

Longwood Lake Newsletter

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June 2016

Annual Member Meeting: Saturday, June 11 ~ 10:00 am

Welcome to Spring 2016. Your LLCOA Board of Trustees invites all members to attend the Annual Meeting on Saturday, June 11.

Location:

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

Please sign in between 9 am and 9:30 am. The meeting will begin promptly at 10 a.m. Lunch will be served at the conclusion of the meeting.

Attendance will be taken and voting cards handed out. Proxy forms and timber wood forms will be collected. The agenda is being sent to members along with this Newsletter.

If you have an issue or matter to be added to the agenda, please email your request to Vicki by June 6. (*Contact info on page 4*).

Unable to attend? Complete and sign your proxy statements.

Your Board of Trustees 2 Year Term (Year Term Expires)

Jeff Galloway – President ('16)
Nancy Saccente – Treasurer ('17)
Vicki Lynne Morgan – Secretary ('17)
Frank Parrillo – VP Maintenance ('16)
Gary Garrison - VP-at-Large ('17)
Ronnie Jung - VP-at-Large ('16)
Bill Klein - VP-at-Large ('16)

BOARD ELECTIONS

The two-year terms for the following offices of the Board of Trustees are up for election this year:

- **President:** Jeff Galloway
- *Incumbent will not run.*
- **VP of Maintenance:** Frank Parillo
- *Incumbent will run again*
- **VP at Large:** Ron Jung
- *Incumbent will not run*
- **VP at Large:** Bill Klein
- *Incumbent will run 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 3. (See page 4)

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

TREASURER'S Report

Submitted by Nancy Saccente

There is a proposal to change the Association's fiscal year from a calendar year (Jan - Dec.) to July 1 to June 30th, since the budget is voted upon at the annual meeting in June of each year. This would become effective next year, as of July 1, 2017.

The annual assessment (dues) for 2016 will remain at \$850.00. These monies allow the board to manage our lake, fund maintenance projects, strive for improved water quality, and provide social activities for our members.

REMINDER: The assessment must be paid by June 11, 2016. A 10% late fee will be added starting July 1, 2016.

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:

**LLCOA
PO Box 2551
Oak Ridge, NJ 07438**

LLCOA CABIN DIRECTORY

Submitted by Vicki Lynne Morgan

Communication via email is extremely important for keeping members up-to-date on association matters. If your personal information has changed (*i.e. contact names, home mailing address, home & cell phone numbers, etc.*), please complete the Cabin Owner Information Update Form attached to this newsletter.

SOCIAL EVENTS

Dinner Dance

The Buckaneers Ball will kick off the summer season at The Lafayette Inn on Saturday, June 11, at 7 pm. To make your reservation, contact Pat Pagano at SnowPagano@aol.com.

Annual LLCOA Picnic

The Annual LLCOA Picnic will be held in Freddie's Field on Saturday, August 13, 2016. Nancy Saccente is this year's Chair Person. More information to follow. PLEASE SAVE THE DATE! Volunteers are needed! Please contact Nancy at 201-264-6317 and nesesqpc@aol.com.

Water Carnival

The year's event is scheduled after the picnic on Sunday August 14, 2016. More information to follow from Doreen Sullivan and Patty Young.

Movie Under The Stars

Keep a lookout for this year's movie premier, TRICK R TREAT. Early screening reviews have been outstanding. Date to be one Saturday evening in July... to be announced.

Filming of this year's movie to be announced soon.

Fishing Derby

Thanks to Mike Rowe for his successful Ice Fishing and Trout Fishing Tournaments. Look for these dates again in February & May 2017.

CAMP FIRES

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

Our permit can be taken away for the season if anyone, who did not call, is caught having a campfire. ***PLEASE*** call Jefferson Township whenever have a camp fire: 973-697-1300. Tell them you are a member of Lower Longwood Lake and provide your cabin address.

Campfire Rules:

1. Don't burn rubbish, garbage, fallen leaves, 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. Fires must be attended at all times and constructed to prevent escape.
4. Fires must be fully extinguished before leaving the area.

ELECTRIC COMMITTEE

For the last year, the Electricity Committee has been focusing on developing cost information for a grid electrification proposal to be presented at the Annual Meeting.

Based on this cost information, a vote will be taken on June 11 to gauge the Members' interest in having the Electricity Committee complete its work and to present a formal electrification proposal at a Special Membership Meeting to be held later this year. A summary of the electrification cost information is being distributed along with this Newsletter.

Because JCP&L could not come up with an acceptable electrification plan, we reached out to a reputable private electrical contractor, Foggia Trinity Electric LLC (FTE), to provide a complete, turn-key solution.

FTE provided a quote of \$437,800 which would include the following: two 7.2 KV electrical Main Services; wiring from JCP&L Riser Poles to pedestal disconnects; fifteen 167 KVA ground mounted transformers (each one services 5-6 lots); all high voltage wiring and terminations to pedestals and transformer; excavation, backfill of conduits and installation of mounting pads; rough grading; and design and layout drawing for infrastructure (up to \$9,800).

The FTE cost quote does not include: any required rock excavation; JCP&L costs for main power connections at riser pole; permit fees; bond fees; taxes; the cost to run electrical lines from the transformers to the cabins; the code-compliant cost to wire individual cabins; a maintenance contract with a contractor to maintain transformer and cable system and to restore power in blackouts; or any contractor cost overruns.

Taking into account this cost information, and making estimates for some of the costs not included in the FTE quote, the minimum per-cabin cost would be \$8,100, assuming 100% participation by all 92 cabin units.

Most of the costs are fixed, irrespective of the number of cabins participating, so if fewer than all cabins were to participate, the minimum per-cabin cost would be higher. For example, if only 60% of the cabins participated, the minimum per-cabin cost would be \$11,100. These minimum per-cabin cost numbers do not include the cost of wiring cabins nor do they include any amounts for cost overruns or cost items that cannot be estimated at this time.

It is important to understand that electrification will not be addressed in detail at the June 11 Annual Meeting. The only discussion item will be the estimates of minimum costs and the gauging of the Members' interest in considering a formal electrification proposal in light of the minimum costs.

If the Members vote "yes" on June 11, the Electricity Committee will complete its work and present a formal electrification proposal at a Special Membership Meeting later this year. At that time, there would be a full discussion of all aspects of electrification and a vote will be taken on a formal proposal.

Because electrification would require modifying the Master Deed to create utility easements, a formal electrification proposal would require approval of two-thirds of all units. The June 11 vote, however, on whether to have the Electricity Committee complete its work will be a simple majority vote of the Members present at the June 11 meeting. If the Members vote "no" on June 11, the Electricity Committee

will cease its work and no electrification proposal will be presented.

HABITAT REPORT

The Habitat Improvement Project has proceeded at a much faster pace, and with greater success, than anyone imagined when the Association Members approved the Project in 2014.

When the Project was originally presented to the Members, the governing Conservation Plan called for work to take place over a period of five years, starting in 2015, with most of the work projected to take place between 2016 and 2018. Under our original contract with the Natural Resources Conservation Service of the U.S. Department of Agriculture (NRCS), LLCOA would have been reimbursed up to \$64,843, which was intended to cover 75% of the Project's cost.

In fact, most of the work is now complete. Not only have our reimbursements more than covered our costs, we are actually showing a temporary gain on the Project of about \$90,000. Although part of this gain will likely be reduced as additional Project costs are paid, we are now expecting that by the conclusion of the Project, our income from the Project will significantly exceed our costs.

Of course, we didn't do this Project for the money – in fact, our best financial hope was to break even. The Project's objective was to improve the natural habitat by creating areas on our property that would encourage growth of desirable wildlife populations, with specific focus on the golden-winged warbler, a songbird whose habitat has been drastically reduced in recent decades. And, by improving the habitat for the golden-

winged warbler, we would be improving the habitat for countless additional songbirds and game birds, as well as for various desirable mammal species.

Our Conservation Plan was developed as a collaborative effort among NRCS, the New Jersey Fish & Wildlife Service of the NJ Department of Environmental Project, the New Jersey Audubon Society and the LLCOA Habitat Committee, chaired by Ken Rosenfeld working with the LLCOA forester, Duke Grimes.

Our Plan calls for the creation of areas of what are known as early successional forest areas -- areas where the forest consists of sections of young, middle-aged and old growth forest, mimicking how the forest would exist in a truly natural forest habitat.

Because of a combination of factors, including the demise of agriculture and the active control of forest fires, much of the forest areas in the Eastern U.S. today are almost exclusively old growth areas.

Many birds and wildlife species, however, cannot effectively breed in areas of solely old growth forest. So, under our Conservation Plan, we have cut large areas of forest in varying degrees, from almost-clear-cut to moderate thinning, in order to create areas of young and middle-aged forest where before there was only old growth.

Most of the cutting has taken place in what is known as Target Area 1, an area of roughly 50 acres at the top of the mountain ridge on the western side of Berkshire Valley Road. We have also cut a much smaller area – Target Area 2, about 8 acres – behind the back road on the Lake side of Berkshire Valley Road. These areas currently have a somewhat devastated look to them, because the cutting has been completed over the last several

months. In the coming years, we will see new young forest growth develop, so that the areas will take on a much more idyllic feel than they have today. They are already filling with new wildlife, however.

On May 17, Paula Galloway and President Jeff Galloway toured the target areas with Sharon Petzinger, a biologist for the Endangered and Nongame Species Program of New Jersey Fish & Wildlife. Sharon's goal was to measure the progress of the Project in its first year by conducting a survey of bird species observed.

Because we are early in the Project, we did not expect to see much new bird activity, but we were pleasantly surprised with the results of the May 17 inspection.

Although Sharon did not observe any golden-winged warblers yet (she did not expect to find any in year one), she identified a total of 35 other bird species in the two Target Areas: American goldfinch, American redstart, American robin, Baltimore oriole, black-billed cuckoo, black-capped chickadee, blue-gray gnatcatcher, brown-headed cowbird, chipping sparrow, eastern bluebird, eastern towhee, eastern tufted titmouse, eastern wood-pewee, gray catbird, great crested flycatcher, indigo bunting (see photo taken in Target Area 2), magnolia warbler, mourning dove, northern cardinal, northern parula, ovenbird, pileated woodpecker, red-bellied woodpecker, red-eyed vireo, rose-breasted grosbeak, ruby-throated hummingbird, scarlet tanager, song sparrow, Tennessee warbler, veery, white-breasted nuthatch, wood thrush, yellow-billed cuckoo, yellow-rumped warbler and yellow-throated vireo. Sharon will be doing a follow-up survey in early June.



All LLCOA members are encouraged to tour both Target Areas. If you are a birder, be sure to bring a good pair of binoculars. Early morning visits may be the best in terms of observing the most birds – Jeff and Sharon started their May 17 tour at 5:15 am.

The large financial gain from the Project was the result of two unexpected factors: (1) we have been successful so far in keeping our costs below the level of reimbursement payments from NRCS, and (2) we were able to sell the timber cut down in Target Area 1 at a substantial profit.

Between now and 2019, we will still incur some additional costs, some of which will be partially offset by additional NRCS reimbursements, so our final gain on the Project will likely be below \$90,000. But we fully expect our Project income to more than cover the costs of the Project. Also, part of our costs include \$6,000 paid to LLCOA members, who did the tree cutting in Target Area 2.

Many LLCOA Members have been involved in making the Habitat Improvement Project a success. In addition to Ken, special mention should be made of the work done by Dick Leigh, who has worked closely with Duke Grimes to oversee the forest-cutting work, and who organized the cutting in Target Area 2 by the LLCOA Members. Thanks to everyone for your work on this exciting Project!

CABIN CONSTRUCTION “CONSTRUCTION RULES & REGULATIONS”

For guidance, compliance on cabin design, construction, modifications, and approvals, please contact the construction committee:

- Ron Jung
- Aaron Lewit
- Richard Switaj

(See member directory for their contact information.)

CABIN SALES

Selling your Cabin?

Our Master Deed provides for 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 to 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 received many complaints about ATVs. This issue has been discussed at previous annual meetings. 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.

Rule #1: The 5-mile-per-hour rule applies to all, car drivers as well as ATV drivers. The speed limit is 5 mph on all Association roads that provide access to cabins (*as opposed to other roads on our property that are back up in the woods*).

Rule #2: ATV drivers should restrict their use of the access roads (*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 children drive back and forth on the access roads at speeds that exceed 5 mph.

Perhaps some parents this may be a way of keeping an eye on the kids, but it's really not fair to your neighbors. It is best 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.

All members are encouraged to approach those 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!

SPRING CLEANOUTS & DUMPSTERS

Submitted by Frank Parillo

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

Please adhere to the following rules for the dumpsters:

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: Mattresses, 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. Garbage 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.

RECYCLING DUMPSTER

Please Post in your Cabin
ACCEPTABLE RECYCLING

- Food containers, (glass, aluminum, steel or tin)
- Beverage containers (jugs, plastic bottles, and jars) with recyclable symbol on container. Remove lids & rinse out containers.
- Newspapers and magazines bundled and tied with string/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 card-board 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 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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LLCOA Board of Trustees

Jeff Galloway, President
(2016)

Email: jeff@rundog.com
Phone 917-446-1279

Nancy Saccente, Treasurer
(2017)

Email: nesepc@aol.com
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Vicki Lynne Morgan, Secretary
(2017)

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Frank Parillo, VP Maintenance
(2016)

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Bill Klein, VP at Large
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(2017)

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Ron Jung, VP at Large
(2016)

Email: jinjung@yahoo.com
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LLCOA EMAIL ACCOUNT:
longwoodlakecabinowners@gmail.com

**2016-17 - Committee Volunteers
to be Re-Confirmed****Member Matters & Real Estate**

- Construction – Aaron Lewit, Ronnie Jung & Ron Switaj
- ATV - TBD
- Communications – Jeff Galloway, Vicki Lynne Morgan
- Rules Committee - pending

Property:

- Maintenance & Dumpsters: – Frank Parrillo
- Roads & Bridge – Frank, Kevin Rowe
- Tree Farm – Dick Leigh
- Tree Treatment - Gina Novendstern

Habitat:

- Ken Rosenfeld, Jeff, Dick

Dam:

- Jeff

Lake & Water:

- Weeds & Hydro – Ronnie Jung
- Fish Stocking - Mike Rowe
- Wells & Testing – Ronnie Jung

Studio/Clubhouse:

- Nancy Saccente, Jim Morgan

Social Events:

- Dinner Dance – Pat Pagano & Gary Chestaro
- Fishing Contests – Mike
- Movie - Pat & Gary
- Picnic – Nancy Saccente, Gary Garrison
- Water Carnival – Doreen Sullivan, Patty Young

Electricity:

- Gary Garrison, Garry Merritt

Technology:

- TBD