



Clifton Knolls and Mill Creek Civic Association

News & Views

www.ckmcca.org

Summer 2010

Hot Summer Events!

Neighborhood Picnic July 31, Neighborhood Garage Sale August 14! Details inside, plus news on the golf course!

Annual Meeting

The 2009-2010 CKMCCA Annual Meeting was held on April 14. A good turnout of about 50 heard the annual report on the Civic Association's activities and finances, as well as an informative session on making our older homes a bit more energy efficient by use of NYSERDA incentives. For the first time, we had a showcase of neighborhood crafts- and tradespeople. And the CKMCCA scholarship was awarded to Conor Murphy, a most-deserving Shen senior with impressive academic credentials and a commitment to bettering the community.

After the picnic in a few days, and the garage sale in a few weeks, our next community event will be the Halloween Parade and Party. Contact a Board member if you're interested in volunteering to help out with this always-fun event for the kids in the neighborhood.



Community Corner

Announcements and Events Organized by Members of Our Neighborhood

Got Box Tops for Education? Skano Elementary School PTA is collecting Box Tops for Education and Labels for Education Certificate (Campbell's Soup products). Every Box Top for Education certificate earns Skano 10 cents which goes right to the school to help fund programs like Cultural Arts, Dolphin Reader, and assists teachers and the students where funds are not available. The Labels for Education certificates allows us to purchase equipment and supplies based on the amount of certificates collected. If you currently buy products (ex. Juicy Juice, Kleenex, Ziploc, Yoplait yogurts, Betty Crocker, Pillsbury, V-8 juice, Campbell's Soup products) please save the certificates for Skano. Certificates can be mailed to: Sue Hamilton, 9 Juniper Drive or call Sue at 280- 3751 and she will gladly pick up the certificates. From all of the Skano students who live in the neighborhood - we THANK YOU for your Support!

I am a responsible fifteen year-old resident of Clifton Knolls, and am seeking summer work as a pet and/or baby sitter while you are on vacation or at work. I have experience and references as a pet sitter and am Red Cross certified in baby-sitting. Please call Elizabeth Pastor at 371-7587

The Clifton Knolls/Mill Creek Park District Advisory Committee would like to extend our deepest thanks to those residents who live across from any park lands. We appreciate your efforts to keep those areas across from your homes litter free and even mowed, in many cases. We know those areas are not your private property and are enjoyed by all residents, and we are so grateful that you have taken such a personal interest in keeping those areas in good condition. Kudos to all who go the extra mile. We all benefit.

New To Clifton Knolls or Mill Creek?

First of all, welcome to our neighborhood, which is now your neighborhood. Many of us have been here since the neighborhood started in 1960, and some of us have only been here a few years. But one thing we all have in common is wanting to live in a neighborhood that is clean, safe, and reflects our pride in living here.

The Clifton Knolls-Mill Creek Civic Association has been a part of the neighborhood since August 1962. The CKMCCA is not a homeowners association that everyone must join, and imparts universal requirements, like mailbox styles. We are a true civic association—our goal since our inception has been to make our neighborhood better by fostering a sense of community.

To that end, the CKMCCA sponsors a number of events in our neighborhood, from the Halloween parade and party every fall, to the neighborhood garage sale every year, to the summer picnic, winter wine and cheese party, and college scholarship. CKMCCA also publishes this newsletter (which goes to everyone in the neighborhood), and the annual directory (which only goes to dues-paying members of the CKMCCA).

As someone who is new to our neighborhood, we ask you to contact us to give us your contact information to put in the next version of the directory, and to provide us with your e-mail address, so we can get in touch with you between issues of the News and Views. In return, we'll give you a free copy of the latest CKMCCA Directory, regardless of whether or not you join the Association. Thanks for choosing to live in our neighborhood!

Happy Housing!

By Genie Bassett

One of the big trends in real estate sales in recent years has been the "staging" of a home to make it look its best for prospective buyers.

The principles of staging can be applied to our homes in the Knolls and Mill Creek whether or not you are planning to sell this year or many years in the future. I suggest this because generally the approaches that make a home more saleable also make it more liveable.

A key strategy in staging is simply that the process of artfully arranging the inside of your home shows off your home's full potential. Staging plays up your home's good features, such as enhancing a great view or drawing the buyer's eye to some spectacular wood floors. It is clear to see how that applies in our neighborhood with our mature trees, lovely lots, hardwood floors and spacious rooms.

Another strategy of staging is to minimize some of the home's drawbacks, such as making a small bedroom look larger. Give away or donate overly large pieces of furniture that are too big for a room

You cannot use staging to conceal structural defects, such as hanging a picture over a crack in the wall.

In many of our homes, the major drawback is age. Many of our homes are more than 40 years old. Don't let them look their age.

Unless you are planning to sell in the near future, you should be "staging" your home for your own benefit and enjoyment. Staging a home means it will "live better" as well as look better.

That means "de-cluttering" a room. No one wants to see several days' worth of mail and newspapers on the kitchen counter, or a kid's

bedroom crammed with toys and games. That may mean the installation of new shelves in a closet so there is a place for a child's toys or clearing out a kitchen cabinet so you can move the food processor off the counter.

The same applies to the garage, basement and even the backyard storage shed where some new shelving and/or some organization can make the space more inviting and more useable.

This same perspective can be applied to all the other jobs associated with home ownership.

Outside the home: Take a hard look at those foundation shrubs – would they benefit from a severe trimming or replacement? Shrubs need to be constantly groomed and trimmed. If yours haven't been groomed for a long time, they may be overgrown and need to be replaced. Make this the year to take care of that project. It will do wonders for the house—and for you every time you drive up to your house. The driveway and walkways – do they need repairing or is it time to replace them? Painting – have you been diligent

about painting the trim on one side of your house each year?

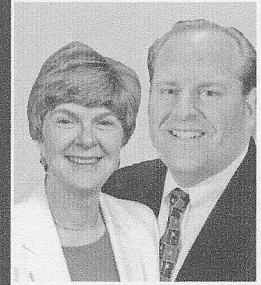
Inside your home: Look at your home like a stranger, or a prospective buyer would see it. Is it time to strip off the flocked wallpaper in favor of fresh paint in the modern colors and tones? Is there too much furniture in the family room or living room or fixtures that are worn or out-of-date? Is it time to pull up those worn carpets and refinish the hardwood?

All of these steps are the things a stager might consider to make your home more saleable. You should consider the same approach to make your home more livable.

Happy Housing!

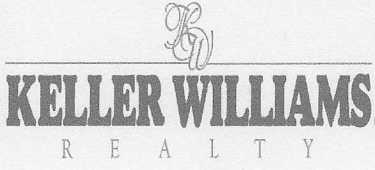


Bob Sanderson & Genie Bassett



Bob and Genie sell homes!

Call Bob at 378-6540
or Genie at 371-3594



KELLER WILLIAMS
REALTY

2nd Annual

CKMCCA Picnic

Saturday, July 31, 2010

Locust Lane Pool

2pm-Dusk

Become part of your Community

Take advantage of a great opportunity to get outside, meet your neighbors and participate in community-building activities! Last year's picnic was a lot of fun - delicious foods, splashing and swimming, making new acquaintances and hanging out with family and friends. Everyone had a great time. We want to make this year's event even better!

The CKMCCA is excited to present some new additions to the annual summer picnic. There will be a **bicycle safety course** followed by a **family bicycle ride** around our neighborhood, tethered **hot air balloon** rides, and professional **chair massage**. This will also be the perfect opportunity to join the association for the 2009-2010 **membership**. So, mark your calendar, fill out the form on the back, round up your neighbors, family and friends, and come to the picnic!

Balloon rides and massage subject to Town of Clifton Park approval.



Picnic Info - RSVP on Back

Activities begin at **2 pm** at **Locust Lane basketball court** followed by the picnic from 4 pm to dusk. The price is **\$10 per family** with current and/or new paid CKMCCA membership or **\$15 per family** for non-members. (Extra charge of \$3 per person for those without a pool membership).

Cost includes: Hot dogs, hamburgers, rolls, drinks, condiments and paper products. Each family is asked to bring a **side dish or dessert** to be shared (we expect at least 100 people.) **RSVP by July 26th to Paige Rossi or Deb Jackowski. Details and RSVP form on back of this sheet.**



Begins at **2 pm** Locust Lane Pool Fun and learning, all in one! Bicycle safety course followed by a mapped out family bicycle ride through the neighborhood. Ends back



4-6 pm Try a 5 minute chair massage by a professional massage therapist. **New or current members only.** Donations to (whatever) appreciated.



7 pm- dusk (?) weather permitting Join or pay your dues for 2009-2010 and enjoy a tethered hot air balloon ride. **New or current members only.**

Top 10 Reasons to Come to the Picnic



1. Fun with Family
2. Fun with Neighbors
3. Bicycle Safety
4. Hot Air Balloon Rides
5. Swimming
6. Food, Food, Food
7. Relaxing Chair Massage
8. Meet New Friends
9. Sense of Community
10. Sunshine (hopefully)



RSVP by July 26, 2010

2nd Annual Clifton Knolls Mill Creek Civic Association Picnic

Please fill out and mail or drop off this form along with money to:
Paige Rossi at 12 Locust Lane or Deb Jackowski at 54 Juniper Drive
Any questions please email parossi@nycap.rr.com

Family Name: _____

Address: _____

of Adults: _____

of Children: _____

email or phone # : _____

Each family is asked to bring a side dish or dessert.

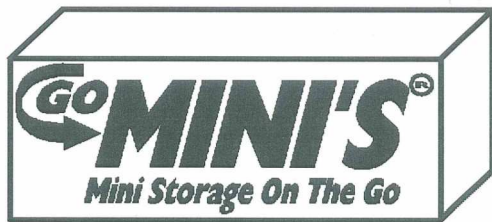
What kind of side dish or dessert will you bring (remember: we expect at least 100 people): _____

Cost enclosed (checks can be made out to CKMCCA):

\$10.00 family with membership

\$15.00 family without membership

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CLASSIFIEDS

FOR SALE: Lawn sweeper. Pull behind your rider to pick up grass, piinecones, needles, and leaves. Purchased 7/09, used that fall. Paid \$250, sell for \$125. Great buy! Call 371-3301.

FOR SALE: Matching twin size headboard, 2-drawer night table, and 5-drawer dresser. All in good condition. White with wicker trim. \$150. Call 383-9038. (Also available is a twin size bed frame and box spring.)

STAY AT HOME MOM of 2 (7 and 3 1/2) will watch your child at my house. Very kids friendly, built in playmate! Can pick up child from Skano if necessary (getting off the bus at a different stop can be an issue!) Day care experienced and neighborhood references available. Please call Corinne @ 280-2090 or e-mail czinsley@nycap.rr.com



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**CKMC
Neighborhood
GARAGE SALE**

**Saturday, August 14th
8am - 3pm**

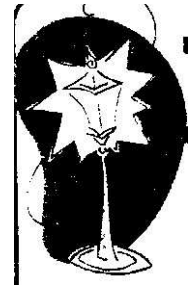
**If you're interested in participating,
please e-mail garagesale@ckmcca.org for more info**

Please include your name (it won't be published), your address and a short list of the type of items you will be selling.

Deadline for inclusion on the detailed maps and website is August 7th.



2010-2011 CKMCCA MEMBERSHIP DUES



JOIN THE CIVIC ASSOCIATION TODAY!

We sponsor a number of exciting events throughout the year and need your support. An updated Clifton Knolls/Mill Creek Directory will be published in early 2010 and delivered to all dues paying members of the Association. Your dues also support the publication and delivery of the News & Views. So fill out the coupon below and send it in with your check for \$18.00.

If you are away over the winter, let us know and we will hold your directory and deliver it to you when you return. Also, we'd like to have your e-mail address so we can send you notice of events and meetings without the need for additional paid mailings.

2010-2011 DUES \$20.00
October 1, 2010 – September 30, 2011

Send Dues (\$20.00) to:
Clifton Knolls/Mill Creek Civic Association, PO Box 2, Clifton Park, NY 12065

Name: _____

Address: _____

Phone: _____ **Move in Date:** _____

E-Mail Address: _____

Optional: indicate names and birth dates of your children for the directory, or if you have children that would be willing to babysit and/or pet sit:

Please check any of the following that you'd be interested in participating in:

- | | |
|--|---|
| <input type="checkbox"/> Adult Wine & Cheese Party | <input type="checkbox"/> Annual Meeting Speaker |
| <input type="checkbox"/> Become Board Member | <input type="checkbox"/> Children's Halloween Party |
| <input type="checkbox"/> Entrance Marker Upkeep | <input type="checkbox"/> Garage Sale |
| <input type="checkbox"/> Obtain Directory Advertising | <input type="checkbox"/> Obtain Directory Updates |
| <input type="checkbox"/> Obtain News & Views Advertising | <input type="checkbox"/> Scholarship Coordination |
| <input type="checkbox"/> Web Site Development | |

Comments:

THANKS FOR YOUR SUPPORT!

CKMCAA 2010/2011 ADVERTISING NEWSLETTER and/or DIRECTORY

PAYMENT MUST BE MAILED WITH THE AD COPY!

"News & Views" Newsletter:

The five issues of the newsletter are sent to every household (about 900 homes) in Clifton Knolls and Mill Creek five times per season (October, December, February, April, and June).

Rates: 1/8 page (business card)	\$20	per issue
1/4 page	\$30	per issue
1/2 page	\$50	per issue
Full page	\$100	per issue

Please circle the ad size you want and check the boxes below for the issues you want your ad to appear.

October `10 _____ December `10 _____ February `10 _____ April `11 _____ Summer `11 _____

CKMCCA Directory:

The CKMCCA Directory includes names and addresses of everyone in Clifton Knolls and Mill Creek, as well as a street map with numbered housing locations. It is issued once annually (usually in March) and is sent to all dues paying members of the Civic Association.

Rates: 1/8 page (business card)	\$95
1/4 page	\$165
Full page	\$225

Please circle the ad size you want.

Instructions:

Please include a copy of your ad submitted as "camera ready" and if possible in black and white print. For business card ads, please include a copy of your card. Send this form to:

Clifton Knolls/Mill Creek Civic Association
P.O. Box 2
Clifton Park, NY 12065

PAYMENT MUST BE MAILED WITH THE AD COPY!

Provide us your contact information:

Name: _____

Address: _____

Phone: _____

E-Mail: _____

Signature: _____

Date: _____

See your ad at www.ckmcca.org by calling up the archived issues of the News & Views!

CKMCCA News

MEETING SCHEDULE

The CKMCCA regular board meetings of the 2010-2011 membership year will be held on:

September 8	October 13	November 10	December 8
January 12	February 9	March 9	April 13
May 11	June 8		

We will send out an e-mail regarding the location of these meetings, and post them on CKMCCA.org as well. Meetings start at 7:30 pm, and typically run 60-90 minutes, depending on the number of items on the agenda. All are welcome to come and participate, be it to suggest something that would enhance our neighborhood, volunteer to help in one of our existing events, or to raise an issue or two.

CKMCCA DIRECTORY

The 2009-2010 CKMCCA Directory has been delayed for a number of reasons, including a lack of volunteers to verify information and some software difficulties. It is currently at the printer, and will be delivered to dues-paying members ASAP. In the future, if you want to save us a few steps, you can also send a note to directory@ckmcca.org to let us know your information. And if anyone wants to help us compile and verify the directory information, please contact the Board. Thanks for your cooperation.

E-MAIL NEWSLIST

The News & Views gets published five times a year. Often times, there are things that arise between publication dates, and more and more, e-mail is the best way to get quick messages out. The Civic Association has an e-mail distribution list of about 300, but most of those are from individuals who have paid their Civic Association Dues. As paying dues is optional—but highly encouraged!—we don't get e-mail addresses from most of the approximately 900 homes in Clifton Knolls and Mill Creek.

In the past, we've used it to alert residents about power and flooding issues, send a head-start on leaf pickup, as well as reminders on neighborhood events. If you would like to be put on the e-mail distribution list, please send an e-mail to mailinglist@ckmcca.org.

Be assured that your e-mail will not be used for commercial purposes or spam, and when neighborhood-wide messages go out, all e-mail addresses are hidden, so people won't be able to get everyone's e-mail addresses. Thanks for your cooperation—e-mail really is the quickest way to get messages out these days.

POOL LOT STRIPING

Based on requests at the annual meeting, the CKMCCA Board contacted the Town to inquire if plans are in the works to repave and/or repaint parking lot lines in the pool parking lots. At present, there are no plans, but the issue has now been brought to the Town's attention.

CKMCCA MEMBERSHIP DUES INCREASE

As you'll notice with the membership forms in this issue, we have increased Civic Association Membership dues by \$2 to \$20. This is to cover increased printing and mailing costs for the News and Views, and is also necessary as membership has been down in recent years. Currently, approximately one quarter of the homes in the neighborhood are

10 CKMCCA members.

Remember pedestrians and joggers now everyone is out and about! There will now be more and more people are using the streets in our neighborhood, be it to go to the golf course, to walk the dog, take a spin on the bike, or to just walk or jog around our quiet neighborhood. Please be alert, obey all traffic signs, and slow down!

And for all you early morning joggers and walkers, please remember that windows are open, and voices can travel a long way at 5am!

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Contact Info: Jennifer @
518-371-6250
Or
jmcollet@nycap.rr.com

Want to contribute to News & Views and make it a better newsletter? Send articles, classifieds, essays, or opinion pieces to:
newsandviews@ckmcca.org Or contact Bryon Backenson at 371-7931.

Clifton Knolls-Mill Creek Civic Association Board Information

CKMCCA Members

Bryon Backenson
Chame Blackburn
Chris Collet
Keri Horton
Paige Rossi
Sheila Suozzo
Chris Zinsley

Contact Information

To Contact the Board:

board@ckmcca.org

To Update Your Directory Information:

directory@ckmcca.org

To Submit Information to the News & Views Editor:

newsandviews@ckmcca.org

To Advertise in the News and Views or Annual Directory:


advertise@ckmcca.org

To Get Added to the CKMCCA E-Mail Distribution List:

mailinglist@ckmcca.org

Golf Course Sale Status

In mid-June, CKMCCA organized a meeting with residents, Town Planner Scavo, and Town Supervisor Barrett. As it stands, the current owners no longer want to own the Barney Road golf course and they are also interested in selling the garage and the office building. The Town of Clifton Park is very interested in buying the golf course portion of the property and establishing a Town golf course. It already owns some of the land surrounding the golf course, which is managed by the Park District. At this point, there is no proposal for development on the land and the current owners would like to sell it to the Town if price is fair. Having gone through a bid process, the Town selected an appraiser at last town board meeting. It will take approximately 6 weeks to get an appraisal report back to the Town board before they can even begin any negotiations with the current owners. In order to determine the value of the property, it needs to be appraised as a golf course and as property to develop as residential. Given the wet lands and not knowing the water table they cannot determine at this time how many homes could be built there. The Town is checking to see if there any prior rulings concerning the potential to develop this property, but have found nothing to date. The property is currently zoned residential. If the Town were to purchase the land it would be zoned as public recreation/institutional space. It was noted that if the property is not sold, there is nothing to force the current owner to maintain it and it could become overgrown and abandoned. CKMCCA will be actively working to encourage the Town to maintain its status as a golf course in our neighborhood, and have written a letter in support of the Town's purchasing it.




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- *Visit our Website
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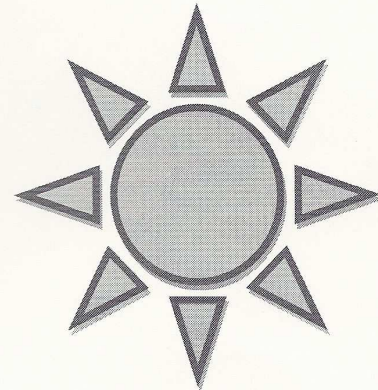
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