

Longwood Lake Newsletter

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Annual Meeting: Saturday, June 13 ~ 10:00am

Welcome to Spring 2015. Your LLCOA Board of Trustees invites all members to attend the **Annual Meeting on Saturday, June 13, at 10:00 am.** Location:

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

Before the official 10:00 am start, please sign in for registration between 9:00 am and 9:30 am. Lunch will be served at the conclusion of the meeting.

Attendance will be taken; voting cards handed out, proxy forms and timber wood forms collected. Our agenda includes:

- o Treasurer' Report
- o Minutes Of 2014 Annual Meeting
- o Budget
- o Habitat Improvement Update
- o Electricity Updates
- o Road Improvements Report
- o Dinner Dance Review
- o Summer Picnic
- o Club House Proposal
- o Elections

If you have an issue or matter to be added to the agenda, please email your to Vicki request by June 5. (*Contact info on page 4*).

Unable to attend? Complete and sign your proxy statements.

Although a copy of the minutes will be published in the next newsletter, your presence and thoughts are needed at the meeting to insure that we have a well-rounded discussion.

BOARD POSITION ELECTIONS

The two-year terms for these offices on the board are up for election this year: Treasurer, Secretary, and one (1) VP at Large.

Frank Cagnina. After serving as our treasurer for many years, Frank will not to run again. He has been a very valuable member of the board and will be missed. We thank him for his years of service and wish him well.

Vicki Lynne Morgan will be running for Secretary again.

Gary Garrison will also be running for a VP at Large position again.

Members who are interested in running for any of these positions in this year's election may submit their requests to the LLCOA Gmail account by June 1. (See page 4)

Include a short bio and statement which will be published and emailed to members before the annual member meeting.

FROM the TREASURER

Submitted by Frank Cagnina

The annual assessment (Dues) for 2015 will not increased and will remain at \$850.00. These monies 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. Please make your check out to L.L.C.O.A and mail to:

**Frank Cagnina
556 Hillsdale Ave.
Hillsdale, NJ 07642**

REMINDER: The assessment must be paid by the annual meeting. A 10% late fee will be added starting July 1, 2015.

CABIN OWNER MASTER LIST

Submitted by Vicki Morgan

To insure that the cabin owner list is current and accurate, especially since we are using email and surveys to inform members to and receive feedback, please complete the Cabin Owner Information Update Form attached to this newsletter.

In preparation for publishing of the 2015 Annual Member Directory, please check the boxes next to those names and contacts you want to have printed in the Directory. (*Some members do not wish to be listed in the directory.*)

DUMPSTERS

Submitted by Frank Parillo

Cleanup dumpsters will be available in three locations for lake members in late May and will be placed: Freddie's Field, the old dump on the back road, and on Yellow Road.

Please adhere to the following rules for the dumpsters:

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.

Acceptable: Mattress, a piece of furniture, an old grill, general debris, etc. are OK. (**NO PROPANE TANKS**)

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

DO NOT put leaves, branches, logs, etc. in the cleanup or the regular dumpsters; discard in the woods.

DO NOT put concrete, cement blocks, etc in the Blue Road dumpsters; these items make the dumpster too heavy going over the bridge.

SOCIAL EVENTS ~ Save the Dates!
Submitted by Gary Garrison

This year's Dinner Dance will kick off the summer season on June 6, 2015. Send your reservation to Pat Pagano - there is still time! The deadline is quickly approaching contact Pat at SnowPagano@aol.com.

The Annual LLCOA Picnic is on August 8, 2015. Nancy Saccente is this year's Chair Person. More information to follow, but PLEASE SAVE THE DATE! Volunteers are needed! Please contact Nancy at 201-264-6317 and nesesqpc@aol.com.

The year's Water Carnival is scheduled after the picnic on Sunday August 9, 2015, more info to follow.

Keep a lookout for this year's movie premier, "These Old Broads". Early screening reviews have been outstanding. Date to be one Saturday evening in July...to be announced.

Thanks to Mike Rowe for his successful Ice Fishing and Trout Fishing Tournaments. Look for these dates again in February & May 2016.

CAMP FIRES

Mike Rowe obtains our permit from Jefferson Township which gives us permission to burn campfires.

HOWEVER, you still need to call whenever you intend to have a camp fire: 973-697-1300. Tell them you are a member of Lower Longwood Lake and provide your cabin address.

If anyone is caught having a campfire who did not call, our permit can be taken away for the season.

Campfire Rules:

1. Don't burn rubbish, garbage, fallen leaves, and yard or construction waste by open burning.
2. Cabin owners are responsible for actions of friends operating under our permit and for any fire that may result, whether you are there or not.
3. Fire must be attended at all times and be constructed so as to prevent escape.
4. Fires must be fully extinguished before leaving.

NOTES FROM ELECTRIC COMMITTEE:

Submitted by Gary Garrison

The electric committee continues to work this project with JCPL. Garry Merritt has been communicating with JCPL patiently. JCPL has come back with a financial proposal that we judge suitable, except for the case of their insistence for road improvement that does not fit our vision for Lower Longwood Lake and have the need for the property to be maintained for full seasonal access (plowing).

The next step is for a private contractor to propose the install work working with JCPL. We are awaiting for JCPL final install drawing so these can be submitted to several private contractors to bid the project.

The committee continues to work on this but it is very time consuming as well as we are at the mercy of JCPL and their unique time scheduling.

Once the committee has complete cost information, an electricity proposal will be submitted to the full membership for a vote. Given JCPL's delay in providing information, this is not likely to occur until after the June Annual Meeting.

LLCOA Habitat Committee Report
The Project is about to commence.

Last year LLCOA was awarded a contract by the US Department of Agriculture's Natural Resources and Conservation Service (NRCS) to be paid to develop two plots of acreage to foster an early forest habitat and a return of a number of native plant and wildlife species including the endangered Golden Winged Warbler (GWW).

The areas chosen for the project were (1) a plot of land up the BVR side of our property and on the other side of the power line, called Target Area 1, and (2) an area on the other side of the lake up behind the cabins and the back road near to our southern border with Green Acres, called Target Area 2.

Currently our contract calls for us to start work in 2015 on Target Area 1 and then start work in Target Area 2 in 2016. The project has a 5-year schedule of managed steps in each area. Payments will be made upon completion of each step. At the end of the contract the forest will be allowed to grow without intervention.

Target Area 1 is considered the most likely area of success in all of New Jersey by the federal and state biologists along with the NJ Audubon Stewardship team working with LLCOA.

Nine committee members met on April 11 at Gary Merritt's cabin along with John Parke and Don Donnelly from the Audubon Stewardship Program, Sharon Petzinger a state

biologist from NJ Fish and Wildlife, and Dan Mull from the US Department of Agriculture, Natural Resources Conservation Service. Sharon gave a PowerPoint presentation on forest management for Golden Winged Warblers, the health and age of the forests in northwest NJ (including LLCOA's forest) and the reason and importance for young forest habitat creation.

Her major points were that our forests are lacking in early-stage habitats and therefore do not have adequate environments to allow for continued healthy forest regeneration. She noted that one obvious indicator of the ongoing decline of a healthy and age diverse forest in our area is the increasingly rare sightings of the Golden Winged Warbler along with other shrub and forest birds. She made a point that, although the recent cuts along the power line and the ash tree harvest might have some beneficial habitat improvement effects, neither were adequate to make the significant impact in the way our Early Forest Habitat/GWW project would.

LLCOA's forester, Duke Grimes, was not at our meeting but he had expressed reservations about the project and it was decided that a face-to-face meeting with Duke, committee members and the participating biologists was in order.

On May 8, 2015 that meeting took place at the cabin of Eva-Lee Baird and Dick Leigh. After hearing Duke's concerns and questions and discussion by the group, most of the participants climbed the PSE&G right-of-way up to Target Area 1.

After inspecting the area and the ability to harvest the necessary timber cuts for the project, Duke is now in agreement that the project should proceed in both areas with Duke's

participation, and involvement of both our timber stand improvement wood cutting crew as well as contracted timber cuts where necessary.

Money earned from any own timber cut is LLCOA's to keep and is in addition to any payments received for our work on the project. In other words, we are paid for developing the project and we can sell the lumber retrieved in the process.

By the way, the birding on the hike was terrific including sightings of Indigo Buntings, Eastern Bluebird, Prairie Warblers and a Blue Winged Warbler, a cousin of the Golden Winged Warbler.

CABIN CONSTRUCTION

For guidance and information on cabin construction and modifications, please refer to the LLCOA Facebook page.

"CONSTRUCTION RULES & REGULATIONS"

CABIN SALES

Selling your Cabin?

Our Master Deed reads, "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 to submit an application to the Board of Trustees."

So what do you do?

Obtain an application from Vicki Morgan. Ask the prospective purchaser fill it out. Submit the completed application to a current board member.

The officers will set up an interview with all purchasers. The interview is a two-way process --the seller cannot be present. Information is needed from the purchasers (*i.e. income*). We want to make sure that prospective

members understand the LLCOA community before they decide to dive in. Does any of this sound scary? So far, all interviews have resulted in sales.

PLEASE ENJOY YOUR ATVs & DIRT BIKES RESPONSIBLY

The officers have been receiving many complaints about ATVs. This issue was discussed at last year's annual meeting. As an Association, we are split down the middle. Some members hate the noise and dust; others love the thrill of the ride. So how do we keep the peace?

The best solution is for all of us to re-commit to observing the rules we've already made together, and enforcing them with a combination of voluntary self-policing and neighborly reminders. We have two important rules that affect ATVs.

The first rule is the 5-mile-per-hour rule – and that applies to all us, car drivers and well as ATV drivers. On all Association roads that provide access to a cabin (*as opposed to other roads on our property that are back up in the woods*) the speed limit is 5 mph.

The second rule concerns only ATVs. It states that ATV drivers should restrict their use of the access roads (*essentially the same roads as the 5 mph roads*) to taking their ATVs from their cabins out to the woods and back again.

Essentially, the means that you can't just drive your ATV back and forth on the access roads – or let your kids do it either. Observing these rules would end most of the complaints, since many of them are about kids riding back and forth on the access roads at speeds that exceed 5mph.

Perhaps some parents may be encouraging this as a way of keeping an eye on the kids, but it's really not fair to your neighbors. It would be better to take the kids back up in the woods, away from the cabins. It's a better sporting experience, and you can keep an eye on them there. REMEMBER NO ATV'S OR DIRT BIKES ARE ALLOWED ON FREDDIE'S FIELD.

We are encouraging all members to approach people who are breaking our rules to remind them, in a neighborly way, of the need to comply. If you're on the receiving end of one of these reminders, please offer a neighborly apology -- and then get with the program!

RECYCLING & GARBAGE RULES. *Please Post in your Cabin*
ACCEPTABLE RECYCLING

Food and beverage containers, (glass, aluminum, steel or tin) and beverage containers (jugs, plastic bottles, and jars) with recyclable symbol on container. Please remove lids and rinse out containers.

Newspapers and magazines bundled and tied with string or twine (*not tape or wire*) or placed in brown paper bags. Junk mail, mixed paper, paper-board and cardboard discarded in brown paper bags. Corrugated cardboard boxes must be flattened and tied with string.

Do not put garbage in the recycling containers.

UNACCEPTABLE RECYCLING

- 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 containers for yogurt, sour cream, cottage cheese, cream cheese, and 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 your garbage inside the dumpster, take it home with you. Please do not put it on the ground. 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!
*Dispose Of These Items Yourself.
Do Not Put Them In or Near
The Dumpster Area*

NO vegetation waste (branches, leaves, grass clippings, or logs, etc.).

NO cement blocks, cinder blocks, bricks, rocks, etc.

NO CONSTRUCTION MATERIALS

Take construction material to the Jefferson Township Recycling Center by appointment on 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 allowed per week. A copy of your tax bill is required as proof of residency.

NO TIRES (Tires can be taken to the Parsippany Transfer Station by calling (973) 808-9651.

NO BATTERIES (Take batteries to a place that sells batteries).

NO PROPANE TANKS (Take to Eastern Propane for recycling or disposal.

NO MOTOR OIL (Take 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).

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longwoodlakecabinowners@gmail.com

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