 UPDATE**

PYNE AYRE NEWS

Winter 2019, Warmer, Icier and Almost History...



The National Weather Service forecasted a 70-75% chance of an El Niño effect this past Winter and were correct. El Niño is the interaction between the air and sea in an area of the Pacific Ocean with consequences for those of us as far away as the East Coast. In the North-East snowfall this winter was around 5 inches less than normal (at 20.5”) with the bulk falling in March.

The polar vortex, which brings bursts of intense cold were shorter this Winter also. However, more locally the warmer weather this winter led to more frequent icing of the road, and subsequence expense on sanding the road, than normal. Turning to Spring 2019, The NOAA forecast for the North-East is generally anticipated to be warmer and wetter than normal temperatures due to a weaker ‘El Nino’ effect.

For more information on weather visit NOAA’s dedicate site www.climate.gov

A Brief History of Pyne Ayre Finances

Every year we provide our annual dues and then go about our business, but how are the funds used ?

Annual Dues have increased periodically over the years. Between 2004 and 2008 Dues increased in three stages from \$250 to \$550 and then in 2013 to \$650 - with no increase this past 6 years.

Whilst the increases sound big do not forget the cost of inflation. A members \$650 dues In 2013 in today's money is worth only \$595. Multiplied across all the lots equals a fall in budget of nearly \$2,500.

Dues would have to raised to around \$710 today to enjoy the spending power we enjoyed back in 2013 and your Association works hard to ensure the value of every dollar spent and to ensure members pay their dues in a timely manner.

In the history of Pyne Ayre there has only once been a one-off assessment thus far to fund more substantial road repairs in 2006 to the tune of \$1,000 per lot (\$1,300 in today's money) which was used on the road but also to improve drainage and cut back vegetation.

The bulk of PAHA's budget from members dues is used for road maintenance year-round and the allocation of budget is driven by the severity of the winter (as snow ploughing and sanding to address the effects of snow and ice) take priority. While the weather obviously has a critical impact on the road so too does wear and tear. The speed of members, visitors and contractors/suppliers vehicles affects the speeds road deterioration, raising the cost of repair.

Once Spring has arrived and the road has dried out, the road upkeep effort occurs before the Summer where additional stone is laid on the road to replace that which has been worn away or to fill potholes and where possible upgrades to drainage. For example in 2018 we replaced two of the drainage pipes underneath Split Rock Drive.

Aside from these core expenditures there are costs associated with Insurance - the Association and members own the first piece of road entering Pyne Ayre with the rest parceled out amongst the owners of land lots. Legal costs are incurred by the Association where a member fails to pay dues or where an infringement of the By-Laws or deed restrictions occurs requiring action. Thankfully these incidences are relatively low as any additional expenditure impacts on the budget for more important uses.

We always maintain a healthy reserve in case winter arrives quickly before the Dues remittances are in hand and thus prevent any emergency requests - after all, we all live on a budget.



The Annual Meeting 2019

The 31st Annual Meeting will take place on Sunday June 2nd at the nearby Town Hall in Eldred.

This meeting is the formal event of the calendar and is centered on the selection of volunteers to manage the Board of your Homeowners Association for the next Twelve Months.

Board members give their own time to help run the Association, collect dues, ensure snow ploughing and maintenance work is properly performed by contractors and to ensure that all members abide by our deed restrictions and by-laws.

The Current Board;

Dr J. Bradford, President
Mr. J Jutkowitz, Treasurer
Mr. T Mendies, Secretary

Remember to attend or if you cannot to complete the proxy and ballot forms - it is your Association !

Road Signage Update

One of the tasks completed last Fall was to straighten signposts physically and mount new signage which is easier to read for first responders with a larger font, greater reflectivity at night and compatible with Department of Transport MUTCD 2009 standards. The entry sign to Pyne Ayre itself was remounted on a taller sign post as, have experienced vandalism of this road sign previously, decided that a taller signpost may have greater deterrent effect. PAHA coordinated our activity with the Sullivan County 911 database team as the name Split Rock Road and Split Rock Drive have been used interchangeably - the latter is the official title.



The Old and the New - Signage Updates in Pyne Ayre

Welcomes and Farewells

The Association would like to express our sincere condolences to the family of Brian Bristol (Lot #37) who tragically passed away this March 2019.

Welcome:

The New Owner (Lot #4)

Mr. Peter Kefalas (Lot #42)

Farewell:

Antonio Alfieri and Stefanina Guttilla (Lot #4)

Susan Beola (Lot #42)



Key Dates : 2019



Friday April 19th, 2019	Good Friday
Sunday April 21st, 2019	Easter Sunday
Saturday April 27th, 2019	Passover Ends
Sunday May 12th, 2019	Mother's Day
Monday May 27th, 2019	Memorial Day
Sunday June 2nd, 2019	PAHA Annual Meeting (1:00pm)
Sunday June 16th, 2019	Father's Day
Friday June 21st, 2019	June Solstice
Thursday July 4th, 2019	Independence Day
Saturday July 6th, 2019	Pyne Ayre Annual Picnic (TBC)
Monday September 2nd, 2019	Labor Day
Thursday September 5th, 2019	NFL 100th Season Opening Game Packers @ Chicago Bears
Monday September 23rd, 2019	September Equinox
Thursday October 31st, 2019	Halloween
Sunday November 3rd, 2019	Daylight Savings Time Ends
Tuesday November 5th, 2019	Election Day
Thursday November 28th, 2019	Thanksgiving Day