



The Inside Edge

*A Quarterly Neighborhood Newsletter
for Residents of Water's Edge/Woodlands/Spencer's Landing*

President's Letter

Hello Everyone.

Well folks, this is my last one! After six years of serving on your board, my time has come to pass the torch! It truly has been a pleasure to serve the community. I would like to thank my wife and kids for supporting me while I served; without their support it wouldn't have been possible to spend the time needed.

As I reflect on 'how it went', I can honestly say it was great. We, as a community, have done some really nice and some really big things. From the annexation of Spencer's Landing to construction of the bocce court and everything in between, we have made some amazing improvements to our community and facilities to continue to be the nicest place to live in Saratoga (and beyond!). Not everything was a cakewalk and without differing opinions, but as a board and as a community, we continue to come together to constantly improve and adapt to meet its ever-changing needs.

I had never lived in an HOA community before moving to Tyler Drive 10 years ago with my family, and frankly, never thought I would. With that said, we are not your average HOA and I can say that I love living here, and the goods of this HOA far outweigh the bads. I don't think that would be the case if we didn't have our amazing team: Bob, Austin, Lynn, and all the additional crew that we have running our facility and services. They run a \$1M+/year operation--an operation which includes two pools, a gym, indoor courts, outdoor courts, a beach, ~2000 linear feet of shoreline, and a 104-slip marina. On top of that, the services for, and contract management of, landscaping, snow removal, roof replacement, staining, etc.-- all while navigating a pandemic and skyrocketing inflation and while also dramatically improving our facilities and expanding our amenities! Think about that for a second and reflect: We have run and dramatically improved a very complex facility and operation, with a small and amazing staff of people dedicated to keeping our community great. I personally would like to thank our staff, as their dedication and desire to do the right thing are what sets this place apart! Thank you Bob, Austin, Lynn, and team!!!!

My final thought is for us all to remember we live in an HOA community...a community of 325 homes. We each represent 0.31% of the community (one third of 1%). While all of our voices and concerns are relevant, we all need to have the perspective that we do live in an HOA community and that the greater needs/desires of the community may sometimes not be aligned with one's personal perspective or desires. We have an amazing staff, a thoughtful and steady Board of Directors, and an incredibly engaged community. The BOD listens to as many voices as possible, and considers many perspectives in any decision made, but the fact of the matter is that not everyone is going to be pleased or happy with every decision made, and you know what? That's totally OK and normal in an HOA where the greater perspective must be and always is considered.

See you all around! It's been fun and really an honor,

Jason

P.S. Live by the golden rule "would you like that if someone did it to you?"...if the answer is no... then maybe stop and think for a second! That simple thought would have avoided many of the issues which have arisen in the past 6 years I have served on the board, and it will continue to ring true in the future years to come.

Volume 3: Issue 2 Summer 2024

2024

ACC/HOA Board Meetings

July 6 Annual Meeting
9:00 a.m.

July 10 ACC Meeting
6:30 p.m.

August 14 ACC Meeting
followed by Board Meeting
6:30 p.m.



Join Our Patriotic Picnic

July 6: 1:00 p.m. to 4:00 p.m.

Don't Miss the

Campfire by the Beach

July 24: 6:30 p.m. to 9:00 p.m.

Enjoy Music Under the Tent

July 17: Kate Stano Duo
7:00 p.m. to 10:00 p.m.

July 28: Everest Rising
6:00 p.m. to 9:30 p.m.

Aug. 14: Shades of Gray

Bob's Lane

Editor's Note: As part of our quarterly newsletter, General Manager Bob Lane shares some thoughts on current news and events in the community from his unique perspective.

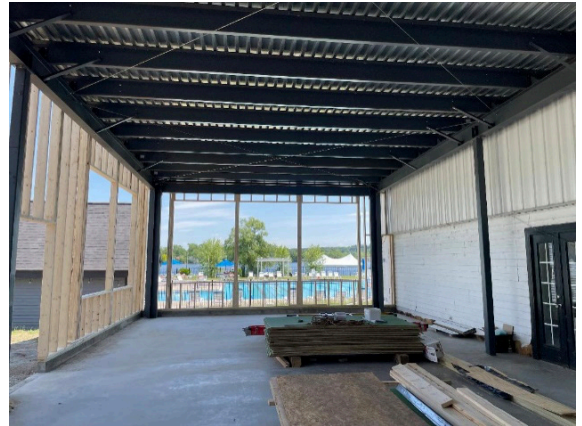


For those who have not visited the clubhouse lately, so much progress has been made. The exterior is nearing completion and interior work has continued at a steady pace.

We have been hearing such positive feedback about the construction progress and about the beautiful large windows. I'm sure I join all of you in my excitement for the completion and the Grand Opening of



this incredible new space. New fitness equipment was selected by the Advisory Group. After a thorough review of options, the following were selected: three Precor treadmills, three Landice ellipticals, a LifeFitness stairclimber, a replacement Concept 2 rower, two Precor bikes, a Nustep machine, five circuit weight stations, hand weights, and a bench. The Grand Opening is likely to take place in September.



To further enhance the outdoor experience, the HOA has purchased and installed a beautiful tent located near the picnic grove on the shoreline to host our own events as well as for rental by party hosts. The tent is available for general use by all residents, except when there are scheduled events by homeowners or the HOA. Residents choosing to rent the tent may do so by contacting the office for details. We are hoping to make maximum use of this enjoyable addition to our property. So excited to see it being used already! It will be up spring, summer, and fall and will be removed for the winter.

It has been a great summer so far. The heat has driven larger than normal June crowds to the pool and beach. **What an incredible start to the season!** I hope to see many of you at the Annual Meeting on July 6th and around the clubhouse during the summer.

Be well and stay cool!

Your Community At Play

Spring Brunch



Tooling Around the Neighborhood

LouAnn and John and their Tesla Cyber Beast



Connie and her Yellowbird Tricycle



Chuck and his Mustang Convertible



Maria and her Sassy Red-Mobile

The Way We Were: All About Snake Hill

In each issue of our newsletter, we trace the fascinating history of our Water's Edge community. This time, we will go back 450 million years, to explore the origins of Snake Hill on Saratoga Lake. Snake Hill is the iconic view that we see from our Water's Edge beachfront and, just recently, we almost lost it to developers! We will take our readers back to the little-known geologic, ecologic, and cultural history of Snake Hill, including the true story of the rattlesnakes on the Hill. And, finally, we will bring our readers up to the present time, to acknowledge the efforts of Saratoga PLAN (Preserving Land and Nature) and others who, in 2023, saved Snake Hill as a cultural and recreational site for us and for future generations.

Geologic History of Snake Hill – It's not supposed to be here! Snake Hill is known as a geologic anomaly. In fact, it is part of the "Taconic allochthon," meaning a land mass that has moved approximately 31 miles from its original site of formation through low-angle thrust faulting of the Earth's crust, and has been displaced. The Taconic mountains are a sub-range of the Appalachian Mountains along the Eastern border of New York State, adjacent to New England. The Taconic sequence ranges from Sudbury, Vermont to Poughkeepsie, New York--about 150 miles--and the rocks in the Taconic sequence are approximately 440 million years old. Snake Hill is a chunk of the Taconic Mountain lowlands that was heaved approximately 25 miles to the west over 400 million years ago. This accounts for the distinct geology – and ecology - of Snake Hill. Let us continue.



View of Snake Hill from Water's Edge beach

Ecological History of Snake Hill – Almost everything about Snake Hill is unique to its location on Saratoga Lake because of its geologic history. There are species of trees that do not match anything in the surrounding areas, including some Eastern red cedar estimated to be 175 years old, and some mixed pine and hemlock tress that are 225 years old. In addition, although shale is the dominant rock in the surrounding areas, sandstone is found on Snake Hill (which provided one of the few solid rock quarries in the area). In addition, according to rattlesnake expert, John Furman, these quarries were also the site of Saratoga County's only documented timber rattlesnake dens, although the snakes were probably hunted to extinction by the 1860's. Thus, the origin of the 200-year-old English name of Snake Hill!

Cultural History of Snake Hill – According to Nathaniel Bartlett Sylvester, who collected Native American stories about Saratoga in 1884, Snake Hill's Native name is Tor-war-loon-da, meaning "hill of storms." Indigenous people enjoyed and revered Snake Hill for centuries,

going as far back as 7,000 B.C., and they have many stories about its significance. More recently, visitors to Snake Hill have enjoyed the location for recreation and for artistic pursuits for over 200 years. In a book of 54 American images by the artist Isidore Laurent Deroy (who did a lithograph of Snake Hill in 1848), Snake Hill ranked among America's most prized sites in the 1800's, along with Washington's tomb in Mt. Vernon, Niagara Falls, and the U.S. Senate Chamber.

Snake Hill: A New Public Treasure

Thank you to Saratoga PLAN for providing the following information for this article:

While sitting in the Adirondack chairs near our beach, enjoying a lakeside repast, Water's Edge residents and their guests enjoy a prominent vista of Snake Hill. Many of us have also fished or swum or enjoyed a light lunch under its shadow while enjoying a boat ride on the lake. We are pleased to confirm that Snake Hill has now become a public habitat under the authority of Saratoga PLAN due to a \$1 million land deal to preserve its future. Snake Hill has been Saratoga Lake's largest unprotected shoreline property, and will now become a protected public treasure for years to come.

(continued)

The Way We Were . . . (continued)

The \$1 million dollars was provided to Saratoga PLAN through an allocation from the 2023 New York State budget to acquire the more than 50 acres of Snake Hill from its former owners, Stewart's Shops (and the Dake family). Stewart's Shops has also donated \$100,000 of the sale proceeds to Saratoga PLAN to assist in the transition of the property and future upgrades. Snake Hill's preservation will help the community by providing free public access to the outdoors in addition to protecting the shoreline and promoting biodiversity by supporting wildlife habitats.

Saratoga PLAN is a non-profit land trust that preserves the rural character, natural habitats, and scenic beauty of Saratoga County. Given the transition from privately owned to public land, Snake Hill will remain closed to the public for the time being. Saratoga PLAN has stated that, "it will provide a public comment period and fund-raising campaign for future management and

stewardship of the land later this year." Stay tuned for more details and opportunities to participate in the planning of Snake Hill's future. For more information, call (518) 587-6664 or visit www.saratogaplan.org.

Sources for this article include:

Furman, John, Timber Rattlesnakes in Vermont and New York, UPNE, 2007.

Gaige, Michael, Consulting Ecologist and Saratoga PLAN Advisory Council member, report to Saratoga PLAN, 2024.

Sylvester, Nathaniel Bartlett, Indian Legends of Saratoga and the Hudson Valley, 1884.

Zen, E., "Time and space relationships of the taconic and autochton." Journal article for the Geological Society of America, 1967.

~ Submitted by Laurie Wellman and Connie Sullivan

HOA Bulletin Board: Important Messages from Management and Your Neighbors

Please Keep Dogs Out of Flower Beds

Many of our neighbors work very hard to further beautify our neighborhood by planting flowers in their front yards each year. Please help maintain these plantings by keeping your dogs out of your neighbors' flower beds.

Glass is Not Permitted at the Pool or on the Beach

If wine glasses, bottles, or other glass containers break, either on the beach or at the pool, small fragments of glass remain in the sand or on the pavement that are nearly impossible to remove. This can create a serious hazard for your neighbors who walk barefoot at these locations. Your cooperation with the HOA rules banning glass on the beach and by the pool will be appreciated.

A Day in the Life of a World-Famous Jockey: Javier Castellano

In each issue of The Inside Edge, we have the pleasure of featuring a very special member of our community. Our Water's Edge neighbor since 2005, Javier Castellano is one of the most famous, successful, and well-loved jockeys who rides at the Saratoga Race-course every summer. We will learn a little about his numerous honors and awards, and his personal background. And, best of all, Javier will provide us with some first-hand information on what the daily life of a Saratoga jockey is like.

Javier Castellano, as of this writing, has won 5,795 races. His awards and honors are far too numerous to include in this one issue, but here are just a few highlights:

- He won the Breeder's Club Classic in 2004.
- In 2006, he won the Preakness Stakes, the famed Travers Stakes here in Saratoga, and the Jockey Club Gold Cup, among several other prestigious races. He also won another Preakness in 2017, and has won a record seven Travers overall.
- He received the Eclipse Award for Outstanding Jockey in 2013, 2014, 2015, and 2016.
- In 2017, he was inducted into the National Museum of Racing Hall of Fame.
- In 2023, he won both the Kentucky Derby and the Belmont Stakes, which, along with his two Preakness wins, gave him the prestigious career Triple Crown.



Javier Castellano at the finish line, winning the 2023 Travers Stakes!

"Everything has gone well so far in my career," Javier once told a reporter. "I'm very thankful and blessed."

Javier began his riding career in Venezuela in 1996, inspired by his late father, Abel, who was also a jockey. In fact, Javier considers his father to have been the greatest influence on his career. Javier moved to the U.S. in 1997 and began racing in Florida. In 2001, he moved north to race in New York.

Javier was married in 2004, and his wife Abby, whose family has lived in Water's Edge since 1992, is no stranger to horse racing. Her dad, Terry Meyocks, is the National Manager of the Jockey's Guild, and was formerly the President of the NY Racing Association. Many Water's Edge residents have had the pleasure of meeting Abby and their three children at the pool or around the neighborhood over the years. Although Javier works almost every day during the Saratoga racing season, he tries hard to spend time with Abby and the family on "dark days" (Mondays and Tuesdays) whenever possible.

What a typical day for this Saratoga jockey looks like:

Up at 5:00 a.m., Javier is over at the training track by 5:30 a.m., where he might be "breezing" as many as five or six different horses each day. Usually, the horses he is riding in the morning will not actually be racing for at least a week. However, it is here where the jockey

can give his opinions to the horse's trainer and owner, reporting on how the horse feels and what might be done to improve its performance. This can help the trainer to make the proper placement for each horse. That might include: determining what level to run at; whether to run on turf or dirt; which would be better – a short or long race; considering the addition or subtraction of special equipment; and indicating whether the horse appears to be ready to race.

In the meantime, the jockey's agent works with the jockey and the trainers to secure the mounts that the jockey would like to ride, and books the horses they have selected for him to race.

After a brief break, the jockey reports to the jockey room (where all of the colorful silks can be seen hanging on hooks along the walls). There, the jockey checks to see which horses he or she will be riding that day, and if any horses have been scratched (not racing that day as expected).

A Day in the Life . . . (continued)

The jockey then watches replays of previous races that the competing horses have been in, and handicaps the horses. Each jockey is assigned a valet who keeps track of the silks, pants, boots, hat, saddle, and everything else the jockey will need for the race. And then comes the biggest challenge of all – checking their weight (something many of us can relate to)!

If a jockey has failed to maintain the required 115-118 pound riding weight, he must go into the “hot box” to try to sweat it out and reduce his weight prior to the afternoon races. Javier emphasized why this is such a challenge: As he said, it’s because, “You must be very strong; yet, in order to keep your weight down, you can’t eat! You can only eat a little bit in the morning and again at night, after the races, usually only one meal a day, and that is very difficult, especially in such a mentally and physically demanding job.”

What does it feel like to be in the winner’s circle?

“There are no words to describe the excitement,” says Javier. “This is the payoff for all of the hard work and dedication. Every sport has its seasons, but not horse

racing; we work 365 days a year.” Javier races in the circuit that includes Florida, Kentucky, New York City, and Saratoga, and there is never time off. But, says Javier, “If you don’t do it somebody else will! The races will continue with or without you.”

He loves Saratoga!

In spite of the grueling schedule, Javier loves summers in Saratoga, especially the fans, the people, and the other jockeys. At the end of the work day, there are often social and/or charity events, and time spent developing relationships with trainers and horse owners.

In closing, Javier says that, “You have to deliver. You have to be consistent. You have to be positive every single day. You never know what kind of horse you’re going to ride and what kind of horse is going to win the Kentucky Derby.” And then he added, “But I’ve been disciplined, been doing the right things, and trying to find the right horses and do my homework. It paid off. I was very lucky.” And we at Water’s Edge are very lucky to have Javier Castellano and his family as our very special neighbors. We wish Javier a spectacular and winning summer of 2024.

~ Submitted by Laurie Wellman

East-Side EMS/Fire Station 3 – Now Open!

The Saratoga Springs EMS/Fire Station 3 at 16 Henning Road opened on Saturday, May 18, 2024, with a grand opening ceremony planned for early July. The need for this station was identified years ago, and has been pursued by numerous city councils and public safety officials at the frequent urging of our Water’s Edge community and other outer east-side residents. Available land was finally identified in 2019, bonding was approved, a grant to fund staffing was awarded, and ground was broken last summer. Construction continued through the fall and winter, and the station opened in time for the Belmont Stakes weekend.

At Station 3, an engine with a crew of four and an ambulance with a crew of two are now on full-time duty. Their primary response area is the east side of the city, and it is expected that this station will improve response time for EMS & fire calls in the outer east side by as much as three to four minutes.

The opening of Station 3 involves a significant expansion of the Fire Department’s staffing (16 new firefighters), locations (now three stations), and equipment (from two front-line engines to three). This will greatly improve response capability throughout the city. Three engines and two ambulances are now on duty full-time. In addition, a shift commander now operates separately

in a command car. This allows greater effectiveness in response and oversight. The Saratoga Springs Fire Department responded to 6,990 total calls in 2023 (19/day average), of which 70% were medical emergencies.

All City Fire Department members are cross-trained in firefighting, rescue, and emergency medicine. The fire engines respond to both fire and medical calls, and carry a full complement of medical equipment, providing the same level of pre-hospital care as an ambulance. This greatly increases the Department’s capability to respond to medical calls and allows the ambulances to focus more on support and transport to hospitals. The ambulances are out of the stations almost as much as they are in, due to the ever-increasing call volume, often involving simultaneous calls for service.

EMS/Fire Station 3 is conveniently located between Union and Lake Avenues, in the middle of the inner and outer east side neighborhood areas. The building was designed to be used as an emergency operations center as well as a fire station and was very useful during the Belmont Festival. After many years of waiting, east side residents are delighted to now have emergency services available full-time, with adequate coverage.

~ Submitted by Dennis McGhan

Renovation Update: Progressing on Schedule!



Progress!!! That's the word that first came to mind when I stopped by the HOA Clubhouse after a much-too-long absence from our Water's Edge community. How exciting to see the walls of the gym, the windows installed, and the roof and ceiling completed!! How thrilling to learn that the exterior work is moving along, right on track.

When it's complete, the exterior walls will be white board and batten, with striking black doors and window frames to match the rest of our lake-side facility. The brand new gym will also feature a stone façade along the lower part of the building, creating not only a welcoming look, but a clean and coastal one.

Once the exterior work is done, the building crew will swiftly move onto more interior matters: heating, ventilation, air conditioning (HVAC), insulation, sheetrock, and electricity. Once the new floor has been installed and the interior ceiling and walls freshly painted, the new gym equipment will be ready for installation, either toward the end of August or not long after Labor Day. A ribbon cutting will be held in September to celebrate the gym's completion. (Champagne, anyone?)

While much of our focus is on the gym, it is not the HOA's only project, as the Building and Grounds Committee is creating a courtyard in the adjacent space.

In addition to a patio with benches, a fire pit, and some sort of water feature, the courtyard will provide side-walks that lead to the pickleball courts and to the rear gate of the pool. The patio will run about 10' wide by 30' or 40' long and provide a gracious space for rest and relaxation.

Next on the list of things to do: an ambitious one-week project, during which we will take down the walls that separate the existing gym from the community room. During this time, we'll also replace the old gym floors with the same beautiful floors that grace much of the rest of the building. We'll also install a new fireplace, paint the walls, and move the current community-room furniture into the larger space. Given the additional room we'll have to enjoy, our Interior Design Committee will be spending time this summer selecting a coffee table and chairs to create a "conversation pit."

Once we've completed the community room, our attention will turn to 2025, with two more projects on the agenda: updating the women's lounge and locker room and replacing the furniture that surrounds the outdoor pool.

In other words, there's a lot to be done before all involved can hang up their planning and designing shingles. But oh, are we excited about the progress we all have made to date!

~ Submitted by Ilene Angarola,
a member of the Interior Design Committee,
with special thanks to Bob Lane



U.S. Grant: Saratoga's Greatest Horseman

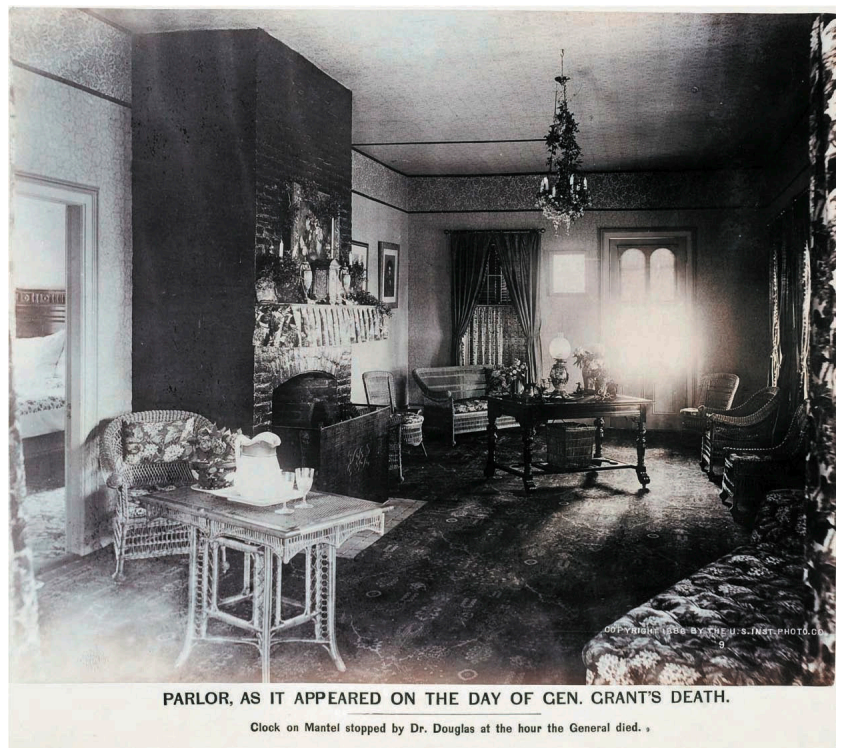
Each year, thousands of people visit Grant Cottage at nearby Mt. McGregor, to see how General Ulysses S. Grant lived the last chapter of his remarkable life. The not-for-profit "Friends of U.S. Grant Cottage" operates this National Historic Landmark for the NYS Department of Parks, Recreation and Historic Preservation. We at Water's Edge/Woodlands/Spencer's Landing are very fortunate to have members of our community who devote considerable time and effort to maintaining the historical significance of Grant Cottage. Our neighbor Tim Welch serves as President of the U.S. Grant Cottage Board of Trustees, Steve Porto serves as Executive Director of Grant Cottage, and Pat Porto is the Visitor Center Manager. Whether or not you've visited Grant Cottage in the past, our neighbors invite you to join them in a variety of exciting and educational programs this summer. A listing of programs is available for viewing at grantcottage.org. In the meantime, here are some facts about President Grant that you may not already know:



139 years ago, the hero of the American Civil War, and 18th President of the United States, died in a rustic house on a mountain a few miles north of Saratoga Springs, NY. Ulysses Simpson Grant had come to Saratoga Springs at least three times before the summer of 1885. Why? Because he loved horses, was a friend of William Vanderbilt (the richest man in America at the time, with estimated assets of \$193 million) who frequented the Spa city, and also because everybody who was anybody in 19th century America wanted to be a part of Saratoga society. But General Grant had other special reasons to come back to Saratoga Springs: he was broke, he was dying, and he was desperately trying to finish his wartime memoirs.

Nine months earlier, Grant had been diagnosed with tongue and throat cancer, and his doctor recommended that he leave his sweltering townhouse in New York City and breathe fresher air farther north.

A friend and admirer, Joseph Drexel, had developed a resort hotel called The Balmoral, on the summit of Mt. McGregor on the border of the towns of Moreau and Wilton, and he offered Grant and his family a twelve-room cottage on the property to spend the summer. At the time, the General was struggling with the final chapters of his Civil War memoirs that he had begun to write after the famous author, Mark Twain, offered Grant 70% of the publishing profits. This was an uncommonly generous offer in the book business, with writers more commonly getting only 10% of the profits. (During this time, Twain was in the process of printing something you might be more familiar with, **Huckleberry Finn**.)



PARLOR, AS IT APPEARED ON THE DAY OF GEN. GRANT'S DEATH.

Clock on Mantel stopped by Dr. Douglas at the hour the General died. »



Grant was not only trying to outrun an incurable cancer; he was also seeking to overcome poverty. Grant's son Frederick had gotten the General to invest his life's savings into a Wall Street firm called Grant & Ward. It turned out that Ferdinand Ward was running what today would be called a Ponzi Scheme. In 1884, the stock fund collapsed and Grant was left penniless, just before he contracted cancer.

(continued)

U.S. Grant . . . (continued)

By the spring of 1885, Grant could barely eat or talk. He arrived at Mt. McGregor by train on June 16th and spent the next six weeks finishing the second of his two-volume memoir. While he was at the Cottage, thousands of people traveled up the mountain to catch a glimpse of this great man, and, if allowed, to pay their respects to the General.

Between writing on scraps of paper and whispering directions to a secretary, the two-term president made his final edits and died just a few days after completing the manuscript. Within the next year, Grant's wife Julia received royalty checks totaling \$450,000-- equivalent to \$15 million in today's money. That's why historians call Grant's stay at Mt. McGregor his "Final Victory." He won a race with death to provide financial security for his family.

Even today, Grant's Personal Memoirs remain a best seller. In 2020, 50,000 copies of Grant's writings on the Civil War were sold, perhaps because they remain one of the finest examples of military chronicles and are still quite readable in the 21st century.

The Friends of U.S. Grant Cottage have kept Grant Cottage as a time-capsule of life exactly as it was in the 19th century. Visitors will see the two opposing chairs in the "Sick Room," as it was called, where Grant wrote and attempted, usually unsuccessfully, to eat and sleep. They will see the parlor with the actual bed on which he died. They can see the French clock he received as a gift on his world tour; the clock was stopped by his son at 8:08 am, the moment of his father's death on the morning of July 23, 1885. They will see his top hat and gloves. The night clothes that he often wore at the Cottage are in a special case and there's even a vessel of cocaine-laced water which his doctors used to bathe his tongue and throat to lessen the pain. Everything has been kept exactly the way it was in the summer of 1885, including the floral arrangements that were sent by Civil War veterans of both sides, seeking to pay their respects to the victorious hero.

To preserve the memory of U.S. Grant, Grant Cottage is maintained, and kept open, by the Friends of Grant Cottage, a not-for profit organization that was formed in 1989 when the state considered shutting the Cottage as an austerity move. Those at U.S. Grant Cottage encourage everyone to visit its website, grantcottage.org, and to sign up for a tour of the rooms and the grounds where the man who saved the Union spent the last five weeks of his life. The Friends depend upon paid visitor tours and contributions from lovers of American history. All of the tour guides are volunteers and the few part-time employees are paid from the proceeds of admission receipts and gift shop sales.

~ Submitted by Tim Welch



Short-Term Rental Survey Results and Legislative Update

Thank you to everyone who responded to the short-term rental survey created by the Safety and Security Committee earlier this year to assess experiences and opinions within our community about short-term rentals.

The survey we conducted drew a large response from our homeowners and provided helpful insights. In all, we received 228 responses, representing over 70% of our residences.

Of those responses:

- 75% were full-time occupants;
- 22% were seasonal or part-time; and,
- 3% (6 residences) were non-owner occupied.

Of the homeowners who responded:

- a majority (59%) do not rent out their residences for less than 28 days;
- some may rent for more than 28 days or not at all;
- 23% have rented for under 28 days; and,
- 18% would consider renting for less than 28 days, if they were to rent.

Regarding the impact of short-term rentals on our community:

- A majority of our homeowners (68%) do not believe they have been negatively impacted by short-term rentals;
- About 35% credit short-term renting with a positive impact;
- The majority of homeowners would not have an issue or would feel only moderately uncomfortable with a short-term rental proximate to their home; and
- 58% believe that short-term rentals have an impact on safety and security.

In other words, homeowners are generally even on the negative vs. positive when it comes to the impact of short-term rentals on the HOA's resources and property values.

Based on the results and comments received in response to questions about overall impact, accountability, regulation, and open commentary, two themes emerged:

1) Homeowners lack a full understanding of their responsibilities and liabilities in relation to renting. Specifically, there seems to be a lack of overall and specific awareness of the registration/orientation process, fees, suspension of owner privileges while renting (unless additional payment is received), and the repercussions for violations by tenants or owners; and

2) 64% of homeowners are in favor of additional regulation, but the general and specific comments received in response to questions about impact, responsibility of the homeowner, and added regulation again reveal a lack of understanding of the current rules and regulations under the Bylaws/Declarations, and the homeowner manual, as numerous suggestions and comments are already addressed in those documents.

Legislative Update

Our HOA survey has proved timely as it coincides with the passage of New York State short-term rental legislation, and the ongoing efforts of the City of Saratoga Springs to amend its rental regulations.

The two major components of the New York State legislation awaiting the Governor's signature are:

- creating a state-wide registry of short-term rentals; and
- allowing municipalities to collect occupancy and sales tax on short-term rentals.

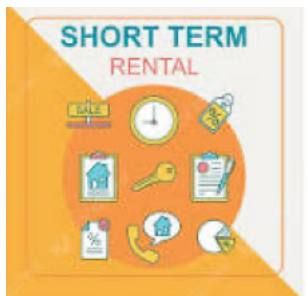
The City of Saratoga Springs legislation is still a work in progress.

Short-Term Rental Survey Results . . . (continued)

In addition, almost 20% of homeowners mistakenly believe that they do not have the ultimate responsibility to the HOA in relation to the rental and renters of their homes.

In summary, the Safety and Security Committee concluded that the existence of short-term rentals presents a need for additional steps/actions. Initially, the Committee has recommended that those steps focus on ensuring that homeowners have a full understanding of their responsibilities and liabilities in renting their homes.

The Committee also suggested providing homeowners and their renters with a clear and concise understanding of a homeowner's obligations and liabilities under the HOA's Declaration, By-Laws, and recently updated Rules. Although many of these concerns are addressed in the new homeowner and rental orientations which are documented, and for which fees are collected, having a concrete summary/reminder will inform and refresh the owners'/renters' comprehension of their obligations, especially if questions arise.



Imparting information and increasing understanding is proposed through two concise "advisements," one for owners and one for tenants (ideally to be kept accessible in the rental). We have suggested that these advisements be distributed via e-mail, uploaded to the website, and included in a newsletter. They should also be added to the orientation for new homeowners as well as the renter orientation. The Committee is working on these.

There were additional suggestions for:

- determining minimum allowable stays;
- establishing a maximum number of separate rental terms;
- limiting the number of occupants for short-term rentals;
- establishing a maximum number of vehicles allowed in driveways; and,
- identifying any prohibitions on the use of HOA facilities.

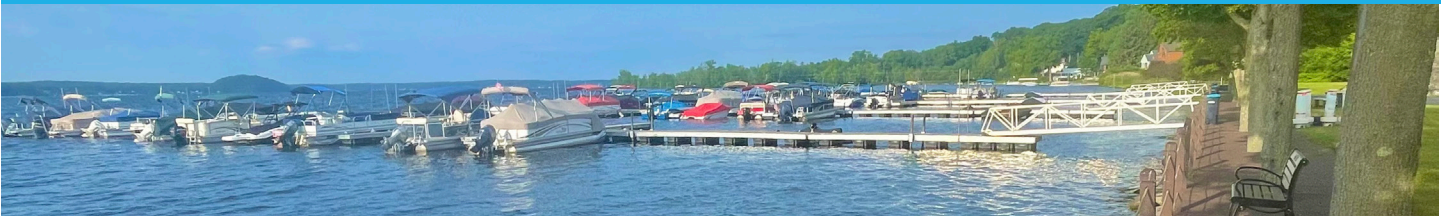
Some of these additional restrictions about minimum allowable stay, maximum number of rental terms, and maximum number of occupants allowable, for example, may be addressed in the city ordinance amendments currently pending (see sidebar on Page 11). Any changes like those suggested would require amendments to the HOA's Declaration and By-Laws.

Finally, the use and enjoyment of the HOA facilities is allowed for both owners and renters who have gone through orientation. As a reminder, any issues may be addressed with the new Weekend Ambassadors who will be on site 11:00 a.m. – 4:00 p.m. on weekends. If issues arise during regular business hours, management is available to address those issues. If not during business hours, and if the Ambassador is not available, the call service can be activated by calling the HOA office (518) 583-1222 and pressing "0" to forward all emergency notices to management.

With our residents' increased understanding of their ultimate responsibility for the act of renting and for the actions of their renters, we hope to continue our culture as a considerate community and ensure the enjoyment of the HOA facilities by residents and renters alike.

~ Submitted by Molly Corbett

Anchors Aweigh!



Summer is here and, with it, the chance for our boat-owning neighbors to enjoy their access to Saratoga Lake. We asked Marina Committee Chair Bob DeFilippi to share the latest news about our marina and what's new in 2024. While the following information has already been shared with those of our neighbors whose boats are moored at our slips, it may also be of interest to those of you who wonder what's going on at the marina, and what's expected when you own and moor a boat at Water's Edge.

Important Rules for Boat Owners to Follow:

- NYS requires ALL motorized boat and Personal Watercraft ("PWC") operators to pass a boater safety course and carry a New York boater card by January 1, 2025. However, motorized boat operators born on or after January 1, 1978, are required to carry the New York boater card starting January 1, 2024. Please go to the NYS Parks & Recreation website for further information.
- All boats in our marina must be owned by HOA homeowners, and commercial use of the docks is prohibited.
- Boat owners must obtain and carry secondary insurance coverage on their boats to provide liability coverage for others piloting the watercraft. Owners must make sure that anyone else who pilots the watercraft also has a New York boater card. Owners are responsible for their boats, even if they are not the ones operating them.

Marina Improvements in the Works:

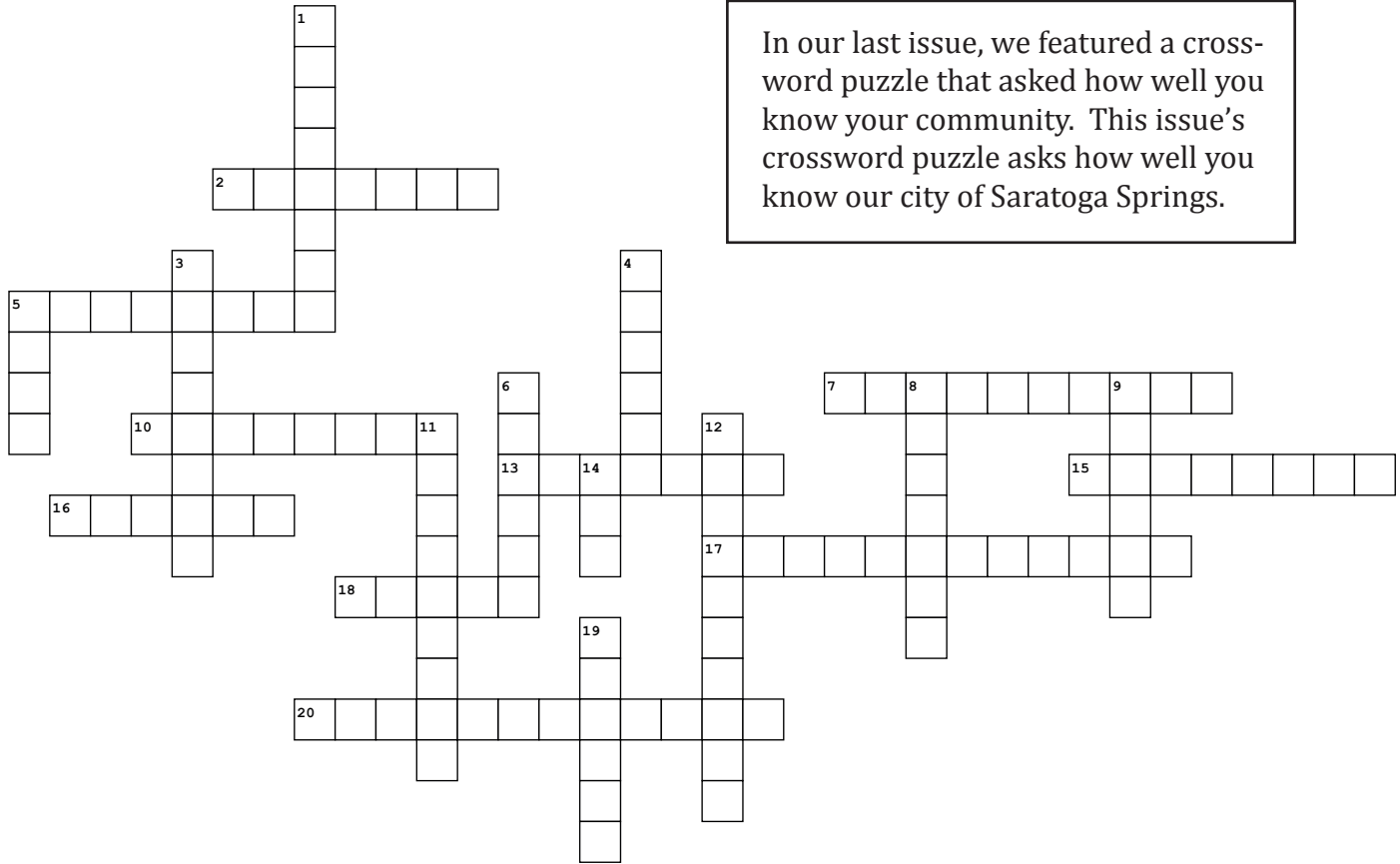
- There is now a "LOST and FOUND" bin on the Marina boardwalk near the boat launch ramp.
- Existing cedar deck boards will be replaced with new pressure treated boards, which will also be coated with a sealer to further increase their lifespan. All main stem boards will be replaced this spring, and the fingers will be replaced over the next two years. (FYI, "stems" and "fingers" refer to the main and side branches of the docks.)
- Solar lights will be flush-mounted in the boards on the stems for safety at dusk.
- Private Property signs will be installed at the outer end of the docks. The signs will also indicate that the docks are under video surveillance. The Marina Committee is currently working on finalizing this.
- The outer sections of each dock stem have been reinforced to resist the stress of wind and waves. The Committee is also looking at other methods to stabilize the fingers.
- The "bird lines" will be reinstalled and their integrity will be monitored closely. Owners are asked to please report broken lines to the HOA office.
- Owners are asked to please periodically check their boats to make sure they are thoroughly secured, especially prior to a storm and/or immediately thereafter.
- The Marina Committee will focus on continuous repair and improvement to the existing docks to postpone the need for complete replacement, which would be at a significant cost to slip owners/lessees, for as long as possible.

Recommendations:

1. Boat owners are asked to use at least ½" double braid nylon dock line for secure mooring. Dock line will be made available, free of charge, on the marina boardwalk. Bring your own cutting instrument. Remember, you are responsible if your boat breaks free from the dock and causes any damage or injury to the docks or other boats.
2. Boat owners are urged to review the following videos re: docking & mooring:
 - How to tie a boat to a dock: <https://www.youtube.com/watch?v=VGfCKxv5t70>
 - Boating tips: <https://www.youtube.com/@boatinglessons>

~ Submitted by Bob DeFilippi
Marina Committee Chair

KYC: How Well Do You Know Your City?



In our last issue, we featured a crossword puzzle that asked how well you know your community. This issue's crossword puzzle asks how well you know our city of Saratoga Springs.

Across

2. Beloved benefactress and socialite of Saratoga Springs, to her friends
5. Chain of shops best known for its ice cream
7. Tasty Saratoga Springs creation (2 words)
10. They put the spring in our Springs
13. With 16 across and 9 down, an alliterative Saratoga slogan
15. AKA Rte. 9 in downtown Saratoga
16. See 13 across and 9 down
17. His statue welcomes visitors to Saratoga Springs (2 words)
18. Fish or Kayaderosseras
20. It may summer in Saratoga, but the orchestra calls this city home

Down

1. Park where Spit 'n' Spat frolic most of the year
3. Casino where Diamond Jim used to play
4. Before the racing season expanded, Saratoga Springs was known as the _____ place to be
5. Where the stars come out to sing
6. The first residents of Saratoga Springs were members of this tribe
8. Traditionally, the biggest race of the summer
9. See 13 and 16 across
11. Geologically significant landform on the east side of Saratoga Lake (2 words)
12. Now a motel, once the largest hotel in the world until its demolition in 1853 (2 words)
14. A place to relax and refresh
19. This art form is imported each summer from New York City

Solution appears on Page 16

And Another Thing . . .

Annual Meeting

The Thirty-Sixth Annual Meeting of the Water's Edge/Woodlands on Saratoga Lake Homeowners Association, Inc. will be held in person and over zoom ([link here](#)) on Saturday, July 6, 2024, beginning at 9 a.m. Members in good standing as of June 30, 2024 will be entitled to vote. All homeowners are encouraged to attend in person or on-line. Business can only be conducted at the Annual Meeting if there is a quorum present (i.e., 51 percent of authorized voting homeowners), whether on-line or by proxy. If you are not able to attend, it is important that your ballot/proxy is received by the date of the meeting. We urge you to vote. Every effort should be made to submit an electronic ballot to the HOA office by 5 p.m. Friday, July 5, 2024, in order to conduct an efficient meeting. Details regarding voting and participation were sent to all community members via e-mail by the HOA office on Thursday, June 13.



Patriotic Picnic

The Patriotic Picnic celebration will be on Saturday, July 6, from 1:00 p.m. to 4:00 p.m. Food will be served from 1:00 p.m. to 3:00 p.m. There will be a wonderful array of barbecued foods, from hamburgers to sausages to hot dogs, as well as a vegan option. Community members are invited to provide "pot-luck" side dishes and desserts, resulting in a broad array of food options for all. At this annual lakeside event, community members will not only have the opportunity to casually mingle, but also enjoy the music of Jeff Walton, throughout the afternoon. The fee for guests is \$5.00. Please let Kathy Evans know at kathyevans530@gmail.com by July 1 if you plan to participate. Please Note: The annual fireworks display will once again be held in the fall.

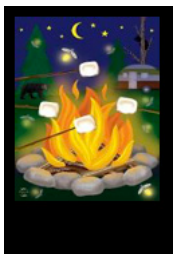
Music under the Tent

Join your Water's Edge/Woodlands neighbors for our first summer music series featuring local musicians and bands with ties to Water's Edge. The schedule of performances follows:

July 17	7:00 p.m. to 10:00 p.m.	featuring Kate Stano Duo
July 28	6:00 p.m. to 9:30 p.m.	featuring Everest Rising
August 14	6:00 p.m. to 9:30 p.m.	featuring Shades of Gray



Please bring your beverage of choice and a chair, and join your neighbors under or near our beautiful new tent overlooking the lake, while enjoying some great local music.



Campfire by the Beach: Music, a Campfire, and S'Mores

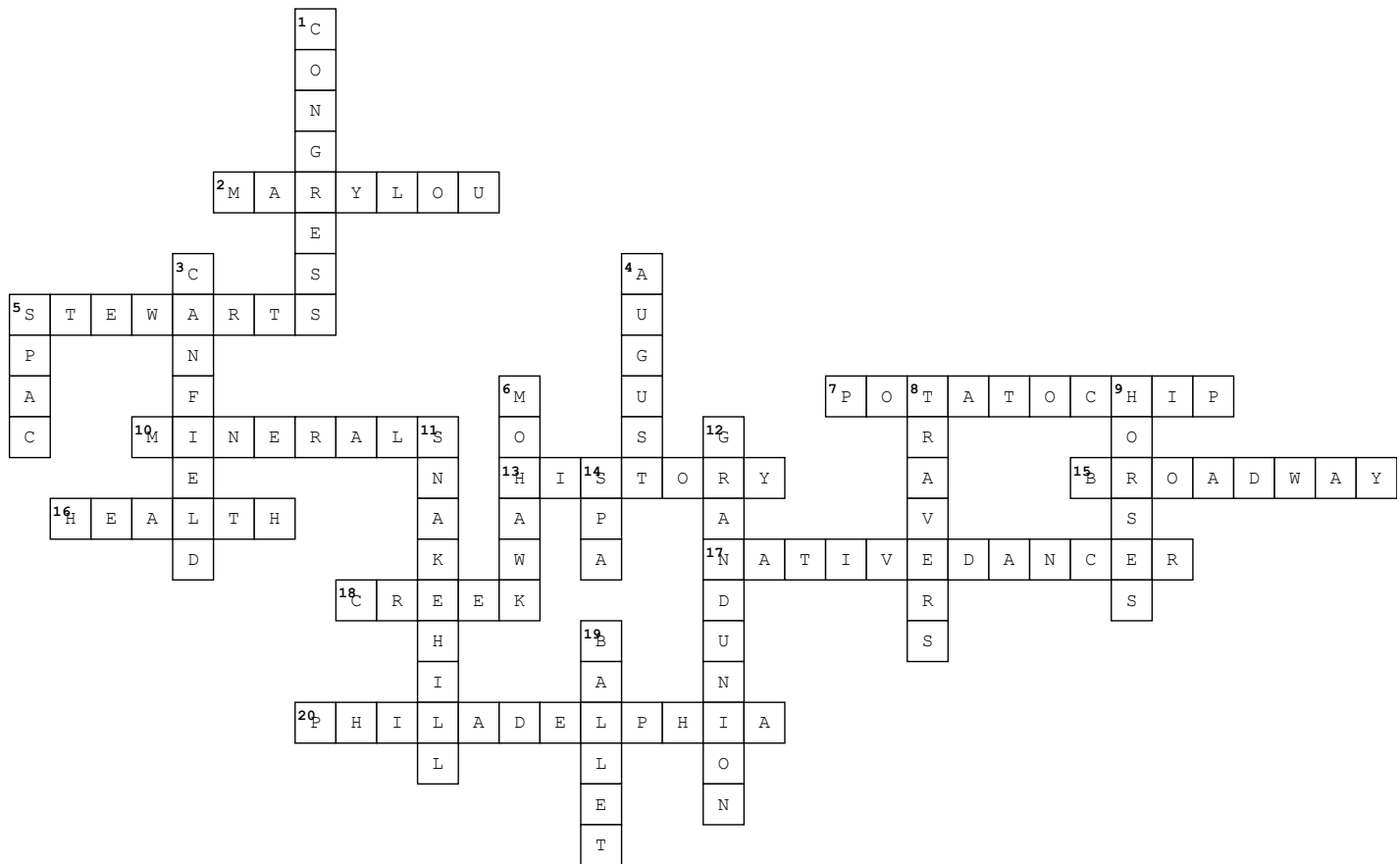
Our annual Outdoor Campfire and Sing-along with Mike Perkins and Rich Hand will be held again this year on the Water's Edge beach. Scheduled for Wednesday evening, July 24th, from 6:30 p.m. to 9:00 p.m., this adults-only event is open to community members, family, and friends. S'mores will be served at 7:30 p.m. after the first set. All you need to bring are your own chairs or blankets, refreshments, a flashlight, bug spray, and your singing voice!!

Sing along with songs by Pete Seeger; Peter, Paul, and Mary; Bob Dylan; John Denver; the Weavers, and other sing-along favorites, not to mention some modern-day tunes.

To ensure we have sufficient s'mores on hand—and that we can notify you in the event of bad weather--please RSVP to Mary Murphy mdmurphy3@msn.com or Connie Sullivan jcsul@aol.com by July 21.

~ Submitted by Connie Sullivan

Crossword Puzzle Solution (from Page 14)



The Inside Edge

A Quarterly Neighborhood Newsletter for Residents of Water's Edge/Woodlands/Spencer's Landing

HOA Board of Directors

Jason Mazzotti, President
Molly Corbett
Kathy Evans
Rich Hand
Mark Navin

Newsletter Committee

Connie Sullivan, Co-Chair
Laurie Wellman, Co-Chair
Ilene Angarola
Stacey VanMarkwyk

Special thanks to Paul Hein and Austin Lane for their formatting expertise.

*Comments and suggestions may be sent to the HOA office at
hoawatersedge@nycap.rr.com*

Please put Newsletter in the subject area so that correspondence may be forwarded to the correct person.