

Longwood Lake Newsletter

June 2011

Annual Meeting Saturday, June 18th, 10:00am

Welcome to spring 2011. All of us on the LLCOA board hope to find most, if not all of our members at the annual meeting. The meeting is scheduled for Saturday June 18th at 10:00am at a new location:

GRACE EVANGELICAL FREE
CHURCH
5550 BERKSHIRE VALLEY ROAD,
OAK RIDGE, NJ

We will be using the same format – a 10:00 am meeting followed by a noon lunch. We will begin on time and ask that all members arrive before the official 10:00am start to sign in. Attendance will be taken; voting cards handed out, proxy forms and timber wood forms collected. Our agenda includes:

- Minutes of 2010 Annual Meeting
- Welcome to new members
- Rules review and possible amendment/civility (fireworks, generators, noise, etc.)
- Decision to sell (studio) Cabin to generate funds to build a new facility next to Freddie's Field
- Cabin owner cleanup responsibilities
- Fish stocking and campfire permit
- Timber stand Improvement
- Weed control
- Power line report
- ATVs
- Dinner dance
- Summer picnic
- Road & bridge maintenance

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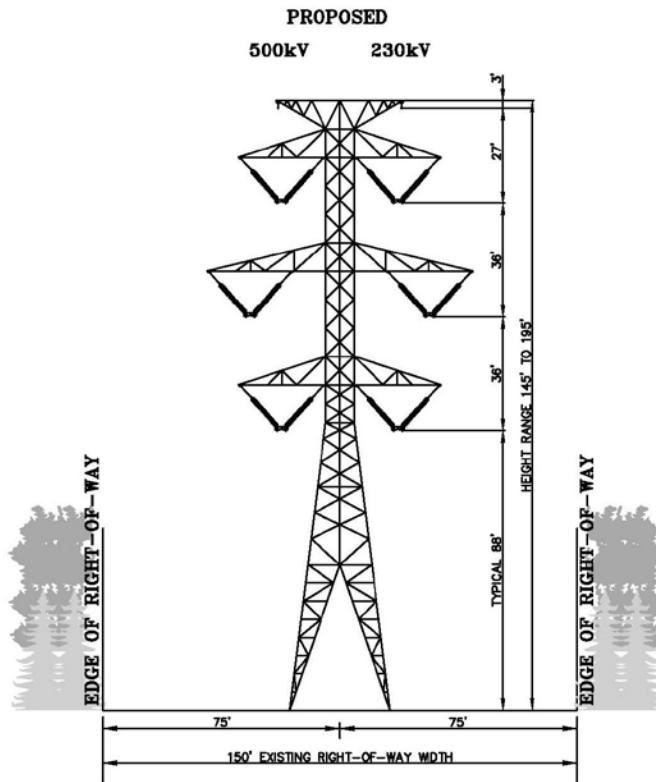


Diagram from PSE&G Wetlands Application, showing scale of new towers in relations to trees.

REPORT FROM THE POWER LINE COMMITTEE

PSE&G is trying to replace the high voltage power line that crosses Longwood Lake. Many groups and institutions across New Jersey are opposed to this project, and the Power Line Committee feels strongly that the project will be bad for Longwood Lake's aquatic characteristics, bad for the appearance of our property, and bad for our property values. We have undertaken a legal strategy to stop the project (in parallel with many other groups) and to make sure we get the best possible financial deal if we can't. This note is to bring you all up to date on where we stand.

WHAT IS THE PROJECT?

The line that now crosses Longwood Lake is a 230,000 volt, three phase (think three big wires) long distance transmission line built in the 1930s. There are five towers on our land, each about eighty feet tall. The new PSE&G project will replace that line with two lines, hung on a single set of new towers. One new line will be a replacement of the 230,000 volt line, the other will be a 500,000 volt line with six conductors. Because of the higher voltage, the new towers

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- Treasurer' report, budget & maintenance fees
- Committees
- Elections
- New business

If you wish to have an issue or item added to the agenda for action at the meeting, please contact Jeff Galloway via email at jeff@rundog.com. We will accept new agenda items up until 9:00 am the day of our annual meeting.

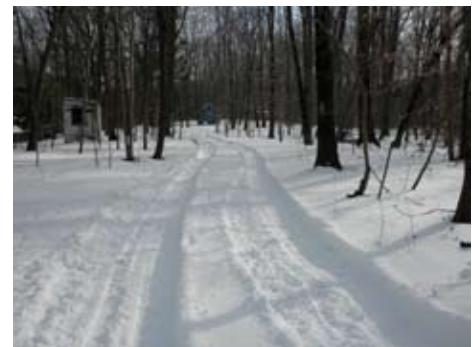
The term for the following offices of the board are up for election this year,—VP-at-Large (Aaron Lewit), Treasurer (Frank Cagnina) and Secretary (Vicki Morgan). Aaron, Frank and Vicki plan to run for re-election, but that does not mean that others can't run for these offices as well.

Nominations will be accepted from the floor for all positions up for election.

For those members who are unable to attend, make sure any proxy statements are correctly filled out and signed.

Frank Cagnina
556 Hillsdale Ave.
Hillsdale, NJ 07642.

If payment is made after July 1, 2011, a 10% surcharge is due, so, if the proposed \$750 amount is approved at the June 18 meeting, the payment due at the meeting (or by July 1) would be \$750; payment due after July 1 would be \$825. It's obviously best for us all if payment is made at the meeting.



WINTERING THROUGH

By Armand Pierro - Cabin 201

We hardly miss a weekend, driving up on Friday nights. It takes some courage or foolhardiness to enter a dark cabin in 20 degrees. We have learned to immediately take a short, brisk walk. This does two things: our bodies warm up and the silent beauty of the woods banishes Manhattan's mind busyness.

Then the plunge into a cold bed. We've also fortified ourselves with military strength underwear. The bed warms up in a half hour and we sleep and sleep and sleep: would you believe ten hours?

The next morning, we light our new stove, cook industrial strength oatmeal and take another hike, snow or slush permitting.

The cabin in the snow is as bright as a movie location. We are dazzled. We return to New York in the early afternoon, refreshed, and celebrate our good fortune in having a cabin just where it is.

Please Update Your Information

In order to make sure that we have the most up-to-date contact information for each cabin, please fill out the enclosed form (and bring it with you to the June 18 meeting). For some things, we only give notice by email, so please make sure you have given us accurate email information.

If there is more than one owner for a particular cabin, please make sure we have information for all owners.

DINNER DANCE!

Saturday – Sept. 10, 2011, 7:00 p.m.
Lafayette House, Lafayette, NJ

Note: due to lateness of reservations last year...

It is now mandatory for you to send your reservations to Pat and Gary by September 1, 2011. If we do not meet the required 70 guests, the dance will be cancelled. Volunteers needed.

If someone would like to look into chartering a bus from the lake to The Dance and back.....please call Pat or Gary. (516) 374-9226.

Power Lines

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will be 150 to 200 feet high, and it may be necessary to add another tower near the Longwood Lake Road entrance to our property. (More on this later.)

The entire line would run from Susquehanna, PA to Roseland, NJ where there is a major electric power interchange with connections to urban NJ and New York City. The line crosses the Delaware Water Gap National Recreation Area, which has brought the National Park Service into the discussion. The part of the line in Pennsylvania would be built by Pennsylvania Power and Light (PPL).

WHAT WOULD THE IMPACT BE ON LONGWOOD LAKE?

There will be two kinds of impacts on our lake: temporary during construction and permanent. During construction, we can expect a great deal of erosion on the hillsides and the resulting dirt and silt will wash into the lake. This will both fill in the bottom and provide further nutrients to the weeds that you may have noticed growing in the lake. Other construction impacts will include noise, disruption, and a lot of cutting of trees. Since PSE&G cannot stop service on the existing line, they must construct a temporary line on the edge of the existing right-of-way to carry the power during construction. This will entail cutting even more trees.

The permanent impact will be a large visual scar. The new towers will be twice as high as the current ones, which doesn't sound that bad until you realize that the current towers are mostly obscured by trees. The new towers will stick up above the trees by 100 feet - an enormous increase in the visual impact. And the current set of three thick wires and two thin ground wires above them will be replaced by a massive set of at least nine thick wires

and several thinner ground wires. Our view up the lake will change from one where you only notice the power line if you look for it to one where the view is totally dominated by this enormous structure.

Finally, the current flowing through the power line will produce electromagnetic fields (EMFs) in its vicinity. The extent to which EMFs are harmful to humans is a controversial issue. However, there is no controversy about one thing: because people fear them, EMFs and power lines have a powerful negative effect on housing values. The presence of this line will lower the value of our cabins.

WHY DOES PSE&G WANT THE PROJECT?

There are three reasons PSE&G wants this power line, one that they say out loud for public relations, two others that are much more important.

Reliability. When they proposed the line in 2008, PSE&G asserted that it was needed to maintain reliability in the electric power system, and that they were being required to do this by the "PJM Pool". PSE&G claimed that if the line were not built on their schedule, there could be power outages and blackouts from 2015 on, and that there was no other way to solve the problem. This was a critical issue, because the NJ Board of Public Utilities (BPU) gave them the right to take property (including ours) based on this need.

Since then, demand for power has dropped dramatically, and in a different court case, PSE&G's expert has testified that there is no power shortage and no need for added generation capacity. Indeed, parts of a related power lines project have now been abandoned because of the reduced demand figures. This means that by PSE&G's testimony, the argument used to justify the power line in the first place is no longer valid.

Coal power. However, reliability was never the real reason PSE&G

wanted the line. Instead, there were two hidden reasons. First, despite all the nicey-nicey talk about renewable power, the line was wanted to bring cheap, dirty power from highly polluting coal power plants in western Pennsylvania and Ohio to urban New Jersey and New York City. That is all this line is good for, since coal power is the only power available at the western end of the line. It has nothing to do with wind power, which will come from machines offshore in the Atlantic if it is developed in New Jersey, or solar power, which goes on local roofs using local labor.

However, the coal power function is drying up. Under the threat of climate change, the US EPA is increasing the severity of its regulation of coal power plants, and industry analysts expect 50 Gigawatts to shut down over the next decade. That's the same as if 50 large nuclear power plants all shut down. The result is that coal power will likely be neither cheap nor available over the next ten years. Thus, the proposed power lines could become obsolete before the project is even completed – but if PSE&G gets their way, this would be *after* the huge new (and soon-to-be obsolete) towers had been built on our property.

A big asset. So why does PSE&G still want to build the line? Because they don't pay for it, you do, and meanwhile they get to throw your money around and help their friends with construction contracts. The only place PSE&G can get money is from New Jersey ratepayers, and the BPU gave them permission to do that when they approved the project. The BPU, which is supposed to be representing rate payers, just rolled over and gave PSE&G permission to build a giant boondoggle, and New Jersey taxpayers will be paying off the bonds issued to pay for the project for decades to come, regardless of whether it actually carries power or not. This is the real

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THERE OUGHT TO BE A RULE . . .

Well, in fact, we do have a few rules – all of which were approved by the full membership of LLCOA. Over the past year, we have continued to have a number of misunderstandings with some members regarding our rules and regulations. It's important to remember that our rules were adopted at full membership meetings and that they reflect the consensus of our community on how we should treat the property and one another. Remember also that you are responsible to see that your guests also follow our rules. A full copy of our rules can be downloaded at: www.rundog.com/lake/LLCOA_rules.pdf. If you do not have internet access and you would like us to send you a hard copy of the rules, please send a note to Jeff Galloway, 395 South End Avenue, Apt. 32F, New York, NY 10280.

The areas where we have had the most issues this past year involve ATVs/Dirt Bikes; blockage of fire lanes; generator and other noise; poorly maintained cabins and yards; and improper tree cutting.

ATVs/Dirt Bikes. Motor bikes and ATVs/dirt bikes may not be ridden within 400 yards of any cabin, except for transit to and from a cabin; motor bikes and ATVs/dirt bikes must be equipped with appropriate mufflers. A cabin owner must accompany any guests who are riding ATVs/dirt bikes on LLCOA property. (Rule 17.)

Cabin Construction. Any work that requires a building permit must first be submitted to the Construction Committee for approval. Work performed without such approval is subject to a stop work and/or take-down order. Please contact a member of the Construction Committee (Aaron Lewit, Ronnie Jung or Rich Switaj), *before* you submit any plans to Jefferson Township.

Fire Lanes. These are common land, and may not be used as the "personal"

property of any particular cabin owner. The reason we have these lanes is for the safety of all the nearby cabins: the fire department will use these lanes so that their pump trucks can access the lake for water to put out fires. Please don't park in the lanes, store wood or anything else there, make plantings or place outdoor furniture in these lanes.

Generator and other noise. No electrical generator may be operated as a power source for a cabin unless it is muffled such that it cannot be heard at neighboring cabins, and its exhaust cannot be smelled at neighboring cabins. This muffling is not required for use of electrical generators for construction or other sporadic work during the hours of 9:00 a.m. to 6:00 p.m. (Rule 19.) Cabin owners or guests may not create or permit, inside or outside, any unnecessary or excessive noises or disturbances of any kind; nor the playing of any kind of music or amplified sound in a manner loud enough to disturb other occupants or neighbors in surrounding cabins. (Rule 6.)

Poorly maintained cabins and yards. Each Cabin Lot shall be kept clean at all times, being free of garbage, trash, old lumber, non-operating cars and trucks, etc. Violations are subject to a \$100.00 fine. If a cabin owner persists in failing to correct the violation, then Association may chose to have the condition corrected and charge the cabin owner for the cost of such corrective measures. (Rule 13.)

Improper tree cutting. Trees cannot be cut outside of you cabin lot except as part of an official Association activity, such as road clearance or the timberstand improvement plan. (Rule 4.) Trees on your own lot cannot be cut if they are greater than 6 inches in diameter (Construction rule 5). If you need to cut a tree larger than 6 inches in diameter, please contact a member of the Construction Committee (Aaron Lewit, Ronnie Jung or Rich Switaj).

CABIN SALES

As provided in our Master Deed, there is "an approval process with respect to the sale, mortgaging or other transfer of title of the units. This includes but is not limited to requiring the prospective purchaser of any unit to submit an application to the Board of Trustees."

So what do you do?

1. Get an application from one of the officers by sending an email to longwoodlakecabinowners@gmail.com
2. Have the prospective purchaser fill it out.
3. Give the application to an officer.

The officers will set up an interview with the prospective purchasers. The seller cannot be present. The interview is a two-way process. We want some information from the purchasers, for example to make sure they have sufficient income to afford property taxes, insurance and LLCOA dues and assessments. We also want to make sure that they understand the rules that govern our community.

FIRE PERMITS

Kevin Rowe has been able to get our FIRE PERMIT for the next 6 months from the town. We still need everyone to call the police dept. before you start your fire. Telephone 973-697-1300. Just tell them you will be having a campfire that night and if they ask for the permit number it is A181-311. If there happens to be a drought we will post at gates that there will be no fires at that time.

For current campfire restriction information go to this link: <http://www.state.nj.us/dep/parksandforests/fire/firedanger-restrictions-stats.html>

POWER LINES

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reason they are still so interested in this project.

WHAT LEGAL APPROVALS DO THEY HAVE? WHAT DO THEY STILL NEED?

The first two approvals PSE&G needed were from the New Jersey Board of Public Utilities and from the corresponding agency in Pennsylvania. After a series of hearings, at which several committee members and many other members of New Jersey communities testified on the lack of need for the line and its adverse effects, the BPU voted unanimously to approve the line, subject to a few conditions, on April 21, 2010. The Pennsylvania Board had already approved its part of the project.

Because the proposed route crosses the Delaware Water Gap National Recreation Area, the National Park Service must do an environmental impact study of the proposed power line and has the power to veto routes that would have too serious an impact. This study is a major public process, and LLCOA, along with many other organizations and individuals, submitted testimony showing that the impact would be unacceptable, and that there were alternatives to the line. The review continues, a draft of the Environmental Impact Statement will be released for review and public comment in the fall of 2011, and a final decision will not be issued until September 2012 or later.

Because the line crosses watersheds and open space administered by the NJ Department of Environmental Protection (DEP), PSE&G must also get a "Freshwater Wetlands Individual Permit" from them. They applied for one based on the entire project in NJ, from the Delaware to Roseland. When

they realized that the NPS was going to slow the western end of the project, they reapplied for a permit for only half of the line, and the DEP turned them down for several reasons, including that the BPU finding of "necessity" was based on the entire line, not half of it. (Absolutely true!) PSE&G withdrew that application in July 2010 and says they are preparing a replacement. So to our knowledge, the project does not have the required DEP permits, or any guarantee that they will get them.

PSE&G also needed permission from the NJ Highlands Commission. That was easy – the Commission objected to the plan, PSE&G promised millions of dollars in "mitigation" payments to the Commission, and in June, 2009 the Commission suddenly realized that the project was a good idea and approved it, 8-2.

WE ARE NOT ALONE

In addition to various official government agencies, several environmental and municipal groups are also fighting the power line. Stop the Lines, to which we have contributed, is a coalition of local government representatives and concerned citizens. Their web site (www.stopthelines.com) includes useful before and after pictures of the towers.

Environmental and municipal groups, aligned with Stop the Lines, have brought suit against the project in several arenas. Although the municipal intervenors (townships) have largely been bought off, the environmental groups, The Sierra Club, the Highlands Coalition, and the New Jersey Environmental Coalition, working with Stop the Lines, brought a motion to reopen the hearings to the BPU in December, 2010, arguing (correctly) that due to falling demand, the line is no longer justified. That proceeding is still underway, and even if the BPU turns it down (as they probably will), it will have placed in the record a wide set of arguments that

they can then use in court in an attempt to overturn the BPU.

OUR STRATEGY

Despite all of the above difficulties and delays, PSE&G has sued LLCOA at the BPU to take our land by eminent domain for the project. They have failed to make any meaningful offer to settle this attempted taking and with the memberships' and officers' approvals we have been fighting over the last year to stop them. So far we have been successful in staving them off but the fight is not over yet.

The Power Lines Committee will discuss our strategy for moving forward in a cost-effective manner at the June 18 meeting.

USEFUL LINKS

<http://parkplanning.nps.gov/projectHome.cfm?projectID=25147>
<http://newjersey.sierraclub.org/PressReleases/0214.asp>
www.stopthelines.com/



Twice as tall as this???

RECYCLING AND GARBAGE

HIGHLIGHTS

(Read the full recycling/garbage rules shown later)

RECYCLING CANS

ONLY commingled glass and plastic (PETE #1, 2, 3, and 5) bottles, jars, jugs, aluminum, tin, and steel cans. Also yogurt, cottage and cream cheese, margarine, butter, containers, etc. (PETE #1, 2, 3, and 5). ONLY these items go into the recycling cans. Everything else goes in the dumpster. Empty all plastic bags, paper bags, 6-packs, boxes, etc..

DO NOT put any garbage, newspapers, paper, cardboard, paperboard, 6 packs of any sort in the recycling cans.

Tie up newspapers, cardboard, boxes, etc. and leave on the ground or put in dumpster.

DO NOT put any plastic bags, supermarket plastic bags, etc. in recycling cans.

GARBAGE (DUMPSTER)

Put all garbage in the dumpsters (preferably in the rear lids). Garbage must not be easily accessible to the bears at the front lids or hanging out of the front lids. Close lids fully and attach the chains. The lids must be closed and chained at all times, no exceptions.

Only household garbage that the township allows a homeowner to put out in front of a house in Jefferson Township is allowed to be put into the dumpsters and at the dumpster area. This garbage and recycling is picked up by the regular township garbage trucks, not a separate contractor.

IMPORTANT: When you leave the dumpster/recycling area, the lids MUST be closed and chained even if you did not open or unchain them. You must close and chain them. It is the responsibility of every member to keep the lids closed and chained at all times to prevent bears from getting to the garbage.

DO NOT LEAVE TV's, Computers, Monitors, Tires, Mowers, Propane tanks, etc. at the dumpster area. See the instructions shown later for these items.

THE DUMPSTER AREA IS NOT A DUMP.

CLEANUP DUMPSTERS

We will again have cleanup dumpsters available for our lake members. We will bring in the dumpsters when the roads dry up and harden, but they should be here before the July 4th weekend.

They will be placed in three locations: Freddie's Field, by the old dump on Blue Rd. and on Yellow Road.

Please adhere to the following rules for the dumpsters:

1. DO NOT put any food garbage in the cleanup dumpsters; this is not allowed and will attract skunks, bears and other animals.

2. These dumpsters are for general cleanup only. They are NOT for your construction waste or for cleaning out a cabin (this also includes the regular dumpsters). You need to get your own dumpster for this. A mattress, a piece of furniture, an old grill, general debris, etc. is OK. (NO PROPANE TANKS).

Break up and flatten items as much as possible.

Do not just toss items in. Pack them in tightly.

3. DO NOT put leaves, branches, logs, etc. in the cleanup dumpsters (or the regular dumpsters or dumpster area); these should go into the woods.

4. DO NOT put concrete, cement blocks, etc in the Blue Road dumpsters (or regular dumpsters or dumpster area); these items make the dumpster too heavy.

RECYCLING AND GARBAGE

RULES

ACCEPTABLE RECYCLING in Recycling Cans: ONLY Commingled glass and plastic (with recycle code PETE #1, 2, 3, or 5) bottles, jars, jugs, aluminum, tin, and steel cans. Also yogurt, cottage and cream cheese, sour cream, margarine, butter, containers, etc. (PETE #1, 2, 3, or 5). ONLY these items go in the Recycling Cans. Everything else goes in the dumpster. Remove lids and rinse out containers.

Newspapers and magazines must be bundled and tied with string or twine (not tape or wire). Also, junk mail, mixed paper, paperboard and cardboard must be bundled and tied. Corrugated cardboard boxes must

be flattened and tied with string. Leave these items on the ground or put them in the dumpster.

Do not put newspaper, paper, cardboard, magazines, 6 packs, etc. into the recycling cans.

Do not put garbage or plastic bags in the recycling cans.

UNACCEPTABLE RECYCLING (THESE GO IN THE DUMPSTER):

NO Plastic bags, No supermarket bags.

NO waxed or coated containers (milk cartons, juice boxes, ice cream containers, etc)

NO broken glass, window glass, mirrors, dishes, ceramics, flower pots

NO pie tins, aluminum foil, clothes hangers, pots, pans

NO deli containers, food trays, plastic plates or cups, plastic utensils

NO toys or plant trays

GARBAGE

Only household garbage that the township allows a homeowner to put out in front of a house in Jefferson Township is allowed to be put into the dumpsters and at the dumpster area. This garbage and recycling is picked up by the regular township garbage trucks, not a separate contractor.

Put all garbage inside the dumpsters (preferably in the rear lids). Garbage must not be easily accessible to the bears at the front lids or hanging out of the front lids. Close the lids fully and attach the chains. The lids must be closed and chained at all times, no exceptions. If you can't put the garbage inside the dumpster, then take it home with you. Do not put it on the ground. Break or cut up or flatten wooden items such as dressers and shelves into very small pieces for placement in the dumpster or burn them at a campfire.

IMPORTANT: When you leave the dumpster/recycling area, the lids MUST be closed and chained even if you did not open or unchain them. You must close and chain them. It is the responsibility of every member to keep the lids closed and chained

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MOVIES AND MORE MOVIES

DRIVE-IN MOVIE

Date: To be determined
Time: 9pm
Place: Freddie's Field
Movie: HOW ABOUT YOU
Last year's movie is a feel-good movie ... great for the whole family.

20 YEARS OF MOVIE MAKING AT OUR LAKE !

Yes, we are celebrating our 20th year and will be doing lots of special things this year. We will set the studio up with a green chroma-key screen.... to accommodate all actors of the past ten years that may not be able to take part in our big Gala Production to be held at The Monastery on Berkshire Valley Road in September.

This Production will include a large musical numbers with the main cast.... as well as appearances by all other actors. Anyone who has taken part in the last 10 years of movie making will be expected to take part in this production. Here is a list of those people:

Al and Monique Remeika & their grandchildren
Bob Klein
Frank & Frank Jr. Cagnina + friend
Anna & Don Oswald
Judy Habbart - Daisy
Thomas Sacciente Jr.
Lois Roland.....
Gary & Doreen Sullivan + Paul & Libby
Suzette & Pat & Jackie- O'Hara
children
Tina & Ken Lowry + Alex
Rob Hynes - Phil
Bob Moylan - James Griffin
Emmett & Jody
Elaine Delaney & granddaughter
Ronnie - Ramona Jung
Mae & Rich Thomas
Dick & Eva Lee
Paula, Kiera & Liam Galloway
Pat & Gary
Helen Keskinen

Ken Rosenfeld
Joan Centrella
Helen Keskinen
Vicki Lynne & Jim Morgan

VOLUNTEERS NEEDED – JUST A FEW HOURS –

To clean the studio while dumpsters are on the premises.

Over the past 20 years we have accumulated lots of sets, furniture, costumes and props, some of which need to be discarded. Whether some of us would like to take

this stuff...or donate it...makes no difference as long as we can clear studio for this year's activities. It should only take a couple of hours, so please let us know if you

can give us a hand. Pick-up trucks would be welcomed.

Call Pat/Gary @ 516-374-9226..... or email at Snowpagano@aol.com – ASAP!

FISHING DERBY

Mike Rowe plans to stock our lake next month with the same amount of bass as every year. Approximately 85 to 90 6-inch to 8-inch large mouth bass. He places them around the lake. What he's done in the past seems to be working because there seems to be a lot of bass being caught.

On another note the Rowes ran our 12th annual Ice Fishing Derby on Super Bowl Saturday (same weekend every year). We had a great turnout even though the weather was lousy. We had 66 people entered in contest. We had about 10 cabins represented at contest. Hopefully next year we'll have more cabins there.

GARBAGE

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at all times to prevent bears from getting to the garbage.

THE DUMPSTER AREA IS NOT A DUMP

YOU MUST DISPOSE OF THE FOLLOWING ITEMS YOURSELF DO NOT PUT THEM IN DUMPSTERS OR AT THE DUMPSTER AREA

DO NOT bring any vegetation waste such as branches, logs, leaves, grass clippings, brush, etc. to the dumpster area or put in the dumpsters. These should go into the woods

DO NOT bring cement blocks, cinder blocks, bricks, rocks, etc. to the dumpster area or put in the dumpsters.

NO CONSTRUCTION MATERIALS

Construction material can be taken to the Jefferson Twsp. Recycling Center by appointment, Saturdays between 9:00 am and 1:30 pm. To make an appointment, call 973-208-6100 Monday through Thursday. One level pick-up truckload is allowed per week; bring your tax bill, as proof of residency is required.

NO TIRES. Tires can now be taken to the township Recycling Center for a fee and bring your tax bill, during normal recycling hours. Tires can also be taken to the Parsippany Transfer Station by calling 973 808-9651

NO BATTERIES Batteries can be taken to a place that sells batteries.

NO PROPANE TANKS Tanks can be taken to Eastern Propane for recycling or disposal.

NO MOTOR OIL Oil can be taken to a place that sells motor oil.

NO HAZARDOUS WASTE

Hazardous waste (including motor oil) can be taken to the Morris County M.U.A., by appointment only; call 973-829-8006.

NO TVs, Computers, Monitors, etc.

These items can be taken to the township Recycling Center during normal recycling hours.

Annual Picnic!

Margaritaville

August 13, 2011 ~ Rain or Shine Freddy's Field
~catered by ~

HOT RODS

Hot Rods of Wharton NJ voted best BBQ in New Jersey Monthly
Serving from 1:30 to 6:30 p.m.

BBQ Pit Smoked St Louis Ribs with rolls and Hot Rods Signature BBQ Sauce, 5oz Ground Sirloin Burgers, Top quality all-beef Hot Dogs BBQ Smoked Chicken , Homemade Potato & Egg Salad, Hot Rods Signature Cole Slaw, Lindegans Corn on the Cob, BBQ Baked Beans, Honey Hush Cornbread, Tossed Garden Salad, and all the Fixin's !

Joe's Tiki Bar serving soft drinks, pop-corn, cotton candy, coffee and dessert, NEW this year has frozen Margarita's (BYOB your own additive!)

EVENTS

1:00 p.m. Horseshoe Competition (14+)
3:00 p.m. Three Legged Race (14 under)
3:00 p.m. Egg Toss (14 under)
3:30 p.m. Egg Toss (adults)
4:15 p.m. Pie eating context (14 under)
6:00 p.m. Door Prize and 50/50 winners!

ENTERTAINMENT

1:30 to 5:30 Wynn Michaels signing your favorite Buffet, Island and Country Music
2:30 to 3:30 Magic Show for all ages
7:00 to 11:00?? DJ Rueben again spinning tunes to way into the night

Still for one low price \$15.00 for adults, \$5.00 for children,
Same for members and their guests!

NEW this year commemorative LLCOA Margaritaville T-Shirts \$15.00

WE NEED YOUR HELP! Event organizers, greeters, set-up, cleanup, decorating, children and adult games.

To volunteer and to order your tickets early, e-mail Gary at garrison@mainestreetliving.com or call 207.332.7450

At the annual picnic we will have a sign up table for tickets T-Shirts and volunteer assignments. Watch for your formal invitation in the mail and e-mail.

OUR TREE FARM IS STILL A FARM

As has been the case for the last twenty years, about 600 of our 660 acres is a tree farm. Although we haven't harvested timber in several years, we take firewood from it, and each year we engage in what the law calls "active devotion to agriculture" by weeding out trees that will never be valuable as timber. Last year we worked just uphill from the back gate onto Longwood Lake Road. This year we will go uphill from there and remove weed trees from a patch that's adjacent to the highest of the three roads that intersect the power line.

NO HUNTING

This past fall we had a few reports of hunters on our property. Please keep in mind that hunting is absolutely prohibited on our property, as is the use of any firearms, no matter how far away you might be from cabins or people. Hunting is permitted on the neighboring Green Acres property, but only with proper licenses and during appropriate hunting seasons.

If you plan to hunt on Green Acres property, please make sure you know where the boundary to our property is. For example, the ATT road is completely on LLCOA property from the power lines all the way until after it has gone straight up the mountainside to the Picatinny Arsenal – and everything uphill from the ATT road is on our property until you get to the Picatinny fence. Our property also extends on the other side of Berkshire Valley Road away from the Lake.

The NJ Division of Fish and Wildlife has advised us regarding how to enforce the no-hunting rules on our property. The process is simple, and any of you who observes anyone hunting on our property can follow these steps to

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NO HUNTING

(continued from page 8)

report an illegal hunter:

1. If it is Monday-Friday, between 8:00 am to 4:30 pm, call Fish and Wildlife Law Enforcement at 908-735-8240. Identify yourself as a Longwood Lake condominium owner and that you see someone hunting on condominium land where hunting is prohibited and which is posted with no hunting signs. You should ask that Fish and Wildlife dispatch a conservation officer to our property to eject the hunter. You may need to give directions, but if you tell them that we are next to the Rockaway River Wildlife Management Area, they will probably know where we are.

2. During non-business hours, you can try the 908-735-8240 number, but there will probably be no one there. In that case, call the Fish and Wildlife answering service at 877-927-6337. The answering service is supposed to dispatch a conservation officer during off-hours, so follow the same procedure as outlined above, if you call this number.

3. If a conservation officer is not available to come to our property to eject the hunter, and if you are close enough to the hunter to see his or her license (which is usually displayed on the back of a hunter's cap or vest), copy down the 9-digit license number (it has the format of xxx-xxx-xxx). Email this information to longwoodlakecabinowners@gmail.com, along with the time, date and location of the hunter. We will then file a complaint ourselves in the Morris County Superior Court. Please include contact information for yourself in this email, so that we can get in touch

with you to make sure we have all the details correct.

A hunter will not be allowed to claim that a cabin-owner gave permission to hunt, because only the LLCOA can grant permission, and our rules explicitly prohibit hunting. The officers intend to follow through with formal court complaints for anyone caught hunting on our property.

MINUTE OF 2010 ANNUAL MEETING OF THE MEMBERSHIP OF LLCOA

Call to order, 10:25 am, June 19, 2010
1st Presbyterian Church
635 Berkshire Valley Road, Wharton,
NJ

Lois Roland speaks re those who we lost this year.

Frank Cagnina gives the Treasurers Report

Jeff Galloway, describes "cleanup" amendments to the Bylaws, and makes a motion to amend the Bylaws accordingly. The motion was seconded and passed unanimously. The amendments are as follows:

In Art IV, section 5, para (E) (page 7), second sentence after the words "due and payable," insert "in accordance with such terms as may be established by the Board of Trustees, or if no specific terms are set".

delete para (F) (page 8-9)

Art V, Sections 1 et seq, global replace "Biennial" with "Annual" in reference to meetings, etc.

Section 3, 3rd line replace "personally or by mail" with "personally, by mail or by email"

Art VI, global replace "biennial" with "annual"

Art VI, Section 2 (page 16), insert before the first sentence,

"Each Trustee must be a Member."

Art VI, section 3, 4th line, replace "after" with "before"

Section 5, 4th line, 8th and 9th lines, replace "telegram" with "email"; 9th line, replace delivered to the telegraph company" with "sent"

Section 12 (pages 19-20), on page 20, first line, replace "to the extent so" with "unless"; second line, replace "granted" with "modified".

Section 14 (page 24), 2nd line, replace "shall" with "may".

Art. XIII (page 42), 7th line, after "notices," insert "other than notices of meetings,"

Second amendment to Art VII Section 2, 1st line, replace "Secretary" with "Vice President of Property Maintenance"; 2nd line, insert "Secretary" before "Treasurer" and delete "Vice President of Property Maintenance". Delete the last sentence.

Discussion of LLCOA Rules: Lengthy discussion of ATV use and misuse, and of noise and disruption caused by ATVs. A Committee is established to develop rules and protocols regarding ATV use. Issues include whether to register member's ATVs and insurance requirements. Speakers include Ken Rosenfeld, Paul French, Lois Roland, Gary Merritt, Mike Klein, Aaron Lewit, Dick Heitler and Gary Garrison.

Fish stocking: Kevin Rowe reports on stocking lake with Bass.

Camp fires: Kevin also reports on camp fire permit issues. He states the we have obtained a camp fire permit every year for the full Association. If a cabin owner plans to have an open fire,

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2010 MEETING MINUTES

(continued from page 9)

the cabin owner should call Jefferson police before starting the fire and notify the policy that the cabin owner will be having a fire. 973-697-1300.

Timber stand improvement. Dick Leigh reports. In past years, we cut a lot of witch hazel in the hope of fostering maples and oaks. But deer ate saplings. So now, we'll take out a few large trees. Blue dots on trees near the power lines indicate trees to be cut. Dick will send out an email to the usual participants.

Weed control. We will use Aquatic Technologies again. They sprayed for algae in early May; treated for Millfoil in late May. Bob Moylan notes that weeds are still terrible.

Power Lines. Report by Ken Rosenfeld. He notes that PSE&G has commenced a condemnation proceeding against LLCOA and that we are in the process of retaining counsel to represent us. He notes that PSE&G has made wildly different proposals to LLCOA for the use of our property to construction large new power lines towers, with possible compensation ranging from \$700 to over \$30,000. PSE&G abruptly quit negotiating and commenced the condemnation proceeding, in a move of apparent bad faith. The legal cost of defending ourselves cannot be estimated at this time. \$5,000 is placed in the budget to cover initial costs, but overall costs are likely to be higher.

Dinner dance/movies. Eva Lee gives Pat Pagano's report and notices (Pat was unable to attend the meeting). September 11, 7 pm cocktails, 8 pm dinner for dinner dance. Movie night. Considering an indoor venue this year, here at the church, Saturday evening, trying for July 31. Sign-up. This year's movie: we need members' cooperation; Pat asks: If you knew the world was

going to end in 12 hours, what would you do with your life.

Picnic report. Theme: rock and roll party. Will rent a juke box. Water carnival. \$100 budget; Bob Fodor will chair.

Road maintenance. Aaron Lewit reports. We needed to act quickly to repair the major spring flood damage. Fortunately, Paul French stepped up to the plate and presented a proposal for an immediate fix, which was accepted by the officers.

Budget and maintenance approved. Annual maintenance charge for 2010 set at \$750.

Kim Huron maintenance report: The state is dumping problem bears into our area. We also have bear problems at the dumpster area. The dumpsters have been reinforced to reduce bear access to garbage. We will once again have clean-up dumpsters at the lake for a few weeks this summer. No vegetation should be placed in any dumpsters; vegetation should be dumped in woods.

Hydro-raking. Dick Heitler suggests that individuals interested in hydro-raking of their lake front areas should get together and arrange their own hydro-raking. He will send an email to email list to solicit interest. Dick also asks whether there is any other weed treatment solution besides what we're doing. A Committee is formed to look into this.

Kim Huron proposes a resolution barring the posting of signs for cabin sales on Berkshires Valley Road. Resolution is seconded and passed.

Elections of offices:

The following are elected to two-year terms:

President: Jeff Galloway

Vice President – Property Maintenance: Kim Huron

Vice President at Large: Ronnie Jung

Vice President at Large: Ken Rosenfeld

Vicki Morgan is elected Secretary to fill out the remaining one year on what had been Jeff Galloway's term of office in that position

The meeting is adjourned.

Minutes recorded by Jeff Galloway, Secretary



Longwood Lake Cabins Owners Association

BUDGET FOR 2011

	2011 Budget	2010 Budget	2010 <u>Actual</u>
INCOME:			
Maintenance Fees (90 cabins @ 750)	\$ 67,500	\$ 67,500	\$60,150
Prior year Dues	\$ -	\$ -	\$9,305
Money Market withdrawal	\$25,000	\$6,000	\$6,000
Surplus 2010	\$5,396		\$11,000
Total Income	\$ 97,896	\$ 73,500	\$86,455
EXPENSES			
DONATION	\$500	\$500	\$0
DUES	\$200	\$200	\$80
ACCOUNTING	\$1,200	\$1,200	\$1,000
REAL ESTATE TAXES	\$5,000	\$4,500	\$4,691
INSURANCE	\$8,000	\$8,000	\$7,473
LEGAL FEES	\$2,000	\$5,000	\$0
LEGAL FEES (STOP THE LINES)	\$0	\$0	\$0
Legal Fees PSE&G	a \$50,000	\$0	\$15,577
ECO MANAGEMENT	\$4,000	\$3,800	\$3,751
LAKE MAINTENANCE	\$5,000	\$5,000	\$2,118
Hydro Raking	\$0	\$0	\$0
OFFICE EQUIPMENT	\$500	\$500	\$215
OFFICE SUPPLIES / POSTAGE	\$500	\$500	\$137
MISC.	\$2,500	\$2,500	\$2,233
REPAIRS & MAINTENANCE	\$25,000	\$25,000	\$22,785
DINNER DANCE	\$5,500	\$6,000	\$4,903
PICNIC	\$5,500	\$6,500	\$5,096
Money Market Deposit	\$0	\$6,000	\$11,000
Total Expenses	\$115,400	\$75,200	\$81,059
SURPLUS (DEFICIT)	(\$17,504)	(\$1,700)	\$5,396

Money Market Balance \$75,300

Transferred \$25000 to checking acct in may

a--actual expense January thru April \$27618

LONGWOOD LAKE CABIN OWNERS ASSOCIATION

ANNUAL ASSESSMENT/DUES FOR 2010

\$750.00 if received by 7/1/11 after 7/1/11 a 10% penalty will be applied
and the amount due will be \$825.00

NAME: _____ CABIN # _____ Amount
enclosed: \$_____

*Your canceled check will serve as your receipt and proof of payment.

Complete this coupon and mail check made out to LLCOA in enclosed envelope
to:

Frank Cagnina, 556 Hillsdale Ave, Hillsdale, NJ 07642

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ANNUAL FIREWOOD CONSUMPTION AFFIDAVIT.

YOU CAN MAIL WITH ANNUAL DUES OR BRING TO MEETING

CABIN NUMBER _____

NAME: _____

LLCOA FIREWOOD CONSUMPTION AFFIDIVIT:

I, _____ ATTEST I GATHERED _____ CORDS
OF FIREWOOD ON LLCOA PROPERTY DURING THE PERIOD MAY 31,2010
THROUGH JUNE 1, 2011.

VOTER PROXY FORM:

I, _____ CABIN OWNER # _____ THE UNDERSIGNED
(Print Name)

MEMBER OF THE LONGWOOD LAKE CABIN OWNERS ASSOCIATION,

HEREBY APPOINT _____ CABIN OWNER # _____ WITH THE
(Print Name)

POWER OF SUBSTITUTION, AS MY PROXY TO ATTEND AND VOTE ON MY
BEHALF AT THE ANNUAL LLCOA MEETING TO BE HELD AT THE GRACE
EVANGELICAL FREE CHURCH, 635 BERKSHIRE VALLEY ROAD, OAK RIDGE, NJ ON
JUNE 18, 2011.

Signature of Cabin owner giving proxy

Date

CABIN OWNER INFORMATION UPDATE FORM
(Everyone Please Fill Out)

PLEASE PRINT CLEARLY

CABIN NUMBER: _____

DEED OWNER NAME: _____

STREET ADDRESS: _____

MAILING ADDRESS: _____

HOME PHONE: (_____) _____ - _____

CELL PHONE: (_____) _____ - _____

EMERGENCY PHONE: (_____) _____ - _____

Name of emergency contact person: _____

EMAIL: _____ @ _____ . _____

If there is more than one deed owner, please fill out a form for each deed owner.