

Community Associations Connection

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Planning Your Summer!



Why Amend Your Legal Documents?

*Ronald S. Shubert, Esq.
Partner at Phillips Lyttle, LLP and Board Member at CAI WNY*

Sooner or later every Homeowners' Association and Condominium is faced with the question of whether or not to amend its legal documents. The desire to amend the legal documents may arise from a variety of sources. Documents become outdated with the passage of time and are no longer consistent with changes in laws and regulations currently being applied to community Associations and Condominiums in the jurisdiction. Operational practices and activities over time also may have shown that the documents contain provisions that are not workable for the Condominium or Association. In some cases, the documents may be found to contain conflicting provisions or errors.

It is not an easy task to amend or redraft documents for a Condominium or Homeowners' Association. Before a Community Association decides whether or not it is ready to amend its documents, it should ask itself the following questions:

- Are the Directors or Managers being misled as to their duties and responsibilities by relying on outdated provisions?
- Are the Members being misled into believing the documents accurately describe members rights, the legal procedures to be followed and other matters regarding project and Association operation?
- Do documents conflict with federal or state law i.e., satellite dish standards (federal), voting provisions (state)?

In cases of conflict between the legal documents and the law (statutory or case law), which has changed since the adoption of legal documents, the new law will prevail. This can certainly cause confusion to the Owners and Members.

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Skating on Thin Ice: *When HOA Rules Land You in the Penalty Box*

Corey Auerbach, Esq.

Partner, Barclay Damon LLP & CAI WNY Parliamentarian

In a January 6, 2026, decision from the Erie County Supreme Court, *Zinno v. Waterford Village Association, Inc.* presented an unlikely faceoff between a homeowner and the association over a core principle of community association law. Boards can enforce the rules, but they cannot rewrite the declaration.

The dispute arose in a Clarence homeowners association subject to a declaration and related governing documents. During the winter months, the homeowner erected a seasonal ice rink in their front yard, a familiar and long-standing winter tradition for many Western New York families. At least initially, the rink drew no objection from the association.

Later, and only after the front-yard ice rink had already been erected, the association's board revised its architectural guidelines to prohibit ice rinks in front yards and to require that they be located only in backyards. When the homeowner continued the practice in subsequent winters, the association began imposing weekly fines of \$100, which eventually totaled approximately \$2,000.

Importantly, the association's declaration contained a comprehensive list of use restrictions, and ice rinks were not among them. The declaration required amendments to be approved by 67 percent of all owners at a duly noticed meeting. Rather than pursue that process, the board relied on its authority to adopt and amend architectural guidelines.

Both sides agreed there were no disputed facts, and the court treated the matter as a pure question of law.

Despite its local and seasonal backdrop, the court's analysis followed well-established New York State law governing how community associations are structured, how authority is allocated among governing documents, and where board discretion ends. New York State courts have long treated the declaration as the controlling document within an association, with rules and architectural guidelines occupying a subordinate role. Boards may adopt policies to administer and enforce existing restrictions, but they may not use rulemaking authority to impose new, substantive limitations on property use that are not grounded in the declaration.

That distinction matters most where a rule would materially alter the scope of an owner's property rights. In those situations, courts have consistently required associations to follow the amendment procedures set forth in their declarations, including any owner approval thresholds. A board cannot accomplish through guidelines what would otherwise require a vote of the membership.

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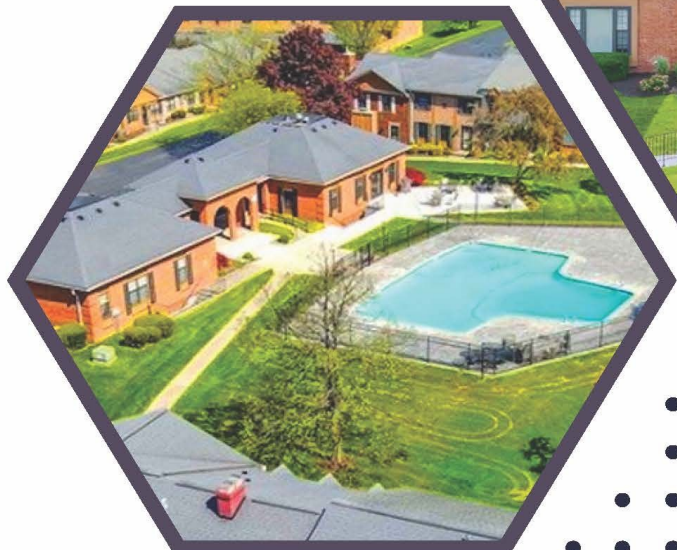
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Why Amend Your Legal Documents?

*Ronald S. Shubert, Esq.
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Once the decision to amend or re-write the legal documents has been made, the attorney should review the current declaration, bylaws, and rules and regulations and provide new documents that:

- Eliminate obsolete provisions.
- Eliminate provisions that are no longer observed or enforced
- Eliminate provisions that conflict with current laws.
- Eliminate sponsor rights that are no longer being used such as two-class voting, exemption from use restrictions, etc.
- Clarify ambiguous provisions.
- Tailor the documents to fit the living experience of the Owners and Members.
- Provide for changes in technology, i.e., satellite dishes, and electronic communication.
- Make the documents more user friendly (better organization, table of contents, etc.)
- Eliminate errors or mistakes.

My experience is that a Community Association should consider amending its documents after 5 years, but certainly a total re-write is in order after 10 years, so as to incorporate the changes in statutory case law. Generally, if the documents are reasonably up-to-date, it might not be necessary for a total re-write, but instead only an amendment. Amendments are more efficient and certainly less expensive than a total re-write.

If the document is old (more than 10 years) then a total re-write is in order. Whether the document is amended or rewritten, a membership vote of 67% is usually required.

Once the amendment is approved, it becomes effective and binding when recorded in the County Clerk's Office.

All Homeowners' Associations and Condominiums should review their legal documents to ascertain whether the time has come to amend or re-write. All the Associations whom I have worked with in re-writing their legal documents have been very pleased with the finished product, since it has made their job as a governing body easier since they have documents that are up to date, enforceable and coherent.

Think Spring!

A Message from the President of CAI WNY

Dear Neighbors,

As the snow finally melts and the crocuses and tulips begin to peek through the thawing earth here in Western New York, I want to extend a heartfelt welcome to everyone rediscovering the joys of outdoor life after what always feels like an especially long and frosty winter. The return of the robins, the gentle warmth in the breeze off Lake Erie and Lake Ontario, and the lengthening days fill our community with renewed hope and a sense of possibility unique to our region.

Western New York springs are a time for transformation. Whether you're preparing your garden for another season of vibrant daylilies and hostas, cleaning up your yard after months under a blanket of snow, or simply enjoying a stroll along our tree-lined streets, this season offers countless opportunities to reconnect—with our beautiful surroundings and with each other.

I encourage everyone to make the most of these brighter days by being present in our shared spaces. Take a walk past the neighborhood's historic homes, visit our local parks as the grass turns lush and green, or support the farmers' markets that will soon return with fresh local produce and homemade treats. If you see a new face, extend a warm Western New York welcome—a friendly conversation on the sidewalk or over a fence can spark lasting friendships and strengthen our close-knit community.

Let's also look out for one another, especially our neighbors who may need an extra hand as they begin seasonal projects or adjust to the changing weather. A small gesture—helping clear a driveway, sharing gardening tips, or inviting someone to join you for a walk—can make all the difference in creating the supportive, vibrant neighborhood we all cherish.

I look forward to seeing you out and about as we embrace everything spring has to offer in Western New York. Together, let's make this season one of connection, renewal, and community spirit.

Warm regards,

Ron Bucelli

President, CAI WNY





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Skating on Thin Ice: *When HOA Rules Land You in the Penalty Box*

Corey Auerbach, Esq.

Partner, Barclay Damon LLP & CAI WNY Parliamentarian

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The court's decision also reflects broader principles of property law. Restrictions on the use of real property are strictly construed, and ambiguities are resolved in favor of the free use of property. Where governing documents are silent on a particular restriction, courts are reluctant to infer new prohibitions by implication or administrative action. If a restriction is to be added, it must be done clearly and in accordance with the association's own procedures.

In this case, the association argued that its actions were protected by the business judgment rule. The court rejected that argument, reiterating that the rule applies only where a board's actions are authorized under the governing documents. Good faith alone is not enough. If a board lacks authority to adopt a restriction in the first place, the business judgment rule does not insulate that decision from judicial review.

Ultimately, the court held that the front-yard ice rink prohibition was invalid and unenforceable. The fines imposed against the homeowner were declared null and void, and the association was advised that if it wished to regulate ice rinks, it would need to do so by amending the declaration in accordance with its established procedures.

As of this writing, it is unknown whether the association will appeal the decision, and attorneys at Barclay Damon will continue to monitor the matter for any appellate developments.

For boards and managers, the takeaway is familiar but critical. Rules and guidelines are essential tools for community governance, but they have limits. When a proposed rule crosses the line from enforcement into amendment, it risks landing squarely in the penalty box.

Corey Auerbach serves as managing director of Barclay Damon LLP's Buffalo and Toronto offices as well as chair of the firm's Land Use & Zoning Practice area. He provides general counsel legal services to community associations throughout Western New York.

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Albany's Growing Push to Regulate Community Associations: *Why Boards Should Be Paying Attention*

Marc Schneider, Esq.
*CEO and Managing Partner at Schneider Buchel LLP,
Board Member, CAI WNY*

Over the past several years, community association boards across New York have seen a steady increase in legislative proposals coming out of Albany that would impose new requirements on how Community Associations operate. Many of these proposals reflect a broader policy shift toward greater government oversight of community associations and less independence for boards to manage their own communities.

One of the latest examples is New York Assembly Bill A8945. This proposed Bill, if passed into law, will require Condominiums and Co-ops to conduct formal reserve studies and adopt long-term capital funding plans. Interestingly, the timing of this Bill coincides with CAI WNY's recent webinar on Reserve Studies.

Presently, it is up to the Board to research and prepare for future repairs and maintenance of the common areas and buildings. It is also up to the Board how to fund those repairs (i.e. collect amounts on an ongoing basis, special assessment, loan or a combination of the foregoing). While financial planning is certainly important, having the government regulate how a Board goes about it is a whole separate issue.

In fact, it is the fine print of this Bill that is very concerning. Putting aside the fact that most Boards already have a pulse on what they need to do for future, the bill raises concerns about costs, flexibility, and the continued trend toward increased regulation of private housing communities.

Boards should understand both what this bill would do and how it fits into a larger pattern of legislative activity affecting community associations.

Community associations in New York have historically operated with a significant degree of independence. Boards are elected by owners and are entrusted with making financial and governance decisions based on the specific needs of their buildings and communities.

In recent years, however, Albany has introduced a growing number of proposals that would increase regulation and oversight of associations and their Boards. Many of these laws seem to be presented with the presumption that Boards do not govern their communities effectively. Unfortunately, this is usually the exception and not the rule.

The unfortunate part of this is that when many of these laws get passed, they wind up having the opposite effect of their intentions.

A clear example of this is the recent amendment to the law requiring HOAs and Condominiums to provide 90 days' notice to a home owner before commencing a foreclosure action after a unit owner is in arrears.

While the goal was to provide additional notice to unit owners in arrears, the practical effect is that boards must now wait an additional three months before enforcing a lien and taking the most effective step to be able to recover the monies owed, even where the arrears are significant.

The law seems to ignore the fact that community associations are not "for-profit" entities owned by an investor landlord. Instead, as you know, they are associations set up to merely collect what they need to operate. The community associations run balanced budgets where they collect from their home owners exactly what they anticipate the expenses will be. As a result, when a home owner doesn't pay what they are required to pay, the community association is now operating at a loss and will likely have difficulty paying their bills.

Not to mention, as we all know, a delay in collecting the arrears from home owners oftentimes makes it more difficult to recover the monies owed and results in a significant loss and impediment to the association. The net result is that the Board needs to collect these needed funds from the rest of the home owners who do pay, making it more expensive for the paying home owners.

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Ronald Shubert, Esq

Condo Boards: Duties and Removals

Ronald S. Shubert, Esq. is a partner in the law firm of Phillips Lytle LLP. He represents over 400 Community Associations in Upstate New York State.

QUESTION:

I live in a Condominium Association and was wondering what duty the Board of Managers owes to the Owners? Also, can a Board Member be removed?

ANSWER:

The duty is called a “fiduciary duty” which arises out of a relationship in which one person or entity (the Board) is entrusted to control the decisions or interests of another (the Owners). The Board of Managers of a Condominium exercises control over the affairs of the Owners and based on this special relationship the Board of Managers owes a fiduciary duty to the Owners. Simply put, the Board must perform its duties in good faith and in the best interest of the Owners and owe to the Owners their undivided loyalty. This standard is breached when a Board Member acts in his/her own interest.

Accordingly, a Board Member must remain informed of the Association affairs at all times; attend and participate in all meetings and be prepared for the meetings; be knowledgeable about the Declaration, Bylaws, Rules and Regulations; ask for professional assistance in situations where required; at all times advise the Board of conflicts of interest.

When faced with conflicts of interest the Board Members should disclose the conflict and abstain from voting.

Some examples of breach of fiduciary duty are failure to file a lawsuit before the statute of limitations expires; failure to properly maintain the property; failure to give notice to the insurance carrier when an accident occurs and failure to properly fund reserves. If a Director doubts whether he or she is acting properly, he or she should ask themselves the following question: “Would a prudent person in a similar situation after making reasonable inquiry make the same decision?” If the answer is yes, then there is no self-dealing conflict of interest, and the Director is acting properly.

As to the removal of a Board Member, the Bylaws of the Condominium (or Association) provide a procedure by which a Board Member can be removed for cause or without cause by a vote of the community. Typically, cause is defined as behavior which is not in the best interests of the Condominium, conflict of interest, etc. Before a Board Member can be removed, however, they have a right to be heard. Removal is a drastic measure but has been used by communities in the past.

In the end, it is up to the community to elect members to the Board who are competent, do not have hidden agendas, and are acting in the best interest of the entire community



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Albany's Growing Push to Regulate Community Associations: *Why Boards Should Be Paying Attention*

Marc Schneider, Esq.

*CEO and Managing Partner at Schneider Buchel LLP,
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The newest proposal under consideration is Assembly Bill A8945, which would require condominiums and cooperatives (but not HOAs) to perform professional capital reserve studies and develop long-term (30 year) funding plans for future capital repairs.

If that were where the Bill stopped, it might be tolerable. However, the language of the Bill says that the study must advise the Board what they need if they did not obtain a loan or have a special assessment. While reserve planning is an important tool that many boards already use voluntarily, the proposal would now mandate a particular financial approach statewide, regardless of the size or circumstances of the community (although there is a carve out for communities where there is less than twenty-five thousand dollars in total common area capital assets). It then goes on to dictate the period of time within which the funds must be assessed so that the funds are on hand. The proposed law also requires the reserve study to be filed with the Office of the New York State Comptroller within 60 days of its completion. The State Comptroller would also have the authority to review and audit such documents and compel a property management company, board of managers, or any condominium or co-op to complete a capital reserve study if they have not done so in accordance with the law.

Note, as indicated above, the law does not appear to apply to a Home Owners Association that does not have a condominium section within it. However, the law could be amended before it is adopted in its final form.

It is important to note that many community associations rely on loans to pay for these types of capital improvements and repairs. For example, when an association faces a multi million dollar capital project, a board may obtain a loan and repay it through common charges or assessments over several years (typically 5-10 years). This approach helps keep monthly assessment and charges manageable while ensuring that needed repairs are completed. While the law doesn't prevent the association from getting a loan, typically, most lenders want the funds to be used for the actual repair work and are not likely to give a loan just to have the money deposited into the association's account for a reserve. Loans are a common and responsible financial tool used by many community associations to spread the cost of major repairs over time. If associations are instead expected to fully reserve for every future project without being able to rely on financing when the work is needed, the result could be significantly higher monthly charges or reserve contributions for owners today. This could impact the value/affordability of homes in community associations.

This proposed law essentially seeks to govern how Boards make their decisions. Boards are elected precisely to make these kinds of financial decisions based on the unique needs of their communities. A statewide mandate reduces that flexibility.

What can Boards do? Legislation affecting community associations often advances quietly unless boards and residents become engaged in the process.

Boards who are concerned about the potential impact of these proposals may wish to contact their state legislators to explain how these measures could increase housing costs and reduce local control.

It remains to be seen whether this Bill gains traction and gets out of the Housing Committee of the Assembly. It was attempted last year and has been re-presented this year.

The Bottom Line

Proposals such as Assembly Bill A8945, combined with other recent legislative changes, reflect a growing trend toward greater government regulation of community associations.

As more laws affecting community associations emerge from Albany, it becomes increasingly important for boards and residents to stay informed and participate in the legislative process so that the voices of the communities most affected are heard.

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PLANNING THE PERFECT SPRING BRUNCH: Fresh Ideas and a Classic Eggs Benedict Recipe

As the days grow longer and flowers begin to bloom, spring offers the perfect backdrop for a cheerful brunch gathering. Planning a spring brunch is all about embracing the season's flavors, colors, and relaxed atmosphere. Whether you're hosting close friends or family, a thoughtful approach will ensure your brunch is both memorable and delicious.

Spring Brunch Planning Tips

- **Choose a Fresh, Seasonal Menu:** Incorporate ingredients like asparagus, strawberries, and fresh herbs to capture the essence of spring. Lighter fare and vibrant salads work well.
- **Set a Bright Table:** Decorate with pastel linens, fresh flowers, and simple tableware. Outdoor seating is ideal if the weather allows.
- **Offer a Signature Beverage:** Consider a mimosa bar with fresh fruit purees, or serve herbal iced teas and sparkling lemonade.
- **Make Ahead Where Possible:** Prepare dishes like fruit salad or baked goods in advance to minimize day-of stress.
- **Create a DIY Yogurt Parfait Bar:** Set out bowls of Greek yogurt, granola, fresh berries, honey, and nuts for a customizable and healthful treat.
- **Add a Sweet Touch:** Serve seasonal pastries, such as lemon scones, mini berry tarts, or almond croissants, to complement the savory dishes.
- **Include Vegetarian Options:** Prepare vegetable frittatas, roasted vegetable platters, or avocado toast to accommodate all guests.
- **Plan Engaging Activities:** Organize a simple bouquet-making station or lawn games like bocce, croquet, or cornhole to encourage mingling and fun.
- **Use Eco-Friendly Tableware:** Choose reusable plates, napkins, and glassware to reduce waste and bring a natural touch to your brunch table.

Music for Ambience: Curate a playlist of light, uplifting tunes—think jazz, acoustic, or classical—for a relaxed atmosphere.

Recipe Highlight: Classic Eggs Benedict

No spring brunch is complete without a showstopping main dish. Eggs Benedict is an elegant classic that combines poached eggs, savory Canadian bacon, toasted English muffins, and rich, velvety hollandaise sauce. Follow this simple recipe to wow your guests.

Eggs Benedict Recipe

Ingredients:

- 4 large eggs
- 2 English muffins, split and toasted
- 4 slices Canadian bacon
- 2 tablespoons white vinegar
- Chopped fresh chives (optional, for garnish)

For the Hollandaise Sauce:

- 3 egg yolks
- 1 tablespoon lemon juice
- 1/2 cup (1 stick) unsalted butter, melted
- Pinch of salt and cayenne pepper

1. **Prepare the Hollandaise:** In a heatproof bowl over simmering water, whisk together egg yolks and lemon juice until thickened. Slowly drizzle in the melted butter, whisking constantly, until the sauce is smooth. Season with salt and cayenne. Keep warm.

2. **Poach the Eggs:** Fill a saucepan with 2-3 inches of water and bring to a gentle simmer. Add vinegar. Crack each egg into a small cup, then gently slide into the water. Poach for 3-4 minutes until the whites are set but yolks remain runny. Remove with a slotted spoon and drain on paper towels.

Assemble: In a skillet, warm the Canadian bacon. Place a slice on each toasted muffin half. Top with a poached egg, spoon over hollandaise sauce, and garnish with chives if desired. Serve immediately.

How to Plant a Container Garden in Western New York

Recommended Plants, Containers, and Best Planting Dates

Container gardening unlocks the potential for lush, vibrant displays of flowers, herbs, and vegetables—even in spaces where traditional gardening may not be possible. Western New York’s climate—with its cool springs, humid summers, and unpredictable frosts—requires thoughtful plant selection, timing, and containers. This expanded guide covers every step, highlighting plants that thrive in containers, examples of containers, and optimal planting dates for the region.

1. CHOOSE THE RIGHT CONTAINERS

Select containers with drainage holes to prevent waterlogging. Frost-resistant materials like resin, fiberglass, or heavy-duty plastic are ideal for Western New York’s variable weather. Here are some practical container options:

- **Terra cotta pots:** Classic and porous, but they may crack in freezing temperatures. Use indoors or move outside after danger of frost.
- **Glazed ceramic:** Durable and decorative, often frost-resistant, but heavy and can be expensive.
- **Resin and plastic:** Lightweight, weatherproof, and excellent for outdoors. They retain moisture well and endure freeze-thaw cycles.
- **Wooden crates or barrels:** Attractive for rustic plantings; line with plastic to prevent rot. Choose rot-resistant woods like cedar.
- **Fabric grow bags:** Flexible, foldable, and promote root aeration. Great for vegetables and easy to store in winter.

RECYCLED CONTAINERS: OLD BUCKETS, TUBS, OR BASKETS CAN BE REPURPOSED—JUST ENSURE PROPER DRAINAGE HOLES.

2. SELECT THE BEST SOIL

Use a premium potting mix—never garden soil—for better drainage and aeration. Enrich with compost or slow-release fertilizer, especially for vegetables and herbs. A quality potting mix ensures your plants get the nutrients they need for a strong start in Western New York’s shorter growing season.

3. PICK SUITABLE PLANTS FOR WESTERN NEW YORK CONTAINER GARDENS

Success begins with choosing plants well-suited to containers and the local climate:

- **Cool-Season Vegetables:** Lettuce, spinach, Swiss chard, kale, radishes, and peas can be planted in early spring. These crops tolerate cooler temperatures and mature quickly, allowing for successive plantings.
- **Warm-Season Vegetables:** After the last frost—usually mid-May—try tomatoes (especially cherry and patio varieties), peppers, eggplants, bush beans, and cucumbers. Most thrive in larger containers and benefit from staking or cages.

(Continued on page 22)

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How to Plant a Container Garden in Western New York

Recommended Plants, Containers, and Best Planting Dates

- **Herbs:** Basil, parsley, chives, cilantro, oregano, thyme, mint, and rosemary flourish in pots. Many herbs are perennial in Western New York and return year after year if protected from harsh winter weather.
 - **Flowers:** Petunias, marigolds, pansies, violas, begonias, geraniums, impatiens, nasturtiums, and dwarf sunflowers are excellent choices. Mix upright and trailing varieties for dynamic container displays.
 - **Small Fruits:** Strawberries, blueberries (in acidic soil), and dwarf raspberry varieties can be grown in large containers. Choose cold-hardy cultivars recommended for zones 5 and 6.
- Ornamental Grasses and Foliage:** Fountain grass, carex, coleus, and caladium add texture and interest, especially in shade or mixed plantings. When planning, combine plants with similar sunlight and water needs. Grouping herbs with vegetables or mixing flowers with foliage provides both beauty and bounty.

4. ARRANGE AND PLANT

Arrange your plants based on their mature height and sunlight requirements. Place tall plants in the center or back and trailing or lower-growing varieties around the edges. Fill containers with soil, leaving an inch below the rim, and loosen roots gently before planting. Water thoroughly, and add mulch or decorative stones to conserve moisture.

5. CHOOSE THE RIGHT LOCATION

Most vegetables and flowering plants require 6–8 hours of sun daily. Place containers where they receive morning sun and are shielded from harsh afternoon heat and strong winds. In Western New York, patios, balconies, and sheltered spots beside the house often provide ideal conditions.

6. WATER AND FEED REGULARLY

Container soil dries out quickly, especially during summer heat. Check soil moisture daily and water when the top inch feels dry. Fertilize every 2–4 weeks with a balanced, water-soluble fertilizer. For fruiting vegetables, use formulations higher in phosphorus and potassium.

7. MONITOR FOR PESTS AND FROST

Watch for aphids, slugs, and other pests. Treat promptly with organic or approved chemical controls. In spring and fall, protect plants from frost by moving containers indoors or covering them at night. Many cool-season crops tolerate light frost, but tender annuals and herbs need protection.

BEST DATES TO PLANT IN WESTERN NEW YORK

- Cool-season crops (lettuce, spinach, peas, pansies, violas): **Late April to early May**, as soon as soil can be worked and temperatures consistently reach above freezing.
- Warm-season vegetables and most flowers (tomatoes, peppers, basil, petunias): **After the last average frost date—typically mid-May** (May 15–20)—to avoid cold damage.
- Herbs and perennials: **Late May to early June**, when nighttime temperatures stay above 50°F (10°C).

SMALL FRUITS (STRAWBERRIES, BLUEBERRIES): LATE APRIL THROUGH EARLY JUNE, DEPENDING ON CULTIVAR AND WEATHER CONDITIONS.

With careful selection, timing, and creative use of containers, anyone in Western New York can create a thriving container garden—whether for culinary delights or colorful displays. Choose plants suited to local weather and growing conditions, plant at the right times, and enjoy the flexibility, beauty, and productivity that container gardens offer from early spring through late autumn.

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Preparing Your Pool to Open in the Summer:

Essential Steps for a Safe and Sparkling Pool Season

As temperatures rise and summer approaches, getting your pool ready for the season is a must for homeowners looking to enjoy refreshing swims and backyard gatherings. Proper preparation ensures your pool is clean, safe, and inviting for family and friends. Here's a step-by-step guide to opening your pool and kicking off summer fun.

1. REMOVE THE POOL COVER

Start by carefully removing the pool cover. Clean off any debris and water before taking it off to prevent dirt from falling into the pool. Once removed, wash and dry the cover thoroughly before storing it away in a cool, dry place.

2. CLEAN AND INSPECT YOUR POOL

Check the pool's surroundings for leaves, branches, and other debris. Use a skimmer net to clear the water's surface, then vacuum the pool floor. Examine the pool walls and tiles for algae or buildup, and brush as needed. Inspect the pool for any signs of damage or wear, such as cracks or broken tiles, and address repairs promptly.

3. REINSTALL EQUIPMENT AND CHECK FUNCTIONALITY

Reconnect any pool equipment that was removed for winter, including ladders, diving boards, and safety railings. Make sure your pump, filter, and heater are in good working order. Replace or clean filters according to manufacturer recommendations to ensure efficient operation.

4. REFILL AND BALANCE THE WATER

If the water level dropped during the winter, refill your pool to the appropriate level. Next, test the water's pH, alkalinity, and chlorine levels using a pool test kit. Adjust chemicals as needed to achieve a safe and comfortable swimming environment. Shock the pool with a chlorine treatment to eliminate bacteria and algae.

5. RUN THE CIRCULATION SYSTEM

Turn on the pool's circulation system and let it run for at least 24 hours. This helps distribute chemicals evenly and ensures the water is thoroughly filtered. Check for leaks or unusual noises, and address any issues before regular use.

6. FINAL TOUCHES

Once your pool is sparkling and balanced, add accessories like floats, toys, and patio furniture to create the perfect summer retreat. Review safety guidelines and make sure rescue equipment is easily accessible for added peace of mind.

With these steps completed, your pool will be ready to provide hours of enjoyment all summer long. Consistent maintenance throughout the season will keep your water clear and your pool equipment running smoothly. Dive in and enjoy a safe, refreshing summer!



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