

Longwood Lake Newsletter

June 2013

Annual Meeting Saturday, June 8th, 10:00am

Welcome to spring 2013. All of us on the LLCOA board hope to find most, if not all, of our members at the annual meeting:

**1ST PRESBYTERIAN CHURCH
635 BERKSHIRE VALLEY
ROAD, WHARTON, NJ**

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

- Minutes of 2012 Annual Meeting
- Milestones
- PSE&G Settlement and Power Lines Project
- Dam repair
- Timber stand Improvement
- Cabin owner cleanup responsibilities
- Weed control
- Fish stocking and campfire permit
- Dinner dance
- Summer picnic and Water Carnival
- Road & bridge maintenance
- General common land maintenance
- Bats and other environmental issues
- Treasurer' report, budget & maintenance fees

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POWER LINES UPDATE

After alternately fighting and negotiating with PSE&G for several years, we reached agreement with PSE&G this year, under which we have been paid \$300,000, in return for an easement for a small additional right of way area between the Lake and first tower up the mountain toward Picatinny Arsenal. In addition, PSE&G eliminated a tower from their plans that would have been built near the Longwood Lake Road entrance to the Lake property. The settlement payment reflects a huge improvement over PSE&G's May 2010 offer of a mere \$750.

On February 20, 2013, Vicki Morgan and Jeff Galloway accepted PSE&G's \$300,000 check and deposited the funds in a segregated bank account at Provident Bank. The officers will propose at the June 8 Annual Meeting that a Funds Committee be established to make recommendations regarding use of the PSE&G funds, and that no withdrawals will be made from the funds account until after the LLCOA membership considers and votes on the Funds Committee recommendations.

Our attorneys have advised that care must be taken regarding how the funds are used in order to avoid having the funds taxed. Uses that will likely preserve the funds' tax exempt status include using the funds for maintaining the health and integrity of the Lake, including repair and maintenance of the dam. Dam repair and maintenance is a complicated subject, that will be discussed more fully at the June 8 Annual Meeting.

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- 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.

Treasurer's Report

The annual assessment (Dues) for 2013 is proposed to remain at \$850.00.

The proposed budget is included with this Newsletter, which will be submitted to the Membership for approval (along with approval of the dues) at the June 8 meeting. Since the dues amount will not be finalized until the meeting, we suggest that you bring a checkbook (rather than a completed check) to the meeting.

Dues can also be paid by mail. Please make your check out to L.L.C.O.A and mail to:

Frank Cagnina
556 Hillsdale Ave.
Hillsdale, NJ 07642.

If payment is made after July 1, 2013, a 10% surcharge is due, so, if the proposed \$850 amount is approved at the June 18 meeting, the payment due at the meeting (or by July 1) would be \$850; payment due after July 1 would be \$935. It's obviously best for us all if payment is made at the meeting.

Please Update Your Information

Your current contact information must be on file. If any of your information has changed, including information printed in the **LLCOA Membership Directory**, please complete the contact form that will be provided at the June 8 meeting. *Note: Accurate emails are especially important.*

Does your cabin have multiple owners? Please provide information for all owners. *NOTE: Indicate the primary contact person.*

If you are not receiving notices and/or wish to provide updated information, please advise Jeff Galloway: jeff@rundog.com or Vicki Lynne Morgan: longwoodlakecabinowners@gmail.com

Please include your cabin number, address, phone and email address.



DINNER DANCE!

Saturday – Sept. 21, 2013
Lafayette House, Lafayette, NJ

This year's dance will be held a little later so that it's not so close to our Picnic. We haven't decided on a theme, but we will be featuring new D-J's. We are sure he will keep everyone partying. The Lafayette House is now under new management so their prices have gone up.

Whether or not that will affect the price for tickets, we don't know. Advanced ticket reservations will help us determine this.....so please reserve your tickets at our picnic this year.

Volunteers to help with the dinner dance are needed -- please sign up!

FIRE PERMITS

Mike and Kevin Rowe take care of obtaining our FIRE PERMIT from the town, which allows us to burn campfires. 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 that you are part of Lower Longwood Lake 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.html>

ANNUAL PICNIC

This year's picnic will be Saturday August 10, 2013 1:00 p.m. at Freddy's Field.

The Theme is Christmas in August.

The entertainment, catering and tent have been booked. We will be using Hot Rods again this year. Changes will be that during dinner a grilled chicken breast option with the smoked chicken will be added. Also for an additional \$5.00 (tickets purchased in advance) you will be able to receive a dozen steamers.

For entertainment we will have Win Michaels during the day, J.N Entertainment at night (Same DJ as 2012), and Party Maniacs for the kids for 2 hours during the day.

The price will be the same as last year: \$15.00 for LLCOA adults, \$20.00 for Adult Guests and \$5.00 for kids.

This year we need some new volunteer help. Joe Fodor will be taking this year off. His brother Robbie has committed to getting the equipment and stuff to the picnic, but Robbie will need significant help setting up Saturday as well as operating the Pop Corn and Cotton Candy (we are taking a break from slushies this year). Also we will need help with dessert and coffee.

We will be asking for volunteers at the June 8 Annual Meeting. Among other things, we will need a Santa Claus volunteer to give out presents to the kids.

We will also be promoting Toys for Tots. We will ask everyone to bring one unwrapped toy for a girl or boy. The Marines will come to the picnic to pick up the toys. Our goal is 150 toys.

LLCOA FORESTRY

REPORT

By: Dick Leigh

As a reminder, and for any newbies, the LLCOA operates a tree farm on about 600 of our 660 acres. This allows us to keep this acreage in a more-or-less wild state while lowering our property tax liability dramatically, compared to what we would be paying if it were assessed as residential or commercial property.

In order to maintain our farmland tax status, we have to show "active devotion to agriculture". This means we can't just leave the woods alone to grow, but must do things a farmer would do, including harvesting and weeding. Back in the 1990s we carried out two substantial harvests of timber, but trees grow slowly and the lumber market has been depressed, so we have not done any recent harvests. In past years a team of us have gone out with chain saws and carried out "timber stand improvement" activities, where we cut out weed trees like witch hazel to leave more room for oak, maple, and ash to grow. Unfortunately, young oaks, maples, and ash have not grown up where we cleared space for them – we say there is little or no "regeneration". The primary culprits are those cute deer you often see in the woods. They are wildly overpopulated, starving every spring, and whenever a tiny tree sprouts, they eat it. So we have been cutting back on the timber stand improvement activities, since there's little benefit.

But we still have to show "devotion to agriculture." Every year we ask members to fill out a form indicating how much fire wood they harvested, and a small part of your annual maintenance is earmarked as a "firewood fee". This allows us to show annual income from the farm. Also, last year we reported some clean-up work that people did after Sandy knocked down many trees, and we will report more of that work as

people have harvested downed trees all around the property. If you have done substantial clean-up of trees downed by Sandy, please send me a note mentioning where you did it and I will include it in the report I must file.

Last year a contractor working for us harvested five mature white oak trees and used them to make the five huge twenty-foot beams that support the new bridge. These would have been practically impossible to buy, and count as a valid forestry activity.

Also last year our professional forester, Duke Grimes, marked out a substantial number of ash trees near the Longwood Lake Road entrance, after approval of this plan by the members and again by the officers. The idea is that the emerald ash borer, an invasive insect that kills ash trees, is in Pennsylvania and headed this way, and it makes more sense to harvest the trees now than to leave them standing until they are killed. Because of Sandy, the local loggers have all been too busy to take on the job, but Duke is hopeful we will get a meaningful bid this summer, with the harvest to follow in the fall.

So our tree farm continues to be a part of our activities, but once again, we will not do a timber stand improvement this summer.

If you have Sandy clean-up to report, or any questions about all this, please contact me at the lake (Cabin 203) or by email to rleigh@earthlink.net.





ROADS & BRIDGE REPORT

The roads remained in relatively good shape last year, so no major road work was required.

The bridge, however, was another story. Last fully rebuilt about 15 years ago, the bridge had suffered serious structural deterioration. We contracted with Ed Wendlocher of Wharton to rebuild the bridge.

Ed used five large white oak trunks from our own forest as the main structural support for the new bridge, on top of which he placed new decking and guardrails. Ed completed the new bridge in December 2012.



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. 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 your 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.

SELLING YOUR CABIN?

Your cabin sale can be announced to the members through the GMAIL system. Simply send us an email with all the details, contact information, etc. Your notice will be circulated upon receipt. Send to:

vicki.lynnemorgan@gmail.com
call/text: 908.797.1953

MOVIE NIGHT

MOVIE UNDER THE STARS

Date: August 3, 2013
Place: Freddie's Field
Movie: Arsenic and Old Lace

The movie that we completed last year was "Arsenic and Old Lace".

There is a possibility that it may be showcased at the Northern N.J. Film Festival this year.

In any event, Gary Garrison has been nice enough to help us out and the tent/ generator/ porta-john's will be delivered to our Lake one week early. This means that even if it were to rain...the movie goes on.

We still plan on setting up our screen outside the tent...and will have movie snacks and drinks. Please let us know if you will be attending by signing the sheet at our annual meeting.

THIS YEAR'S NEW MOVIE

At press time, we have not decided on which movie we will do this year.

The choices: **UNDERTAKING BETTY**, an English comedy starring Christopher Walken ...OR ... **THE COCKEYED MIRACLE**, starring Frank Morgan. (He played the wizard in the Wizard of Oz).

VOLUNTEERS ARE REALLY NEEDED TO HELP WITH ALL ASPECTS OF THE PRODUCTION.

WOULD YOU LIKE TO TAKE PART? PLEASE LET US KNOW

BEFORE LABOR DAY. You can email Pat at snowpagano@aol.com.

RECYCLING AND GARBAGE

HIGHLIGHTS

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.

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GARBAGE

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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.

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.

SPRING CLEANING DUMPSTERS

We are trying to have the dumpsters available earlier this year, so please be on the lookout for updates on timing. The dumpsters will be placed in three locations: Freddie's Field, the old dump on the back road 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

