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- Select your category and write your ad how you wish it to read in the form provided.
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THE REPORTER 39 Elm Street, Delhi NY 13753

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DEADLINE:
1pm Tuesday

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MrNiceMan Appliance Repair LLC. Washers, Dryers, Refrigerators, Stoves, Air Conditioners, Water Tanks. 7 Days a Week! Licensed and insured. Money back guarantee. Call in honor of DOUG 607-637-4394. B38AR

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598-5898 Z38HC

GARAGE SALES

DELHI
Garage Sale September 2 & 3, from 9am to 2pm each day, 477 Andes Road, across from O'Connor Hospital in Delhi. Books, toys, tools, etc. Come find your treasure. 39GS

DELANCEY

Massive yard sale with tons of antiques and furniture. Saturday and Sunday 10am - 2pm, 9/23 & 9/24. 2465 County Highway 2 DeLancey, NY 13752 WA38GS

GENERAL

FOR SALE: 3 boxes of 6mm shells. \$40.00. Call 607-746-3877. X38G

COMMUNITY EVENT

Is your civic organization having a community event? Post it today in The Reporter's event calendar. Go to The-Reporter.net and click on submit under the calendar tab. This is the best way of having your event considered for inclusion in the print edition of The Reporter and other publications published by Decker Advertising Inc. OfTG

DIRECTV Sports Pack 3 Months on Us! Watch pro and college sports LIVE. Plus over 40 regional and specialty networks included. NFL, College Football, MLB, NBA, NHL, Golf and more. Some restrictions apply. Call DIRECTV 1-888-534-6918 Z38G

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HELP WANTED

TAKING APPLICATIONS for saw mill laborers. Please apply in person at Cannonsville Lumber Inc., 199 Old Route 10, Deposit, NY 13754 607-467-3380. Pay based on experience. BTFFHW

Town of Davenport Highway Department job opening: Looking to hire a dependable, motivated employee. CDL license required. Equipment experience helpful. 40 hours a week with overtime in the winter months. Good pay, benefits, sick & personal time, 2 weeks vacation. NYS Retirement and health insurance available. Contact Fred Utter @ 607-287-6725. B38HW

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RENTALS

Walton: 2 bedroom 1 bathroom apartment. Living room, dining room, kitchen & off street parking. Absolutely no pets! \$1,000/month + security. Tenant responsible for electric & gas. 631-902-2413. 39FR

MOUNTAINVIEW ESTATES-NICE PLACE TO LIVE! All apartments have appliances, ample storage and patio/balcony. Also on-site laundry, playground, on-site parking, and full time maintenance staff. Call or stop in for application. Mountainview Terrace, Walton, NY. 607-865-4278, NYS Relay 711, Monday & Wednesday 8AM - 4:00 PM. EHO/HCA BTFFFR

Westbrook Apartments, Walton, NY. Subsidized/Income Eligible. Our apartments have abundant closet & storage space, window coverings, large pantries, ample parking, playground, full-time maintenance staff with 24 hour emergency service and on-site laundry. We allow one small pet with pet deposit. Call or stop in for an application or applications are available on-line at crrmentalgm-mt.com. Westbrook Apartments, 141 East Street, Walton, NY 13856. 607-865-8762, NYS Relay 711. EHO, HCA. BTFFFR

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Call 607-865-7090 or visit dcswwd.org

for a Job Announcement.

Cover letter, resume and application due by 9/22/23.

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FOR HOBART UNITED METHODIST CHURCH

Responsible for 3 story building and other tasks. 10-12 hours per week. Flexible hours.

Call: **Barbara Hoover Stevens**
607-538-9797

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Full Time/Part Time CDLC-P Required. Willing to Train.



For Application Call 607-538-1734

LIVE-IN RESIDENT ASSISTANT-DELHI

Delhi Senior Community Free rent & electricity for onsite apartment!

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 - Must have a clean background and knowledge of basic maintenance duties.
 - All in lieu of free rent and electricity!

If you are semi-retired or fully retired this may be the right position for you.
For more information and to apply call: 607-746-8142 • M-T 8-4



Bovina Montessori Seeking Lead Guide and Assistant Guide (teachers)

Bovina Center Montessori School and Day Care Center is expanding to hold two toddler (18 -36 months) classrooms. A lead guide/ teacher and an assistant guide/teacher for the second toddler classroom are needed.

Successful Lead Guide candidates will have daycare or childcare experience, some IT and record keeping skills, have an interest in Montessori education and willingness to become certified as an AMI Montessori educator. Candidates for both positions should exhibit a love for working with children and learning of the outdoors, as well as possess a clean record. Farming or knowledge of the outdoors is a plus.

Benefits include competitive salary, health care, scholarships and/or sincere discounts for enrolled staff children.

Assistant Position to be filled ASAP.
Lead Guide position to be filled mid-October.
For more information and to apply for the position please go to bovinamontessori.com

The Arc Delaware County New York

WE'RE HIRING

The Arc of Delaware County is looking for two Temporary positions through 12/31/2023.

- **Speech Pathologist**
- Rate \$29.50 an hour, M-F
Delhi Area
- **DSP Supervisor/Life Coach X**
- Rate \$20.50 an hour, M-F
Walton Area

Call 607-865-7126 for more information or apply at www.delarc.org/careers or fax resume 607-865-7129.

Roxbury Central School
has the following anticipated vacancies:

Director of Facilities I or II
12-month, Civil Service position with salary & benefits per the CSEA contract, starting November 1, 2023. The successful candidate must have passed or be able to pass the Delaware County Civil Service exam. Salary starting at \$19.42/hr.

Director of Transportation
12-month, Civil Service position with salary & benefits per the CSEA contract. Salary starting at \$21.48/hr.

Full Time Bus Driver
CDL - Class B w/air brake, passenger and school bus endorsement preferred, but not necessary. District will provide training. Salary starting at \$18.86/hr.

Teacher's Aide
Immediate opening with stipend and benefits as per the CSEA contract. Salary starting at \$15.78/hr.

School Nurse
Registered Nurse. Salary starting at \$19.13/hr.

Written applications may be submitted by 10/14/23 to:
Stacy Ward, Superintendent
ROXBURY CENTRAL SCHOOL
53729 State Hwy. 30 • Roxbury, NY 12474 • EOE

Public notices/legals submit online 24/7 at: www.The-Reporter.net

Public Notices

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SIDNEY, NY
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17. Publication of Statement of Ownership: Publication of this statement will be printed in the 09/21/2023 issue of this publication.
 18. Signature and Title of Editor, Publisher, Business Manager, or Owner Kimberley Shepard; 18. Title: President/Co-owner; 18. Date: 09/15/2023

DELAWARE COUNTY
Notice to Bidders

STATE UNIVERSITY CONSTRUCTION FUND
NOTICE TO BIDDERS

The State University Construction Fund will receive sealed Proposals for Project No. 251035-00 Titled Data Infrastructure Upgrade – Campus – Wide at SUNY Delhi until 2:00 p.m. Local Time on October 25, 2023 at the Fund's Office at H. Carl McCall SUNY Building, 353 Broadway, Albany NY 12246, where such proposals will be publicly opened and read aloud.

The Contractor shall complete all work necessary for substantial completion within 542 calendar days from receipt of the Notice to Proceed.

The Fund's project specific goals for this project are 5% MBE and 5% WBE and 3% SDV.

A pre-bid conference and project walk through will be held on September 26, 2023, at 10:00am with all contractors assembled at State University of New York at Delhi Wall Services Building 454 Delhi Dr Delhi, NY 13753

Bidding and Contract Documents may be examined free of charge at the campus and at:

Consultant's Office	Pathfinder Engineers and Architects 100 Corporate Parkway, Suite 116 Amherst, NY 14226 Phone: (716)249-0099 Contact: Corey Wilson, PE
Site (SUNY Campus)	State University of New York at Delhi Wall Services Building Delhi, NY 13753 Phone: (607)746-4012 Contact: Morgan McKee

Plan Rooms

CMD (formerly Reed) (subscribers only):	Visit www.cmdgroup.com .
Dodge Reports	Visit www.dodgeprojects.construction.com
ConstructConnect	Email: content@constructconnect.com
Construction Journals	Visit www.constructionjournal.com
Construction Exchg of Buffalo & WNY Inc.	2660 William Street, Buffalo, NY 14227
Builders Exchange	180 Linden Oaks, Suite 100, Rochester, NY 14625
Syracuse Builders Exchange	6563 Ridings Road, Syracuse, NY 13206
Minority Contractors Assoc of Central NY	2610 South Salina Street, Suite 7, Syracuse, NY 13205. Email: stevencoker@rocketmail.com
Bldrs Exchange of the Southern Tier-East	15 Belden Street, Binghamton NY 13903-2159
Eastern Contractors Assoc	6 Airline Drive, Albany, NY 12205
Urban League of Rochester (Business Development Div)	265 N. Clinton Ave, Rochester NY 14605
Albany Ctr for Economic Success	#101, 255 Orange Street, Albany, NY 12210

Plans will be available on 06/20/2023 from Rotolite-Elliott Corporation, 1 Grove Street, Suite #123, Pittsford, NY 14534 (the Printer; 585.385.1463) in either electronic or paper format. Bidders will be able to access the project online at the Printer's web site: www.rotoliteelliott.com

Click the link under "REC PLAN ROOM", posted jobs are listed there and may be downloaded.

Complete sets of Contract Documents for bidding may be obtained from the Consultant upon receipt of a payment of \$49.00 for a printed copy or \$10 for an electronic copy, made payable to the Consultant, for each complete set. The Fund waives fees and deposits for sets of the Contract Documents requested by NYS certified Minority- and Women-Owned Business Enterprise or Service-Disabled Veteran-Owned Business Enterprise.

Bids must be submitted in duplicate in accordance with the instructions contained in the Information for Bidders. Security will be required for each bid in an amount not less than five (5) percent of the Total Bid. Each bid must be identified, on the outside of the envelope, with the name and address of the bidder and designated a bid for the Project titled above. When a sealed bid is placed inside another delivery jacket, the bid delivery jacket must be clearly marked on the outside "BID ENCLOSED". Visit <https://sucf.suny.edu/sites/default/files/docs/BidandPostBidChecklist.pdf> and download the "Bid and Post Bid Checklist" that gives bidders a one-page summary of how to be prepared if bidding.

It is the policy of the State of New York and the Fund to encourage minority/women's business enterprise participation in this project by contractors, subcontractors and suppliers, and all bidders are expected to cooperate in implementing this policy.

The Fund reserves the right to reject any or all bids.

STATE UNIVERSITY CONSTRUCTION FUND

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NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY Kuebz's Katskill Wellness LLC. Filed with SSNY on 8/2/2023. Office: Delaware County. SSNY designated as agent for process & shall mail to: 145 Delaware St Walton NY 13856. Purpose: any lawful

Sidney Central School District INVITATION FOR BIDS Invitation For Bids: The Sidney Central School District invites sealed bids, in duplicate, for their 2024 Capital Project consisting of General Trades, Mechanical, Plumbing, Electrical and Site work. Bids will be accepted by the Owner until, no later than, 3:30 PM local time on October 18, 2023. Bids shall be delivered to the front office and addressed to Aimee Warner, School Business Executive. Address is 95 West Main Street, Sidney NY 13838 Bids will be opened publicly, directly after the bid acceptance and read aloud at 3:30 in the Auditorium. Complete set Contract Documents may be obtained Starting September 27th, 2023 upon receipt of a \$75.00 deposit per set made payable to Sidney Central school District at Dataflow, 19 S. Washington Street, Binghamton NY 13903 (607) 772-2001

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY Notice of Formation of Northfield Towing. Articles of Organization filed with Secretary of State of NY (SSNY) on 2023-05-22. Office location: Delaware County. SSNY designated as agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to Shawni Williams: 5277 County Hwy 23 Walton NY 13856. Purpose: Any lawful purpose

Town of Delhi Notice of Meeting DELHI JOINT FIRE DISTRICT NOTICE OF SPECIAL MEETING Please take notice that the Delhi Joint Fire District of the towns of Delhi, Hamden and Meredith, County of Delaware, New York, will hold a Special Meeting on Thursday, September 21, 2023. The meeting will be held at 8pm at the Delhi Fire Department, 140 Delview Terrace Extension, Delhi, NY. All meetings of the Delhi Joint Fire District are open to the public. This notice is being posted in accordance with the provisions of Section 94 of the Public Officers Law of the State of New York.

By order of the Board of Fire Commissioners of the Delhi Joint Fire District Fire District. Kurt R. Mable Secretary Delhi Joint Fire District

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY Notice of Formation of Mountain Dog Restaurant LLC. Articles of Organization filed with Secretary of State of NY (SSNY) on 2023-07-10. Office location: Delaware County. SSNY designated as agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to Karen Saminski: 707 CAPE HORN RD STAMFORD NY 12167. Purpose: Any lawful purpose

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY CJR MDR LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 7/14/2023. Cty: Delaware. SSNY desig. as agent upon whom process against may be served & shall mail process to Cory J Rosenbaum, 53 Main St., Sidney, NY 13838. General Purpose

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY Notice of Formation of Mark Wood Construction LLC. Articles of Organization filed with Secretary of State of NY (SSNY) on 2023-08-17. Office location: Delaware County. SSNY designated as agent of upon whom process against it may be served. SSNY should mail process to VIP Payroll and Tax Services: 1 North Main st Bainbridge NY 13733. Purpose: Any lawful purpose

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY Notice of Formation of INTRODACQUA LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 04/05/23. Office location: Delaware County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Adam Tiberio, 21 Dwight St., Poughkeepsie, NY 12601. Purpose: any lawful activities.

Town of Meredith Notice of Meeting 2024 Budget Workshop Tuesday September 26, 2023 At the Meredith Town Hall 4247 Turnpike Road Delhi, NY 6:00PM BUDGET WORKSHOP, Tuesday September 26 2023 on the 2024 Town of Meredith Draft Budget. All interested parties are invited to attend.

9/13/23 Liliane F. Briscoe Town of Meredith Town Clerk

DELAWARE COUNTY Public Notice September 15, 2023 TAKE NOTICE THAT; that anyone with an equal, prior or superior equitable or legal right or interest in/to/for/of the TITLE: SANTANA JOHNAS, FLERIDA OR FLERIDA CONSUELO SANTANA OR FLERIDA SANTANA or FLERIDA PARKER or FLERIDA SANTANA PARKER in any style variations thereof capable to confuse, suspend or clog said Title, right or interest in/to/for Title is HEREBY REQUESTED to present their claim to witness: SANTANA JOHNAS, FLERIDA 157 West Main Street, Stamford NY 12167 before expiration of thirty days of this publication. I have returned from sea.

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY Washville LLC. Filed with SSNY on 9/5/2023. Office: Delaware County. SSNY designated as agent for process & shall mail to: 2114 Fish Hollow Rd Walton NY 13856. Purpose: any lawful

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY Notice of Formation of 625 CH LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 5/24/23. Office location: Delaware County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail/email process to: United Corporate Services, Inc., 10 Bank St, Ste 560, White Plains, NY 10606, registeredagent@unitedcorporate.com. Purpose: any lawful activity.

Catskill Watershed Corporation Help Wanted The Catskill Watershed Corporation is seeking to hire a qualified General Maintenance Manager. Position will include working in close coordination with the company's Building and Grounds Manager and maintenance staff to ensure daily upkeep and maintenance of facility and grounds. Duties include but are not limited to; preventative maintenance, routine repairs, mowing, plowing, and cleaning. Salary \$45,000. Excellent Benefits. Please send resume to Mr. Jason Merwin, 669 County Highway 38 Suite 1, Arkville, NY 12406. EOE

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY 2550 SLR, LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 6/22/2023. Cty: Delaware. SSNY desig. as agent upon whom process against may be served & shall mail process to Cory J Rosenbaum, 4859 Sands Creek Rd., Hancock, NY 13783. General Purpose

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY Notice of Formation of RJV Carpentry LLC. Articles of Organization filed with Secretary of State of NY (SSNY) on 2023-07-06. Office location: Delaware County. SSNY designated as agent of upon whom process against it may be served. SSNY should mail process to Ryan VanDeusen: 261 Center Street Franklin NY 13775. Purpose: Any lawful purpose

Town of Delhi Legal Notice

NOTICE IS HEREBY GIVEN, that there will be Budget Workshop Meetings for the Town of Delhi to be held on the following: Thursday, September 28, 2023 at 5:30pm Thursday, October 12, 2023 at 5:30pm Thursday, October 19, 2023 at 5:30pm at the Town Hall, 5 Elm Street, Delhi. Any other business that may come before the board will also be addressed at such time. Elsa Schmitz Town Clerk Town of Delhi

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY SANFORD AUTO LLC. Arts. of Org. filed with the SSNY on 08/17/23. Office: Delaware County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 42812 State Highway 28, Arkville, NY 12406. Purpose: Any lawful purpose.

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY Notice of Formation of FISHCAKE RENTALS LLC. Articles of Organization filed with Secretary of State of NY (SSNY) on 2023-08-07. Office location: Delaware County. SSNY designated as agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to C/O LLC: 851 BELL HILL RD DELHI NY 13753. Purpose: Any lawful purpose

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY Notice of Formation of Teed Hill Preserve, LLC. Arts. of Org. filed with Secy. of State of NY (SSNY) on 6/5/23. Office location: Delaware County. SSNY designated as agent of LLC upon whom process against it may be served. SSNY shall mail process to: Boris Gilzon, 391 16 St, Brooklyn, NY 11215. Purpose: any lawful activity.

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY Notice of Qualification of Santa Bear Films, LLC. App. for Auth. filed with Secretary of State of NY (SSNY) on 8/9/23. Office location: Delaware County. LLC formed in CA on 7/27/23. SSNY designated as agent of LLC upon whom process against it may be served & shall mail process to 15 Crestwood Drive, Delhi NY 13753. Arts of Org filed with CA Secy of State. Primary: 440 Pier Ave, Unit B Hermosa Beach CA 90254. Purpose: Any lawful purpose.

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY ALPINE GUTTERS LLC. Filed 7/6/23. Office: Delaware Co. SSNY desig. as agent for process & shall mail to: 577 Main St, Apt 4, Franklin, NY 13775. Purpose: General

NOTICE OF FORMATION OF A LIMITED LIABILITY COMPANY 106 CH11A LLC, Arts of Org. filed with Sec. of State of NY (SSNY) 8/4/2023. Cty: Delaware. SSNY desig. as agent upon whom process against may be served & shall mail process to 53 Main St., Sidney, NY 13838. General Purpose

Delaware Academy CSD at Delhi Legal Notice CORRECTED NOTICE AS TO DAY OF THE WEEK OF VOTE ON OCTOBER 11, 2023 At a Special Meeting of the Board of Education of the Delaware Academy Central School at Delhi, held on Monday, August 21, 2023 at 6:00 p.m. in the High School Media Center, the Board of Education approved a resolution to hold a Special School District Meeting on Wednesday, October 11, 2023. NOTICE OF SPECIAL SCHOOL DISTRICT MEETING AND AVAILABILITY OF ABSENTEE BALLOTS Delaware Academy Central School District at Delhi Delaware County, New York PLEASE TAKE NOTICE that a Special School District Meeting and Election of the Delaware Academy Central School District at Delhi, Delaware County, New York, will be held on October 11, 2023 in the Middle School Lobby, at which the polls will be kept open between the hours of 12:00 o'clock Noon and 8:00 o'clock P.M., Prevailing Time, for the purpose of voting by [voting machine] upon the following bond propositions: BOND PROPOSITION NO. 1 - CAPITAL PROJECT - SCHOOL BUILDING & SITE IMPROVEMENTS Shall the following resolution be adopted, to-wit: RESOLVED, shall the Board of Education of the Delaware Academy Central School District at Delhi, Delaware County, New York, be authorized to construct improvements to and to reconstruct School District buildings and facilities, including original furnishings, equipment, machinery, apparatus, appurtenances, site improvements, updates to technology instruction and auditorium facilities and other incidental improvements and expenses in connection therewith, at a maximum estimated cost of \$9,841,000, and that \$9,841,000, or so much thereof as may be necessary, shall be raised by the levy of a tax upon the taxable property of said School District and collected in annual installments as provided by Section 416 of the Education Law; and in anticipation of such tax, obligations of said School District shall be issued. BOND PROPOSITION NO. 2 - CAPITAL PROJECT - ATHLETIC FIELDS IMPROVEMENTS Shall the following resolution be adopted, to-wit: RESOLVED, shall the Board of Education of the Delaware Academy Central School District at Delhi, Delaware County, New York, be authorized to construct improvements to and to reconstruct one natural grass field and one artificial turf field with field lighting at the Middle/High School including construction to School District buildings and facilities, including original furnishings, equipment, machinery, apparatus, appurtenances, site improvements, and other incidental improvements and expenses in connection therewith, at a maximum estimated cost of \$4,159,000, and that \$4,159,000, or so much thereof as may be necessary, shall be raised by the levy of a tax upon the taxable property of said School District and collected in annual installments as provided by Section 416 of the Education Law; and in anticipation of such tax, obligations of said School District shall be issued. SEQRA DETERMINATION: Proposition No. 1 and Proposition No. 2 involve "actions" which have been determined to be an "Type I Action" pursuant the regulations of the New York State Department of Environmental Conservation promulgated pursuant to the State Environmental Quality Review Act ("SEQRA"), which the School District has determined, will not result in a significant adverse environmental impact. SEQRA compliance materials are available at the Office of the School District Clerk where they may be examined during normal business hours upon appointment. ABSENTEE BALLOTS: Absentee ballots may be applied for at the District Clerk's Office. The District Clerk must receive applications for absentee ballots at least seven days prior to the vote if the ballot is to be mailed to the voter, or on or prior to October 10, 2023, the day before the vote, if the ballot is to be issued to the voter in person. The District Clerk must receive absentee ballots at said office not later than 3:30 PM on October 11, 2023. A list of all persons to whom absentee ballots shall have been issued will be available for public inspection in the District Clerk's Office not less than five days prior to the date of the vote during regular office hours (8:00AM to 4:00 PM) until the day of the election, including each of the five days prior to October 11, 2023 (excluding Saturdays and Sundays) and will be posted conspicuously at the polling place on October 11, 2023 during the hours of the Special District Meeting. Any qualified voter may submit a written challenge to the qualifications of any person whose name appears on the list of absentee voters and provide reasons therefore known to the District Clerk for transmittal to the Inspectors of Election on the date of the vote. In addition, any qualified voter may challenge the acceptance of the absentee voter's ballot of any person on such list by making his/her reasons known to the election inspector before the close of the polls. QUALIFIED VOTER: All U.S. citizens who have lived in the School District at least 30 days prior to the date of the Special District Meeting are eligible to vote if they are at least 18 years old, and not otherwise prohibited from voting under the provisions of Section 5-106 of the Election Law. The register prepared will be filed in the office of the District Clerk and will be open for inspection by any qualified voter of the District between the hours of 8:00 A.M. and 4:00 P.M. on each of the five days prior to the election, as well as on the date set for the vote. The register will also be available for inspection on the day of the election at the polling place at the Middle School Lobby. CANCELLATION: FURTHER NOTICE IS HEREBY GIVEN that in the event of a weather or other emergency which necessitates cancellation of the October 11, 2023 meeting, said Special District Meeting and Election shall be held on October 18, 2023 at the aforementioned time and places. Dated: Delhi, New York, August 21, 2023. BY ORDER OF THE BOARD OF EDUCATION OF THE DELAWARE ACADEMY CENTRAL SCHOOL DISTRICT AT DELHI, DELAWARE COUNTY, NEW YORK. Lisa A. Kulaski School District Clerk

Public notices/legals submit online 24/7 at: www.The-Reporter.net

Public Notices

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Town of Andes
Notice to BiddersCarol Ames, Town Clerk Town of Andes
Phone # (845)676-4791 Fax (845)676-3776

NOTICE TO BIDDERS

Please take notice, General Municipal Law of the State of New York, that pursuant to authorization of the Town Board of Andes, Delaware County, SEALED BIDS for the following:

Andes WWTP:

1. Plowing consists of snow removal of the driveway, parking lot and gate. Snow will be removed prior to 6:30AM. Snow will be removed in front of every overhead door each time the facility is plowed and around the front of the court building. The Court sidewalk/walkway is also to be shoveled every day prior to 6:30AM.

Andes Water District:

1. Spring Treatment Plant- Plowing to consist of snow removal of the driveway, wide enough for truck deliveries, inside the fence to each building and the gate. Snow removal will be before 6:30AM. Bid per season.

Town of Andes-

3. Snow removal on delinquent home owner sidewalks will be at the direction of the Town of Andes C.E.O. or the Town of Andes Supervisor. Delinquent home owner snow removal from sidewalks will be on a per sidewalk basis. Photographs, date, and time of each snow removal are required for any bill submitted to the Town.
4. Snow removal from Veteran's Park (Bohmann Park) sidewalk, Library sidewalk, and Hamlet bridges prior to 6:30AM
5. Snow removal from the Andes Town Hall sidewalk and both entrances prior to 6:30AM
6. Snow removal at the Andes Railroad Station. Plowing and shoveling to the building as needed. Snow must be removed from the driveway and parking area. Snow must be shoveled from the walkways and doorways of the building.
7. Andes Library- Plowing of the parking lot as needed. Snow must be removed from the entrance and parking area. (Bill to Andes Public Library-PO Box 116)
8. FUEL OIL- For heating Town Highway Garage -automatic delivery
9. WINTER MIX- For fuel oil for heating at the Town Highway Garage-automatic delivery
10. L.P. GAS- Wastewater Plant, Town Hall, Library, Railroad Station and Spring Water Reservoir- automatic delivery
11. GASOLINE- Town Highway Garage- automatic delivery
12. DIESEL FUEL- Town Highway Garage-automatic delivery

WINTER MIX FOR DIESEL FUEL-Town Highway Garage-automatic delivery.

Instructions MUST be followed in order for your bid to be opened!
*One Bid Per Envelope

*Item being bid must be specified on envelope: Number, bid name, and your name

*All bids must be accompanied by a non-collusive bid certificate.

*All snow removal bids must be accompanied by proof of insurance.

*If your bid is accepted- you must provide proof of prevailing wage.

*ALL snow removal bids, will be bid per season, except #1 for the Town of Andes. The use of sand/deicer shall be used in necessary conditions on all parking lots, sidewalks, and entrances. The purchase of sand/deicer is the responsibility of the bidder.

*Bids #6-11 are to be twelve months bids to take effect 11/11/2023 Bids will be accepted at the Town Clerk's Office or can be mailed to:

Andes Town Clerk

115 Delaware Ave.

P.O. Box 125

Andes, NY 13731

Bids will be accepted until October 6th, 2023 at 12:00PM at the Andes Town Hall. The bids will be opened on October 6th, 2023 at 12:00 PM. The bids will be awarded at the Regular Board Meeting of the Andes Town Board, Tuesday, October 10th, 2023 at 7:00 P.M. at the Town Hall -115 Delaware Avenue.

Copies of the bid notice may be picked up at the Town Clerk's Office.

*The Andes Town Board may reject any and all bids and re-advertise.

By order of the Andes Town Board

Carol Ames

Town Clerk

DELAWARE COUNTY
Notice of Sale

OF SALE

SUPREME COURT COUNTY OF DELAWARE, U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE NRZ PASS-THROUGH TRUST XVIII, Plaintiff, vs. DEBORAH LILCHRIST A/K/A DEBORAH L. GILCHRIST, ET AL., Defendant(s). Pursuant to a Default Judgment, Judgment of Foreclosure and Sale and Amendment of Caption duly entered on August 4, 2023, I, the undersigned Referee will sell at public auction at the Delaware County Supreme Courthouse, 3 Court Street, Delhi, NY 13753 on October 17, 2023 at 10:00 a.m., premises known as 2 Olga Drive, Margaretville, NY 12455. All that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Town of Middletown, County of Delaware and State of New York, Section 241, Block 3 and Lot 11.115. Approximate amount of judgment is \$72,752.40 plus interest and costs. Premises will be sold subject to provisions of filed Judgment Index # EF2020-121. Cash will not be accepted. COVID-19 safety protocols will be followed at the foreclosure sale. Jeffrey S. Altbach, Esq., Referee Knuckles, Komosinski & Manfro, LLP, 565 Taxter Road, Suite 590, Elmsford, NY 10523, Attorneys for Plaintiff

DELAWARE COUNTY
Legal Notice

SUPREME COURT - COUNTY OF DELAWARE U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff -against- RICHARD LAYMAN; DIANE NEARING; SPENCER LAYMAN, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered on July 12, 2023, I, the undersigned Referee will sell at public auction at the Delaware County Courthouse, 3 Court Street, Delhi, NY on October 24, 2023 at 1:00 p.m. premises situate in the Village & Town of Hancock, Delaware County, New York. Section: 429.13 Block: 4 Lot: 22 All bidders must wear a face mask/shield at all times and social distancing must be observed by all bidders at all times. Bidders who do not comply with the face mask and/or the social distancing mandate will be removed from the auction. Said premises known as 192 W. MAIN STREET, HANCOCK, NY Approximate amount of lien \$146,496.15 plus interest & costs. Premises will be sold subject to provisions of filed Judgment and Terms of Sale. Index Number EF2022-488 TIMOTHY P. BURKE, ESQ., Referee Pincus Law Group, PLLC Attorney(s) for Plaintiff 425 RXR Plaza, Uniondale, NY 11556

(* THE REPORTER*)

NOTICE OF FORMATION OF
A LIMITED LIABILITY
COMPANY

Notice of Formation of NORTH WEST VIEW HOLDINGS LLC. Arts .Of Org. filed with SSNY on 09/07/23. Office: Delaware County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 926 Benedict Street, Bohemia, NY 11716. Purpose: Any lawful purpose.

NOTICE OF FORMATION OF
A LIMITED LIABILITY
COMPANY

Bearadise Cabin LLC, Articles of Organization were filed with the Secretary of the State of New York (SSNY) on 03/26/2022. Office Location: Delaware County. SSNY has designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to the LLC, 16091 County Highway 18, Stamford, NY 12167. Purpose: For any lawful purpose.

NOTICE OF FORMATION OF
A LIMITED LIABILITY
COMPANY

B O O K K E E P E R PRODUCTIONS LLC. Filed 4/17/23. Office: Delaware Co. SSNY desig. as agent for process & shall mail to: Po Box 233, New Kingston, NY 12459. Purpose: General

NOTICE OF FORMATION OF
A LIMITED LIABILITY
COMPANY

Notice of Formation of MARION MANOR, LLC. Articles of Organization filed with Secretary of State of NY (SSNY) on 2023-08-23. Office location: Delaware County. SSNY designated as agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to the LLC: 427 Red Rock Road, Hobart, NY 13788. Purpose: Any lawful purpose

DELAWARE COUNTY
Notice of Sale

REFeree's NOTICE OF SALE IN FORECLOSURE SUPREME COURT - COUNTY OF DELAWARE M&T BANK, Plaintiff - against - PATRICK A. WALKER, et al Defendant(s). Pursuant to a Judgment of Foreclosure and Sale entered on December 17, 2019. I, the undersigned Referee will sell at public auction at 3 Court Street, Delhi, NY 13753 in the City of Delhi, in the County of Delaware, State of New York on the 6th day of October, 2023 at 11:30 AM. All that tract or parcel of land, situate in the Town of Masonville, County of Delaware and State of New York. Premises known as 15881 State Highway 8, Sidney, New York 13804. (SBL#: 183.3-1-33.2) Approximate amount of lien \$85,030.91 plus interest and costs. Premises will be sold subject to provisions of filed judgment and terms of sale. Index No. EF2018-1005. Thomas Hegeman, Esq., Referee. McCalla Raymer Leibert Pierce, LLC Attorney(s) for Plaintiff 420 Lexington Avenue, Suite 840 New York, NY 10170 Tel. 347/286-7409 For sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832 Dated: July 7, 2023 During the COVID-19 health emergency, bidders are required to comply with all governmental health requirements in effect at the time of sale including but not limited to, wearing face coverings and maintaining social distancing (at least 6-feet apart) during the auction, while tendering deposit and at any subsequent closing. Bidders are also required to comply with the Foreclosure Auction Rules and COVID-19 Health Emergency Rules issued by the Supreme Court of this County in addition to the conditions set forth in the Terms of Sale.

NOTICE OF FORMATION OF
A LIMITED LIABILITY
COMPANY

EST RENTS LLC. Arts. of Org. filed with the SSNY on 09/07/23. Office: Delaware County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, 926 Benedict Street, Bohemia, NY 11716. Purpose: Any lawful purpose.

NOTICE OF FORMATION OF
A LIMITED LIABILITY
COMPANY

Notice of Formation of Catskills Culinary Collaborative, LLC. Articles of Organization filed with Secretary of State of NY (SSNY) on 2022-03-11. Office location: Delaware County. SSNY designated as agent of Limited Liability Company (LLC) upon whom process against it may be served. SSNY should mail process to Karen Saminski: 707 Cape Horn Road Stamford NY 12167. Purpose: Any lawful purpose

NOTICE OF FORMATION OF
A LIMITED LIABILITY
COMPANY

LNC Of Oneonta LLC, Articles of Organization were filed with the Secretary of the State of New York (SSNY) on 06/07/2023. Office Location: Delaware County. SSNY has designated as agent of the LLC upon whom process against it may be served. SSNY shall mail a copy of process to the LLC, 1060 County Highway 11, West Davenport, NY 13860. Purpose: For any lawful purpose.

DELAWARE COUNTY
Legal Notice

The Delaware County Planning Board, created by a resolution of the Delaware County Board of Supervisors in 1966 as per New York State General Municipal Law Section 239 and charged with studying the physical, social and economic needs and conditions of the county and preparing a plan for its orderly development, is seeking professional services for the development of a county-wide Comprehensive and Strategic Action Plan and a county-wide Housing Study. The Requests for Proposals are open beginning September 15, 2023, with all submittals due to the Delaware County Planning Department by October 27, 2023 at 4:00 PM. Both Requests for Proposals are available at <https://delcony.us/pln>. Copies are also available upon request by contacting Delaware County Planning Department Grants Manager, Audrey Benkenstein, at (607) 832-5444 or audrey.benkenstein@co.delaware.ny.us. More information about Delaware County can be found on its website at <https://delcony.us>. Delaware County is an equal opportunity employer.

Town of Franklin
Public Notice

TAKE NOTICE that a public hearing will be held by the Town Board of the Town of Franklin on October 3, 2023 at 7:30 p.m. Town Hall, 12480 County Highway 21, Franklin, NY regarding a local law entitled "A LOCAL LAW TO OVERRIDE THE TAX LEVY LIMIT ESTABLISHED IN GENERAL MUNICIPAL LAW §3-C."

Notice is further given that the environmental significance, if any, of the proposed local law will be reviewed incident to, and as a part of, said public hearing.

Any person shall be entitled to be heard upon said proposed Local Law, a copy of which is available for review at the Town Clerk's Office. Persons who require assistance in attending said public hearing, or in furnishing comments and suggestions, should contact the undersigned to request such assistance.

Dated: September 18, 2023
Sonja Johns, Town Clerk

Town of Franklin

NOTICE OF FORMATION OF
A LIMITED LIABILITY
COMPANY

LEGAL NOTICE RALSTON PROPERTIES, LLC Notice of Formation of Limited Liability Company Arts. of Org. of Ralston Properties, LLC ("LLC") filed with Dept. of State of NY on September 13, 2023. Office location: Delaware County. Sec. of State designated agent of LLC upon whom process against it may be served and shall mail process to: 461 Quaker Hill Road, Jefferson, New York 12093, principal business address. LLC does not have a specific date of dissolution. Purpose: All legal purposes. Filer: Lavelle & Finn, LLP, 29 British American Bl., Latham, NY 12110.

NOTICE OF FORMATION OF
A LIMITED LIABILITY
COMPANY

THE STUDIO UPSTATE LLC Art of Org. filed with the SSNY on 08/23/2023. Office: Delaware County. SSNY designated as agent of the LLC upon whom process against it may be served. SSNY shall mail copy of process to the LLC, LEGALCORP SOLUTIONS 11 BROADWAY SUITE 615 NEW YORK, NY 10004 Purpose: Any lawful purpose.

NOTICE OF FORMATION OF
A LIMITED LIABILITY
COMPANY

Keelbone LLC Auth. filed w/ SSNY 9/12/23. Off. in Delaware Co. Cert of Form filed w/ SSDE 8/7/23. Process served to SSNY - desig. as agt. of LLC & mailed to the LLC, 3389 Floyd Ter., LA, CA 90068. Add. maintained in DE: National Registered Agents, Inc. 1209 Orange St, Wilmington, DE 19801. Name & add. of auth. officer in DE where Cert of Form filed: SSDE. Corp. Div., 401 Federal St, Ste. 4, Dover, DE 19901. Any lawful purpose.

Town of Hamden
Legal Notice

NOTICE IS HEREBY GIVEN, that a public hearing will be held before the Hamden Town Board at the Hamden Town Hall on the 4th day of October 2023, at 6:30 pm regarding the adoption of a Local Law to override the Tax Levy Limit established in General Municipal Law 3-c. This Law is being proposed to comply with subdivision 5 of the General Municipal Law 3-c which expressly authorizes the Town Board to override the Tax Levy Limit by the adoption of a local law approved by a vote of at least sixty percent of the Town Board. At such time and place all persons interested in the subject matter thereof will be heard concerning the same. Copies of the proposed law shall be available at the times prior to and after the hearing at the Town Clerk's Office during normal business hours for the purpose of inspection or procurement by interested persons. The proposed Local Law to override the Tax Levy Limit Established in General Municipal Law 3-c establishes the Hamden Town Board's intent to override the limit on the amount of real property taxes that may be levied by the Town of Hamden. Dennise Yeary Hamden Town Clerk September 12, 2023

Town of Andes
Notice of Meeting

ANDES TOWN PLANNING BOARD

115

DELAWARE AVENUE

ANDES NY, 13731

PUBLIC HEARING NOTICE: Please take notice that the Andes Planning Board will be

holding a Public Hearing on October 16, 2023, at 7:00PM.

This meeting will take place for a Special Use Permit for property located at

65 Main Street, Andes NY. (Tax map #259.10-4-9) copies of the proposal will be available for

reviewing at the Public Hearing.

Due to the Holiday on October 9th, 2023, the next Andes Town Planning Meeting will be

held on October 16, 2023, at 7PM.

JO ANN BOERNER
PLANNING BOARD CLERK



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Our next workshops are scheduled to take place at:

Stamford Village Apartments 125 Main St., Stamford, NY, 12167 Fridays in September at 2:00 pm 9/22, 9/29	Sidney Memorial Public Library 8 River Street, Sidney, NY 13838 Fridays in Oct./Nov at 1:00 pm 10/6, 10/13, 10/20, & 11/3
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Useful reinforcement items are provided at the end of each class.

Delaware County Office for the Aging
 Call the **SNAP-Ed Coordinator at 607-832-5750**
DelCoEatHealthy@gmail.com



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WALTON THEATRE
 THURSDAY, SEPT. 28 2 & 7 PM
 SATURDAY, SEPT. 30 7 PM


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We're Celebrating!

Irma Merrill's 90th Birthday!



Join us for a Cake & Punch Open House
September 23, 1pm-4pm
American Legion
River Road, Downsville
No gifts, please!

THE CENTRAL CATSKILLS CHAMBER OF COMMERCE PRESENTS THE 19TH ANNUAL **CAULIFLOWER FESTIVAL** MARGARETVILLE

SEPTEMBER 23, 2023 admission FREE

CAULIFLOWER FOR SALE!
Celebrating farming, cooking, and culture in the past, present, and future of the Catskill Mountains. Local Farms & Products, Artists & Crafters, Delicious Food Live Music, Kids activities, Cornhole Tournament, 1903 Endurance Run, Classic Cars Forestry & Watershed Demonstrations

Tractor Parade AT 11:30 A.M.

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This event is funded in part by Pure Catskills Buy Local campaign, an economic initiative of the Watershed Agricultural Council with funding from NYS DEP, USFS and others. Funding from the Delaware County Tourism Bed Tax Grant Program, through the Delaware County Economic Development Office and by the WMC Health Alliance.



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SEP 2 thru NOV 5

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FRIDAY SEP 22 7:30 - 9:30p

Sunny War
Roxbury Arts Center
FREE - \$24
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SEP 9 thru OCT 21

Alexandre Sazonov: Portraits and Landscapes
Headwaters Arts Center
A captivating exhibit featuring the remarkable oil paintings of Alexander Sazonov.

THURSDAY SEP 28 6:30p

Role Playing Game Night
Online
Join us for some high adventure as we explore fantasy and science fiction worlds through online roleplaying games.

WEDNESDAY SEP 20 5:00p

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Participants will receive a basic overview of the tenets of intellectual property, along with the updated changes to the rules and how they affect best practices.

Roxbury Arts Center 5025 Vega Mountain Road Roxbury 607.326.7908
Headwaters Arts Center 66 Main Street Stamford 607.214.6040
roxburyartsgroup.org

Programs offered by the Roxbury Arts Group are supported by the New York State Council on the Arts with the support of the office of the Governor and the NYS Legislature, the A. Lindsay & Olive B. O'Connor Foundation, the Robinson Broadhurst Foundation, the Tianaderrah Foundation, Loving Live Inc., the Delaware National Bank of Delhi, and by the generosity of business sponsors and individual donors like you.

Fall FIX UP Guide

PUBLICATION DATE #1 September 21 #2 October 12
DEADLINE DATE September 15 October 6

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The program is NOT limited to these conditions. Contact us if you think your child may qualify.



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- Allergy
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- Behavioral/conduct problem
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- Epilepsy/seizure disorder
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- Heart problem
- Intellectual disability
- Learning difficulty
- Migraines
- Mental health condition
- Muscular dystrophy
- Sickle cell anemia
- Speech/language disorder
- Substance use disorder
- Tourette syndrome
- Vision problem

Support Services

For families that cannot afford the program, the Children and Youth with Special Health Care Needs Support Services assists families in paying medical bills for children with severe chronic illnesses and/or physical disabilities, between birth and up to 21 years of age, who live in New York state and meet the county's medical and financial eligibility criteria.

Special Events

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Preview: Monday September 25th 9:00am - 4:30pm at our Bainbridge Auction Facility.
Pick-up: Pick-up for this auction is Friday September 29th and Monday October 2nd 8:30am - 4:30pm both days. Also Saturday September 30th 8:00am-10am.

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Mon. Sept. 18th - Cull Dairy ave. \$.91 top cow \$1.30, Cull Beef \$.90 - \$1.25, Organic cull dairy \$.70 - \$1.00, Maiden Heifers 1660#-1760# \$1.43 - \$1.53, Dairy Feeders \$.32 - \$1.15, Feeder heifers - \$1.54 - \$2.00, Feeder Steers \$1.83 - \$1.85, Bull calves top \$3.80 top beef calf \$6.20, Heifer calves top \$.85 beef calves top \$4.55, Dairy Grade Holsteins milking age top \$2000, bred heifers top \$1900, Open heifers top \$1150.

Mon. Sept. 25th - Normal Monday Sale & Organic Day. Special: Milking Herd Dispersal - Selling 35 head of Freestall Cows. Holsteins with some R&W's all AI sired and bred. Cows are Ave. 70#/day. SCC ave. 100,000 - 150,000. Awesome group of cattle with Fancy udders and good feet and legs. All info at ringside. A sale you don't want to miss! Also, Morrill Farm, NH is sending a load of (10-12) fresh heifers - freestall parlor trained and ready to go to work.

Mon. Oct. 2nd - Normal Monday sale & Monthly Fat Cow & Feeder Sale

Mon. Oct. 9th - Normal Monday Sale & Monthly Heifer Sale. SPEICAL: sale at our facility - Seldomrest Farm from Pine Bush, NY. Complete Retirement Dispersal - selling 140 head of freestall and milked in a tiestall barn. 120 milking age, 20 bred heifers, cows are ave. 70#/day. SCC 240,000 4.0f/3.1P. Herd is on a regular vaccination program. This is a 2 Generation Farm and John has been milking there since 1965. Owners: John & KC Devries. 845-800-8949. NOTE: Dairy starts at 1:00.

Sat. Oct. 14th - Sale held on the farm - Cazenovia, NY. 11:00 AM. Henry & Mary Stoker Retirement - Certified Organic Milking Herd & Bred Heifer Dispersal. Selling 95 Head - 80 Milking age, 15 bred heifers. Cows are ave. 60#/day. SCC ave. 217,000. This herd is a predominately Fall freshening herd with approximately 35 cows fresh or due within 30 days of the sale. DHI records at ringside.

Mon. Oct. 16th - Normal Monday Sale & Monthly Sheep, Lamb, Goat & Pig Sale

Mon. Oct. 23rd - Normal Monday Sale & Organic Day

Sat. Oct. 28th - Fall Premier All Breed Dairy Sale 11:30 AM. Accepting 120 head of Registered Dairy Cattle All Breeds for this sale. Featuring Complete Milking Herd & Bred Heifer Dispersal for Gold-Bar Holsteins. Still taking consignments for this sale but we are close to being full so if you have anything please let us know.

Mon. Oct. 30th - Normal Monday Sale.

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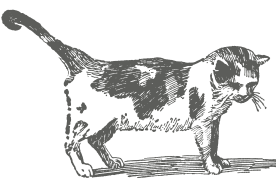
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FALL FIX UP



Amplify autumn curb appeal 5 home renovation projects to tackle this fall

With lower temperatures and milder conditions, fall provides a perfect opportunity to tackle that home renovation to-do list. Whether you plan on making minor improvements or wholesale changes are on the horizon, taking on a few DIY (Do It Yourself) projects can help boost your home's curb appeal (and its value) while also prepping for colder weather in the days ahead.

Making investments now - like putting time and money toward long-term energy efficiency - can pay off down the road, whether you're planning for a potential sale or simply looking to get more enjoyment out of your home. Plus, many exterior upgrades can be completed by homeowners, meaning there's no need to hire a professional when it's time to give your home a refresh.

Beautify those dull areas, boost resale value and add comfort with these ideas from the experts at Westlake Royal Building Products, a manufacturer of high-quality, low-maintenance products designed to meet the specifications and needs of building professionals, homeowners, architects, engineers and distributors.

Add or replace shutters

As a classic exterior design element, shutters can add instant charm to your home. With a variety of materials and colors to choose from, you can add shutters that suit your style and budget to give your home a more polished look. If it's already adorned with shutters, consider updating

them with newer styles for a fresh appearance.

Upgrade with stone veneer

Natural and textured home trends continue to rise, leading many building pros and homeowners to gravitate toward stone veneer, or manufactured stone, as it can replicate the look of real stone. The wide range of exterior and interior applications means you can add comfort, character and beauty while complementing your existing style. Consider an option like Versetta Stone from Westlake Royal Building Products, which offers homeowners an authentic, hand-crafted look in a panelized format that's easy to install with nails and screws. There's no need to paint, coat or seal once installed for a low-maintenance solution for accent walls, fireplaces, siding, entryways and walkways.

Refresh porch columns

Routine cleaning is one way to maintain porch columns, but if they're rotting or splitting, consider PVC porch column wraps for a visual transformation. Easy and often affordable, they're durable and decorative to fit existing columns or poles and can be painted to match your exterior color palette. They're resistant to pests, moisture and weather damage for long-lasting and nearly maintenance-free upgrades.

Invest in insulated siding

Good insulation is key to keeping your home warm, cozy and weatherproof during colder months. While there are many



ways to upgrade the insulation of your house, some homeowners are turning to insulated siding for a long-term solution. Long-lasting, weatherproof, durable and aesthetically pleasing, CraneBoard Solid Core Siding from Westlake Royal Building Products offers a cost efficient way to beat the cold. It's low maintenance, built to last and withstands temperature fluctuations and hurricane force winds for a highly functional option to keep cold out for years to come.

Update the driveway

Whether you're looking to

make some simple updates or it's time for a complete renovation, showing your driveway some love can significantly improve your home's curb appeal. Adding an address post with a hanging basket or planting trees, shrubbery or flowers along the sides lends immediate aesthetic im-

provement. For added low-light visibility and visual appeal, install lights along the perimeter to help the greenery stand out in the evening. If you're ready for a major overhaul, consider upgrading the driveway using cobblestone, pavers or stamped concrete.



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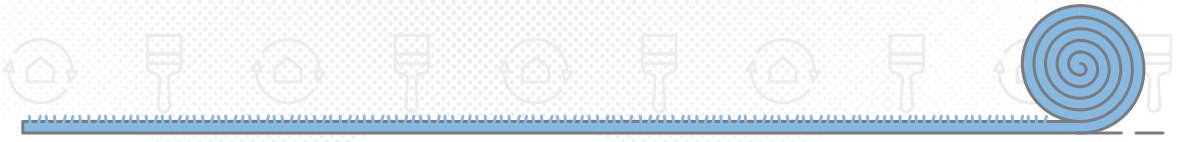


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FALL FIX UP



The benefits of energy-efficient homes

Consumer efforts to be more eco-conscious are more and more noticeable. For proof of that, one need look no further than the increase in vehicle charging stations. Such stations are more accessible than ever and illustrate that consumer preference is increasingly leaning toward products that leave as small a carbon footprint as possible.

Another indicator of a growing interest in eco-friendly products is the popularity in energy-efficient homes. In fact, a recent survey from the National Association of Home Builders found that energy-efficient features are among the most sought after "must-haves" among homebuyers. Among those surveyed, 83% desired Energy Star-rated windows, 81% wanted Energy Star-rated appliances and 80% preferred energy-efficient lighting.

Though eco-conscious sensibilities compel millions of homeowners to make their homes more energy-efficient, that's not the only reason to upgrade your home. The following are a handful of the many benefits of energy-efficient homes.

• **Save money:** Inflation was one of the biggest stories of 2022, as the cost of living rose dramatically in the wake of world events. According to data from the U.S.



Bureau of Labor Statistics, inflation led to an overall 6.5% increase in prices. But that increase was dwarfed by the cost of electricity, which increased by 14.3% in 2022. Energy-efficient appliances can help homeowners overcome that spike, as the U.S. Department of Energy indicates upgrading to such products can help homeowners reduce their energy costs by as much as 30%.

• **Improve resale value:** As the NAHB survey indicates, modern homebuyers want energy-efficient homes. They're also willing to pay more for such homes. Research from the mortgage lender Freddie Mac found that homes with energy-efficient ratings sold for nearly 3% more on average than homes without such ratings.

• **Live healthier:** The benefits of energy-efficient homes aren't just economic, though health-related benefits certainly pro-

duce an economic incentive as well. According to the American Council for an Energy-Efficient Economy, insulation and air sealing protect individuals from heat waves and other ripple effects of climate change. The ACEEE notes that weatherization can improve indoor air quality and comfort, a notable benefit for asthma sufferers and seniors. In fact, the ACEEE estimates that integrating energy efficiency programs in homes could reduce seniors' risk for falls in their homes, potentially saving \$2 billion in fall-related health care costs over the next decade, and improve asthma outcomes, which could reduce health care costs by as much as half a billion dollars.

Energy-efficient products and practices pay numerous dividends, making them a worthy expenditure for any homeowners looking to upgrade their homes.

How to prepare a fireplace for the winter

As hours of daylight shorten and fall gives way to winter, thoughts shift from fall foliage to spending time cuddling under warm blankets and being cozy indoors. A fireplace can improve the ambiance of any room and help to create a warm and welcoming gathering spot.

Home fireplaces typically are wood-burning or gas. Though

According to Family Handyman, a chimney cap is a protective covering that goes over the top of the chimney. It is made of steel or copper mesh with a cap on top. This protects the chimney from rain and downdrafts and keeps animals and debris from getting into the chimney.

Prune overhanging branches. If there are trees close to the



maintenance for these fireplaces differs, certain preparatory steps must be taken to prepare a fireplace for winter.

Clear the clutter

Items can accumulate in areas that are not in use, and a fireplace is no exception. Take a few hours to remove any belongings from in front of the fireplace and clean the mantle thoroughly.

Have the chimney cleaned

Hire a professional chimney cleaning company to inspect the chimney and clean it thoroughly before winter. According to BobVila.com, a chimney should be cleaned once a year, or after about every 80 fires. The National Fire Protection Association says failure to properly clean chimneys is one of the leading contributors to home fires. That's due to creosote, a highly flammable residue that builds up in the flue that lines the chimney.

Inspect the interior

The interior of a wood-burning fireplace is likely lined with fire bricks. Check for cracks and loose joints. Hire a professional mason to make any repairs, as special materials are needed to withstand the heat of fires.

Install a chimney cap and screen

home and the chimney, cut them back, as they can be a fire hazard. Branches and leaves also can restrict the proper draft of the chimney.

Assess the outdoor vent

Gas fireplaces typically emit exhaust through a vent in the home. Remove any blockages from the vent, including leaves, cobwebs and debris.

Check glass or other coverings

The glass or face of the fireplace helps regulate carbon monoxide exposure and protects people from the flames. Be sure the glass covering is intact.

Clean ceramic logs

Gas fireplaces use ceramic logs, rocks or beads that can become dusty. Clean them prior to use. Dirty ceramic logs can be a fire hazard and produce an unpleasant burning smell.

Check the blower and pilot

If the fireplace has an electric blower, clean and dust it so it doesn't become clogged. Inspect the pilot light for any wear and tear that includes wiring or structural issues.

It takes several steps to prepare fireplaces for cold weather seasons when they're most likely to be used with frequency.

What to know about replacing gutters

Certain home renovation projects are more glamorous than others. A remodeled kitchen is sure to garner its share of "oohs and aahs," while a newly paved driveway is much less likely to dazzle guests.

A gutter replacement is another job that might not have the wow factor. But fully functioning gutters are a must and can help to prevent potentially expensive roof damage. Gutters rarely draw attention, but homeowners can keep an eye out for signs that indicate gutters need to be replaced.

Signs gutters should be replaced

Various signs indicate it's time to replace existing gutters. Homeowners should act promptly if any of the following signs arise, as poorly functioning gutters can make it hard for water to get into the downspouts, ultimately pushing it backward and likely underneath roof shingles, where the result can be costly water damage.

- Peeling paint
- Cracks
- Pooling water in the gutter
- Mildew in the gutter, which can sometimes be seen even from the ground

• **Water damage:** Water damage on the gutter can be limited to certain spots and will be noticeable on the underside of the gutter

- Soffit damage
- Sagging gutters
- Detached gutters, which can be detached from other pieces or the house
- Rust

Who should replace gutters?

Many home improvements can be completed successfully by skilled do-it-yourselfers, but a gutter replacement is best left to the professionals. Homeowners who live in single-story homes may be able to replace gutters on their own, but the issues that can arise when gutters are not functioning at optimal capacity make this a job best suited to professionals, even in residences without high roofs.

Some gutters may be under a manufacturer's warranty, so homeowners can check to see if their gutters qualify for a free upgrade. Experience is one of the best reasons to work with a professional gutter installation team. Experienced professionals can identify which gutters are the

best fit based on a host of factors, including the pitch of the roof, local conditions and the size of the house. In addition, gutter installation requires the use of various tools that many DIYers may not have on hand, which can cut into the cost savings of doing the project yourself.

Homeowners also should not underestimate the challenges of working on ladders that are high up off the ground. Professionals

are accustomed to such challenges, while DIYers may not be comfortable or used to climbing ladders with materials and tools in hand.

A gutter replacement is a worthwhile investment that can ensure rain water efficiently and effectively runs through gutters and away from the roof. Leaving this task to the professionals can ensure the job is done right.



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FALL FIX UP

Color Inspiration for a Comforting, Relaxing Home

Updating your home can provide the perfect opportunity to explore new design styles or refresh living spaces with a new color scheme. In fact, a coat of paint can help set the mood for entire rooms in your home.

By turning to nature-inspired designs, you can create a sense of comfort and relaxation. A hybrid color, like Valspar's 2024 Color of the Year, Renew Blue, is gentle and airy with a touch of blue to set a restful and meditative mood. The grayed sea green - inspired by fleeting things such as fog, mist, clouds and glacier lakes - is a seasonless and versatile hue that features a mid-tone blue with warm undertones and can be used in outdoor living spaces and four-season rooms alike.

"This mid-tone shade has become popular for wellness environments over the years due to its low saturation level, which evokes a sense of rest and calm," said Sue Kim, Valspar's director

update the look of nearly any of your indoor or outdoor spaces.

Coastal

Coastal looks are timeless designs that have remained relevant for years because of their positive correlation to calming beach locations. Perfect for outdoor spaces like the backyard,



you can implement a more curated and personal take on the trend by shifting from "typical" coastal design that pairs beachy hues with natural textures like rope, driftwood and wicker to something more classic and natural like the Cape Cod variation by working in some nautical touches like anchors, oars or seashells.

Modern farmhouse

In the entryway, using beautiful and functional decor such as unique ceramics and handmade textiles helps usher in a modern, rustic style. By using timeless tones and accents, as well as layering heritage art, you can

create visual mystery while elevating the ordinary to make your home feel warm and welcoming to guests from the moment they walk through the door.

Nordic comfort

Modern Traditional is a style that came together over time, and the Hygge look is a refined take. It pulls elementary cues from traditional farmhouse style but has shaker-inspired elements mixed in and is done with a slightly modern twist. It can make a larger space like the kitchen feel welcoming, open, carefully curated and warm.

Modern Boho

Boho is a nature-loving and free-spirited style connected to earthy and botanical elements. From handmade decor to vintage metallic finishes, this style reimagines the past and elevates everyday spaces like bathrooms into personal retreats designed with wellness in mind.

Pastel Wabi-Sabi

Leaning into the modern sentiment of "less is more," this style reflects a naturally minimalist design aesthetic and showcases color coordination with mood-boosting hues and joyful color. Perfect for nurseries and other spaces that should be bright and welcoming, pieces with pared-back, welcoming shapes and silhouettes that allow quality natural materials to shine are perfect for decorating the room.

Visit Valspar.com to find more on-trend home design inspiration and order up to 10 free paint chips to be delivered to your home to see how your favorite colors will fit your space.



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How homeowners can turn attics into livable spaces

Houses typically feature various areas that are traditionally designed for storage, such as garages, basements and attics. However, with some renovation, these spaces can be transformed into livable areas.

Homeowners who would like to convert attics into livable spaces need to take certain things into consideration before starting an improvement project. While the attic may seem like it has plenty



of room and is structurally sound enough to walk in, that's not necessarily so. To be converted into usable living space, an attic must be brought up to the standards of modern building codes, according to the design experts at Board & Vellum. Retrofitting beams and insulation can eat up available space in an attic. Thus, it is best to consult an expert to see if an attic can be converted.

Furthermore, an attic that was not initially designed as a room when the house was built can add extra "load" upstairs if it is converted. That could present certain structural problems. That means a structural engineer also must be consulted to see if adding beams, flooring and drywall will necessitate other changes elsewhere in the home to accommodate the extra load.

In order to have a functional attic room, building codes will dictate that it needs to be accessible

by a full-size staircase. Also, it will need to have another exit in case of an emergency so that will likely be an accessible window, according to the home information site The Fill. Homeowners' budgets and renovation plans will need to factor into these considerations. Homeowners also are advised to check local permits to determine what else may be required to go forward. It is best to follow the rules. Lack of a permit for work can affect the ability to sell a home down the line.

Individuals also should plan for heating and cooling upgrades as the home will need to have ductwork installed in the attic, or at the least, a stand-alone heating and cooling unit. As heat

rises, it can get quite warm in an attic, so ventilation and comfort should be considered. The attic will need to be wired for electricity for lighting and other needs. Air sealing and additional insulation can make the attic space more comfortable as well. Consult with a qualified electrician and an HVAC technician and have an energy audit done to discuss needs.

Attic renovations can give homeowners more space in their homes, which can be used as offices, bedrooms or cozy corners. This is no small undertaking and all of the right steps need to be followed to ensure a legal, safe and successful renovation.



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