

# Longwood Lake Newsletter

May 2010

## *Annual Meeting Saturday, June 19th, 10:00am*

Welcome to spring 2010. 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 19th at 10:00am at the:

1ST PRESBYTERIAN CHURCH  
635 BERKSHIRE VALLEY ROAD  
WHARTON, NJ

We will be using the same format as last year – 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:

- Treasurer' Report
- Minutes of 2009 Annual Meeting
- By-Laws Amendment
- Rules Review
- Fish stocking and campfire permit
- Timber Stand Improvement
- Weed control
- Power Line Report
- Dinner Dance
- Summer Picnic
- Road Maintenance
- Budget
- Maintenance (Assessment) Fees
- 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](mailto:jeff@rundog.com). While we will accept new agenda items up until 9:00 am the day of our annual meeting, Jeff would appreciate email before the June 5 to add items to the

## FLOOD! Causes Extensive Road Damage



---

agenda.

The term for the following offices of the board are up for election this year, — President (Eva-Lee Baird), VP—Property Maintenance (Kim Huron), VP-at-Large (Ronnie Jung) and VP-at-Large (Vicki Morgan). Kim, Ronnie 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 at the meeting.

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

**A huge rainstorm** on March 14 caused devastating damage to the roads at Longwood Lake. As the photo here shows, the bridge was rendered impassable. Equally serious damage was done to the "back road" entrance connected to Longwood Lake Road. As a result, cabins 151 to 209 were rendered completely inaccessible except by 4-wheel drive, high-clearance trucks, and even those trucks risked damage because of the deep ravines washed out of the back road. The officers authorized emergency road repairs, hiring Paul French to do the work. Within 10 days, full access was restored.

On March 24, Paul, Kim Huron and Jeff Galloway met with Robert Olsen, Regional Superintendent of the Bureau

*(continued on page 2)*

*(continued from page 1)*

of Land Management of the NJ Division of Fish and Wildlife, and Vincent Corsaro, the Jefferson Township Fire Official, to discuss bridge repairs and emergency vehicle access. After touring the back roads, it became obvious that the best emergency vehicle access would be across the bridge. Corsaro said that the bridge needs to be repaired so that it can hold a 30 ton load before fire trucks could safely cross it. Fish and Wildlife is supportive of repairing the bridge, but it remains to be seen whether the state will arrange the repairs, or whether we will need to do the repairs ourselves. In the meantime, we have attempted to make the back road accessible by emergency vehicles, but there is no guaranty that a fire truck will in fact enter the property until the bridge is repaired. There will be a further update at the June 19 meeting.

---

## Treasurer's Report

The annual assessment (Dues) for 2010 is proposed to be set at \$750.00. The Board felt this amount was required this year to allow the Board to manage our lake, fund maintenance projects, strive for improved water quality, as well as provide social activities for our members. Our social activities contribute to the maintenance of our non-profit status.

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 19 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, 2010, a 10% surcharge is due, so, if the proposed \$750 amount is approved at the June 19 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.

---

## NUNS RAN LAST YEAR, BUT THINGS ARE SLEEPING

Last year's movie – Nuns on the Run – turned out to be one of the funniest well received movies thus far. When it gets those types of reviews, it's hard to top – and that's where we are in this early Spring season. We had some ideas but so far, but they are not being accepted by our director. The search is on again to find a movie that will be campy and funny and lend itself to our lake. Any ideas, please shoot them off to Pat Pagan. Also, just like the picnic, we can use some help both in front and in back of the cameras – so think about it. No problem accepting any of your family or close friends.

You can email Pat at [snowpagano@aol.com](mailto:snowpagano@aol.com).

We plan to have a movie night at the lake this summer, for a showing of last year's Nuns on the Run. We'll set the time at our June meeting.

## Please Update Your Information

In order to make sure that we have not most up-to-date contact information for each cabin, please fill out the enclosed form (and bring it with you to the June 19 meeting) if any of your information has changed since last year, or if you don't think you are receiving notices from us. 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.

You can also provide updated information to Jeff Galloway via email, [jeff@rundog.com](mailto:jeff@rundog.com). If you do that, please include your cabin number, address, phone and email address.

---

## YOU SHOULD BE DANCIN.....COME SEPTEMBER !

The dance is scheduled for Saturday, September 11. We know this is a significant day in history ... but it's many years later and that was the only opening available by both The Lafayette House and our standard d.j. - Bob. There will be a theme this year ... but just like our movie, we have not come up with an idea yet. We'll keep you informed.

# *Beware of Bears!*

New Jersey DEP offers the following tips to avoid conflicts with bears:

- Use certified bear-resistant garbage containers if possible. Otherwise, store all garbage in containers with tight-fitting lids and place them along the inside walls of your garage, or in the basement, a sturdy shed or other secure area.
- Wash garbage containers frequently with a disinfectant solution to remove odors. Put out garbage on collection day, not the night before.
- Avoid feeding birds when bears are active. If you choose to feed birds, do so during daylight hours only and bring feeders indoors at night. Suspend birdfeeders from a free-hanging wire, making sure they are at least 10 feet off the ground. Clean up spilled seeds and shells daily.
- Immediately remove all uneaten food and food bowls used by pets fed outdoors.
- Clean outdoor grills and utensils to remove food and grease residue to minimize odors. Store grills securely.
- Do not place meat or any sweet foods in compost piles.
- Remove fruit or nuts that fall from trees in your yard.
- Properly installed electric fencing is an effective way of protecting crops, beehives and livestock.
- If you encounter a bear remain calm and do not run. Make sure the bear has an escape route. Avoid direct eye contact, back up slowly and speak with a low, assertive voice.
- Black bear attacks are extremely rare. Should a black bear attack, fight back. Do not play dead.

Report bear damage, nuisance behavior

or aggressive bears to the Wildlife Control Unit of the DEP's Division of Fish and Wildlife at (908) 735-8793. During evenings and weekends, residents should call their local police department or the DEP Hotline at (877) WARN-DEP. To learn more about New Jersey's black bears and ways to avoid problems with them, visit <http://www.njfishandwildlife.com/bearinfo.htm>.

ect is a bad idea beyond its immediate effect on our property. One major negative for this project is that it relies on coal-generated power in Pennsylvania, the dirtiest power source in use in the U.S. Pollution and acid rain from the new coal-fired plants will be blown across New Jersey and would increase the risk of acid rain over the lake.

---

## Power Lines

LLCOA is a member of the Stop the Lines Coalition, which has been battling this project. Members of our committee have also attended numerous public hearings to speak against the project. We were successful earlier this year in working alongside other Jefferson groups in persuading the Jefferson Town Council to oppose the project.

While working to oppose the project, we are also in discussions with PSE&G to try to negotiate an agreement with PSE&G to minimize the negative impact on our property and to be paid compensation for the impacts that cannot be mitigated, in the event that the project goes forward.

We will report further at the June meeting.



*Twice as tall as this???*

There are many reasons that this proj-

# RULES?

Over the past year, there have been 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](http://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.

There 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.)

**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 contract 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 Lois Roland or Eva-Lee Baird longwood-lakecabinowners@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.

## Camp Fires

Bob Klein and Mike Rowe will take care of obtaining the permits from the town which gives us permission to burn campfires. **HOWEVER**, you still need to call each weekend that you intend to have a campfire. The number to call is 973-697-1300. Tell them you are part of Lower Longwood Lake and you will be having a campfire this weekend. If anyone is caught having a campfire who did not call, our permit can be taken away for the season. Campfire rules are as follows:

1. Don't burn rubbish, garbage, fallen leaves, yard or trade waste by open burning.
2. The cabin owner is responsible for actions of friends operating under our permit and for any fire that may result, whether you are there or not.

*(Continued on page 5)*

*(continued from page 4)*

3. Fire must be attended at all times and be constructed so as to prevent escape.

4. Fires must be fully extinguished before leaving.

TO CHECK FOR ANY CURRENT RESTRICTIONS LOG ON TO WWW.NJWILDFIRE.ORG

## **Spring Cleaning Dumpsters Will Be Here Soon**

This year we will again have cleanup dumpster available for our lake members. 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, it 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)

3. DO NOT put leaves, branches, logs, etc. in the cleanup or the regular dumpsters; this should go in the woods.

4. DO NOT put concrete, cement blocks, etc in the Blue Road dumpsters.

# **General Garbage Rules**

## **ACCEPTABLE RECYCLING**

Food and beverage containers, which are glass, aluminum, steel, or tin food and beverage containers

Plastic bottles, jugs and jars with recyclable symbol on container. Please remember to remove lids and rinse out containers.

Newspapers and magazines bundled and tied with string or twine (not tape or wire) or they can be placed in brown paper bags. Also, junk mail, mixed paper, paperboard and cardboard placed in brown paper bags. Corrugated cardboard boxes must be flattened and tied with string

Do not put garbage in the recycling containers.

## **UNACCEPTABLE RECYCLING (ITEMS FOR THE DUMPSTER)**

NO Plastic 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 yogurt, sour cream, cottage cheese, cream cheese containers, butter tubs

NO deli containers, food trays, plastic utensils

NO toys and plant trays

## **GARBAGE**

Put all garbage in the dumpsters and close the lids. If you can't put the garbage inside the dumpster, then take it home with you. Please do not put it on the ground. We also ask you to break up wooden items such as dressers and shelves into small pieces for placement in the dumpster or to burn at a campfire

## **THE DUMPSTER AREA IS NOT A DUMP**

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

Do NOT bring any vegetation waste such as branches, logs, leaves, grass clippings, brush, etc. to the dumpster area.

Do NOT bring cement blocks, cinder blocks, bricks, rocks, etc. to the dumpster area

## **NO CONSTRUCTION MATERIALS**

Construction material can be taken to the Jefferson Twsp. Recycling Center by appointment, Saturdays between 9:00 am and 2:00 pm. To make an appointment, call 973-697-2522 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 be taken to the Parsippany Transfer Station by calling (973) 808-9651

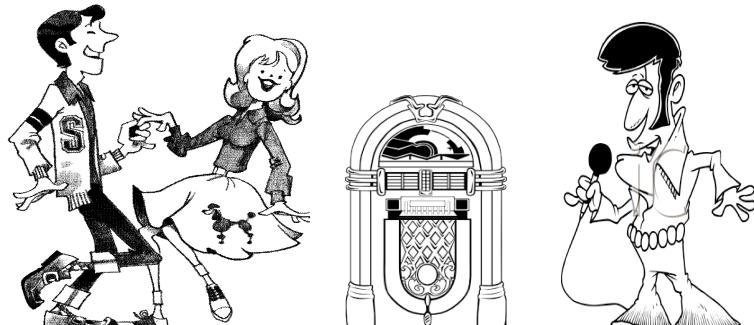
NO BATTERIES (Batteries can be taken to a place that sells batteries)

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)



## ANNUAL PICNIC

# ROCK 'N ROLL PARTY\*

August 14, 2010 ~ 1 pm to 11 pm (rain or shine)

Dust off your poodle skirt and blue suede shoes ... Jitterbug over to Freddies Field to enjoy your drive-in favorites. Elvis may be there, too!

### \*PLEASE NOTE: TWO MEALS

- 1:30 pm to 3:30 pm - Picnic Lunch: with Hot Dogs, Hamburgers, Chilli, Crispy Fries, Salads & Fixin's
- 5:00 pm to 7:00 pm - Dinner Buffet: Cheese Steak with Onions, BBQ Sandwiches, BBQ Chicken, Salads .... Ice Cream Sodas & More!

All for one low price! BYOB! Friends Welcome!

Prepaid reservations due by Wednesday, August 4

PICK UP YOUR RESERVATION FORMS AT THE ANNUAL MEETING

There will be animal barnyard & pony rides for the kids, games for all, photo ops, Cake Contest, Jukebox Dancing all Day! Prizes for the Best Poodle Skirt & Elvis Impersonator.

Music, fun and dancing for the whole family by DJ - Ruben Green of SoundSational ~ back popular demand! And plenty more surprises!

You can help will make this another memorable picnic. Please volunteer: decorating, shopping, check-in table (45-minute commitment per volunteer), children and adult games, and grounds set-up & clean-up. Watch for final details and reservation forms ... available at the annual meeting, or mailed if you cannot attend the meeting. For questions, information and **to volunteer**, please contact:

Vicki Lynne and JimMorgan, One School Street, Califon, NJ 07830 908.832.9544 or 908.832.9557 ~  
[vlmorgan@embargmail.com](mailto:vlmorgan@embargmail.com) (cabin #192)

# BUDGET 2010

# **Longwood Lake Cabins Owners Association BUDGET FOR 2010**

	2010 <u>Budget</u>	2009 <u>Budget</u>	2009 <u>Actual</u>
<b>INCOME:</b>			
Maintenance Fees (90 cabins @ 750)	\$ 67,500	\$ 63,000	\$60,216 a
Money Market withdrawal	\$6,000		b
Surplus 2009	\$11,000		c
<b>Total Income</b>	<b>\$ 84,500</b>	<b>\$ 63,000</b>	<b>\$60,216</b>
<b>EXPENSES</b>			
DONATION	\$500	\$500	\$0
DUES	\$200	\$200	\$205
ACCOUNTING	\$1,200	\$1,200	\$1,000
REAL ESTATE TAXES	\$4,500	\$4,500	\$4,375
INSURANCE	\$8,000	\$8,000	\$7,542
LEGAL FEES	\$5,000	\$1,000	\$0 d
LEGAL FEES (STOP THE LINES)	\$0	\$2,500	\$2,500
ECO MANAGEMENT	\$3,800	\$3,800	\$3,751
LAKE MAINTENANCE	\$5,000	\$5,000	\$5,420
Hydro Racking	\$0	\$4,000	\$0
OFFICE EQUIPMENT	\$500	\$500	\$0
OFFICE SUPPLIES / POSTAGE	\$500	\$500	\$366
MISC.	\$2,500	\$2,500	\$2,101
REPAIRS & MAINTENANCE	\$25,000	\$16,000	\$12,379 e
DINNER DANCE	\$6,000	\$6,000	\$5,160
PICNIC	\$6,500	\$6,500	\$4,532
Money Market Deposit	\$6,000	\$0	\$0 f
<b>Total Expenses</b>	<b>\$75,200</b>	<b>\$62,700</b>	<b>\$49,331</b>
<b>SURPLUS (DEFICIT)</b>	<b>\$9,300</b>	<b>\$300</b>	<b>\$10,885</b>

**a      Estimated dues (\$750) actual amount will be decided at annual meeting**

**b Money Market withdrawal to cover emergency road repairs**

## **c Surplus from 2009 budget**

d Jeff will discuss

e Includes \$17,000 for road work already done plus an additional \$5000

**f To fund MM account for monies withdrawn**

**Money Market Balance** **\$88,648**