

TOWN OF RED HOOK RECREATION COMMISSION

7340 South Broadway, Red Hook, NY 12571

Phone: 845-758-4625 Fax: 845-758-5313

**TO: St. Margaret's Home Committee
Recreation Commission
Red Hook Town Board**

**FROM: Town of Red Hook Recreation Commission
Doug Strawinski, Commission Chair
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John D. Kuhn, Park & Programs Director
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RE: 2022 St. Margaret's Home Property Report

DATE: 21 November 2022

2022 Mowing/Trimming/Work Dates through 20 November 2022

23 March 2022 Spring Cleanup – Phase One
Four trailer loads of debris, downed limbs, brush,
and leaves to Rec Park
John Kuhn – 4 Hours
Joe Coon – 4 Hours

22 April 2022 Spring Cleanup – Phase Two
Raked Front Lawn & Driveway
Debris trailered to Rec Park
Patrick Jones – 6 Hours

21 April 2022 Picked up 18 30-gallon garbage pails of debris
Debris trailered to Rec Park
John Kuhn 2 1/2 Hours
Patrick Jones – 3 1/2 Hours

9 May 2022 Mowed North Lawn
Picked up downed limbs
John Kuhn – 2 Hours

10 May 2022 Mowed Front, South, and Back
John Kuhn – 2 Hours

10 May 2022 Cut Up & Removal of Fallen Tree
Howie Callies – 2 Hours

17 May 2022 Mowed 80% of Site
Removed Downed Limbs
John Kuhn – 3 1/2 Hours

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18 May 2022	Finished Mowing Site John Kuhn – 1 Hour
27 May 2022	Mowed Site John Kuhn – 33/4 Hours
4 June 2022	Trimmed Site Joe Coon – 11/2 Hours Jeff Tremper – 11/2 Hours
15 June 2022	Mowed Site John Kuhn – 31/2 Hours
23 June 2022	Mowed Site John Kuhn – 31/2 Hours
5 July 2022	Mowed Site John Kuhn – 31/2 Hours
8 July 2022	Trimmed Site Patrick Jones – 2 Hours
8 July 2022	Turned on Well & Checked System John Kuhn – 1 Hour
11 July 2022	Reset Alarm System/Called Janelli Security Met with Library Staff about Summer Programs & Plans to clean the building & restroom John Kuhn – 1 Hour
15 July 2022	Mowed Site John Kuhn – 3 Hours
29 July 2022	Mowed Site John Kuhn – 31/2 Hours
16 Aug 2022	Mowed North Lawn, Front & Back Lawn Removed downed limbs Serviced John Deere X730 Front Tire Repaired at Tires Plus John Kuhn – 31/2 Hours
26 Aug 2022	Mowed South Lawn John Kuhn – 11/2 Hours
13 Sep 2022	Mowed Site John Kuhn – 31/2 Hours
15 Sep 2022	Trimmed Site Patrick Jones – 11/2 Hours
21 Oct 2022	Prepped & Painted Garage Joe Coon – 5 Hours

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25 Oct 2022	Mowed Site Leaves put into piles John Kuhn – 6 Hours
5 Nov 2022	Leaves blown into piles Tom Peters – 5 Hours Patrick Jones – 5 Hours
7 Nov 2022	Leaf Piles Picked Up with Trac Vac John Kuhn – 5 Hours Tom Peters – 5 Hours Patrick Jones – 5 Hours Howie Callies – 5 Hours Trac Vac Trailered to Rec Park
17 Nov 2022	John Deere 670 driven from Rec Park To STMH – Leaf Piles Spread Evenly Trac Vac to STMH Garage for the winter Howie Callies – 4 Hours
20 Nov 2022	Main Roof & Porch Roofs Cleaned Joe Coon – 3 Hours Jeff Tremper – 3 Hours
20 Nov 2022	Complete Service of John Deere X730 & JD455 Deck Removed/Cleaned/New Blades Changed Engine Oil & Filter Changed Air Filter Changed Fuel Filter Greased Tractor and Mower Deck John Kuhn – 2 Hours Jeff Tremper – 2 Hours Joe Coon – 2 Hours

Most of the mowing and equipment servicing and repairs at the St. Margaret's Site are done by John Kuhn operating town-owned equipment. Work hours charged to St. Margaret's is for time spent by the Recreation Park and Red Church Cemetery employees Howard Callies, Tom Peters, Patrick Jones, Jeff Tremper, and Joe Coon.

This report covers the maintenance at St. Margaret's Home through 20 November 2022.

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2022 Maintenance Hours for St. Margaret's Home Site

The total number of hours spent working at the St. Margaret's Home Site through 30 November 2022 for all the assorted reasons listed on this report are as follows:

John Kuhn:	56 hours - Salary-No STMH Hours Charged
Jeff Tremper:	6.5 hours - Rec Park Staff
Howard Callies:	11 hours - Rec Park Staff
Thomas Peters:	10 hours - Rec Park Staff
Patrick Jones:	23 hours - Rec Park Staff
Joe Coon	15.5 hours - Red Church Cemetery Staff

Total Maintenance Hours Spent at STMH in 2022 = 122

Total Paid Hours to Park Staff at STMH in 2022 = 66

66 Hours @ \$20.00 = \$1,320.00 (\$18.50 per hour for part of 2022)

The hours at STMH of John Kuhn are not charged to the town, but they should be considered in future budgets.

Equipment Maintenance and Fuel Costs

Diesel Fuel – 15 Gallons @ \$4.83 = \$72.45

Gasoline – 45 Gallons @\$4.09 = \$184.05

John Deere X730 Mower Blades (M164016) = \$101.40

John Deere 455 Mower Blades (M141785) = \$72.40

John Deere X730 Maintenance Kit = \$93.60

John Deere X830 Front Tire Repair = \$23.08

Chain Saw/Trimmer/Blower Fuel, Oil, and Chains = \$100.00

Total = \$646.98

The maintenance hours required at STMH during 2022 (122) were insignificantly less than those of 2021 (124).

The number of leaves at STMH this year was noticeably greater. Trees bordering the property are larger and the prevailing winds from the north bring all the leaves in the neighborhood to the property.

As in all the past years, dead trees were removed, stumps were ground, rocks removed, and limbs trimmed to allow a mower to pass underneath. This has allowed more of the work to be done by machine and hopefully reduce the hours of manual labor required.

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The area just north of the building is slowly but surely becoming more manageable.

The maintenance hours do not include the time spent transporting, repairing, and servicing the town-owned equipment used. The fuel costs of operating the mowers, Trac Vac, trimmers, chain saws, etc. were charged to the Recreation Park budget as were the filters, oil, and mower blades.

It does not include the time spent checking the building regularly for problems, vandalism, etc.

This information can be used when going out for property maintenance bids from local contractors when the Recreation Park Staff is no longer maintaining the site.

We transport all trees, limbs, and brush at STMH to the Recreation Park for composting or disposal. This year we did compost the leaves at the STMH site. This may help prevent the encroachment of locust and Ailanthus (an invasive species for China) trees on the east side of the property. The Trak Vac chops up the leaves into small pieces that break down quickly.

Red Hook Public Library Use of the Building

During July and August, the Red Hook Public Library ran a children's activity program on the St. Margaret's Porch and first floor rooms. Library staff cleaned the building when the program ended.

Garbage at St. Margaret's Home Site

Paper, plastic, cans, bottles, etc., blow onto the property or are tossed from passing vehicles. We pick up the debris before mowing and trimming the site. We also empty the garbage containers in the building as required. All garbage goes into the Rec Park dumpster.

Cistern Covers

The two wooden covers on the operating cisterns behind the building were secured with bolts drilled through the two" stone side supports. No one can lift the covers without a major effort. The existing stones covering the cisterns are supported by two locust tree timbers installed in 1854! Securing the present covers is a temporary solution to a site safety problem should be revisited.

Vandalism

We noticed no vandalism at STHM during 2022.

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Persons Eating & Drinking on Rear Porch

On three occasions I found beer cans, soda cans, sandwich wrappers, etc. on the rear porch.

Winter Storage in the STMH Garage

The John Deere 455, the John Deere X730, and the Trak Vac are stored in the garage for winter. One Stihl chainsaw, one Stihl Trimmer, and one Stihl Blower are also stored in the garage. The Triton Trailer used to transport equipment, debris, wood, leaves, and garbage is also in the garage for winter. Battery tenders may be used during the winter for the tractor batteries.

John Deere 455 Diesel Tractor

This tractor is used to pull the Trac Vac. The mower deck is broken and beyond repair. It will be removed.

Purchased in 1992 the JD455 is now 28 years old with a serious hydraulic leak. It still runs and will be used at STMH until it fails to pull the Trac Vac and the trailer, but with high hours it is frequently unreliable.

John Deere X730 Gas Tractor

Purchased in 2018 the JDX730 has become the primary mower at STMH. It has a 54" mower deck. The mower deck required a new belt again this year that required removal of the deck. The reason for two belt failures may be caused by a stick getting caught in the shroud.

Trac Vac

Fortunately, the Trak Vac was available for use again at STMH this year. This made the fall clean up much less physically demanding and time consuming when leaves are not removed by putting them in plastic 30-gallon garbage cans!

Doing a thorough leaf removal in the fall makes the spring cleanup much more manageable. The oak trees on the property will continue to drop leaves into February.

Annual Fire Extinguisher Inspection

On 12 April 2022 I met with Michael J. Sass Fire Extinguisher Sales and Service at STMH for the required annual fire extinguisher inspection. This is done on the same day as the Rec Park and the Red Church Cemetery. The total charge to STMH was \$88.00. There is one fire extinguisher located in the house and one in the garage.

Rec Park & Red Church Cemetery Staff

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The labor to maintain St. Margaret's Home is done by Park and Red Church Cemetery Staff during hours when they are not working at the other sites.

The specific skills of Jeff Tremper and Howie Callies as safe loader/backhoe operators are needed and appreciated.

Joe Coon's skills as a painter have been invaluable at the Red Church Cemetery, the Rec Park, and St. Margaret's Home.

The ability of Jeff Tremper, Howie Callies and Joe Coon to operate chainsaws makes the work at STMH much safer for all. Tom Peters and Patrick Jones provide extra help during projects at the site.

I appreciate the efforts of all staff who work to make the St. Margaret's Home site properly maintained. A poorly maintained property owned by the Town of Red Hook in such a public space would be unfortunate. All too often poorly maintained properties become targets for vandalism as well as negative public comments.

Septic System Leech Field

There are five lines leaving the distribution box from the septic tank. We have cleared all trees and shrubs from where we estimate the lines to be located so they will not be compromised. The septic tank and the leech field are all located on Hannaford property. I understand there is action underway to obtain an easement for access to the septic system.

Preventative Tree Removal

Three locust trees on the south end of the STMH property bordering Route 9 should be removed. NYS DOT would only remove the locust trees leaning toward Route 9, but considering the wind there is no guarantee that the dead locusts would not land on the highway. Also, the Catalpa tree on the front lawn needs the lower limbs trimmed. These limbs are too high for our pole saw to reach. Other trees on the front lawn require trimming by professionals. Recent reports of trees killing motorists are a reminder that property owners have an obligation to remove dangerous trees.

Janelli Fire Security System

The constant phone calls reporting system failure at STMH have stopped. I called Janelli Security who solved the phone reporting communication problem. The system has worked for weeks now.