

# Longwood Lake Newsletter

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P.O. Box 2551 Oak Ridge, NJ 07438

<https://longwoodlakecabins.org>

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May 2019

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

**W**elcome to spring 2019. Your LLCOA Board hopes to find most, if not all of our members at the annual meeting on Saturday June 8<sup>th</sup> at 10:00am. The location is the same as last year

1st Presbyterian Church  
635 Berkshire Valley Road  
Wharton, NJ

Please sign in between 9 am and 9:30 am. There are a number of issues to discuss and we want to begin the business meeting promptly at 10:00 am. Voting cards will be handed out to those who are up to date with their dues payments. Proof of your \$300,000 property liability insurance, proxy forms, and timber wood forms will be collected. The proposed agenda is attached to this Newsletter. If you wish to have an issue or item added to the agenda please email your request to [longwoodlakecabinowners@gmail.com](mailto:longwoodlakecabinowners@gmail.com) by Monday, June 3.

Lunch will be served after the meeting.

For those members who are unable to attend, make sure any proxy statements are correctly filled out and signed. Although a copy of the minutes will be made available, your presence and thoughts are needed at the meeting to insure we have a well-rounded discussion.

### BOARD OF TRUSTEES

Vicki Lynne Morgan – President  
Nancy Saccente – Treasurer  
Eva-Lee Baird – Secretary  
Frank Parrillo – VP Maintenance  
Gary Garrison - VP-at-Large  
Mike Rowe - VP-at-Large  
Bill Klein - VP-at-Large

### ELECTION of OFFICERS

The following board positions are up for nomination/election:

- President
- VP at Large
- Treasurer
- Secretary

The newly elected President will serve for one year. The VP at Large, Treasurer and Secretary will serve 2-year terms.

### TREASURER'S REPORT

Submitted by Nancy Saccente, Outgoing Treasurer  
The proposed budget for July 1, 2019 to June 30, 2020 is attached. Based upon the proposed budget, to be voted upon at the June 8th annual meeting, the annual assessment (dues) will remain at \$850.00. The Board has worked very hard to keep the assessment the same despite rising costs, particular for legal and insurance expenses. These monies allow the Board to manage our lake, fund maintenance projects, strive for improved water quality, pay taxes and insurance costs, obtain legal advice when needed, and provide social activities for our members. The legal fees were higher than expected due to the proposed new Handbook/Rules

and proposed Master Deed Amendment as discussed further in this Newsletter. Our social activities are important and contribute to the maintenance of our non-profit status.

The assessment is due by July 1, 2019. A 10% late fee of \$85.00 will be added if the assessment is not paid by September 1, 2019. A second 10% late fee of \$85.00 will be added if the assessment is not paid by January 1, 2020. An invoice is attached for your use. Please make your check payable to LLCOA and mail to: LLCOA, P.O. Box 2551, Oak Ridge, NJ 07438.

### MEMBER DIRECTORY

Communication via email is extremely important for keeping members up-to-date on association matters. If your personal information has changed, please complete the Cabin Owner Contact Change Notice attached to this newsletter.

### SOCIAL EVENTS

It was again a very busy year for the social activities at Longwood Lake. First the LLCOA Board would like to thank the following for the past year:

- **Dinner Dance 2018** - we had a FANTASTIC 20th annual dinner dance. Many thanks to Pat Pagano and Gary Chestaro and the team of volunteers who provided another wonderful event this past year. The 2018 Dinner Dance was one of the best attended Dinner Dances in recent memory
- **LLCOA Movie 2018** This year past movie "The Bird Cage" was a

tremendous success; with songs and scenes from your favorite shows, movies, and songs. Congratulations to the Pat and Gary who both wrote, directed, edited, and performed in the movie. Congratulations to all the movie stars from the lake who were outstanding in the movie!

• **Picnic 2018** – rave and very WET reviews of the picnic with the Funktion Band, new activities, and a new menu. It was a great day. Thank you to all who volunteered. Big call out to Bob and Matt Klein for all their help!

• **Fishing News** Mike and Kevin Rowe hosted the annual Ice Fishing Tournament. What a great time of year to see so many members and their friends out on the ice. Mike Rowe also stocked the lake with Large Mouth Bass again this past year. Mike, thank you for your commitment to this. The Bass Stocking Program will be in place again for 2019.

#### Event Schedule for 2019

• **21st Annual LLCOA Dinner Dance** “the Upsy Daisy Dance.” This 21st anniversary dance will be Saturday Night June 8, 2019. NEW LOCATION; Zeris Inn Mountain Lakes NJ. 7:00 p.m. – 12:00 a.m. Invitations have been sent to all members. If you would like to volunteer to help or reserve your tickets please email

[gchestaro@gmail.com](mailto:gchestaro@gmail.com)

Ticket prices \$25.00 per member (4-per cabin) and \$35.00 per quest. (2-per cabin). \$75.00 per guest over 2 per cabin. No reservations will be accepted after May 28, 2019.

• **Movie Premier Night TBD** watch your emails! It will feature last year's movie project "Second Chances." Refreshments will be served.

• **LLCOA Picnic** Saturday August 10, 2019. If you attended last year and loved the changes, expect more changes this year! Entertainment from

the Funktion Band, great new fresh menu, (Wood Fired Pizza) corn hole, horseshoes, egg toss, children's activities, etc. Tickets \$25.00 per member, \$35.00 per quest, \$10.00 per children under 12. More info will be sent to the membership. If you would like to volunteer to help run this event please email

[garyegarrison324@gmail.com](mailto:garyegarrison324@gmail.com), your help is needed!

• **Movie 2020** Calling all Actors, Tech Support and anyone who has ever wanted to be in the movies! This year's movie needs a large cast and a lot of help. If you want to get involved in this great late summer / fall activity contact Gary Chestaro at

[gchestaro@gmail.com](mailto:gchestaro@gmail.com) Everyone of all ages, and all talent levels are welcome and needed. This movie will be filmed and our completed activity building at Freddy's Field.

#### FORESTRY REPORT

Respectfully yours,  
*Gary Garrison, Social Activity Chair, VP at Large*

As we all know, maintaining most of our land as a tree farm lowers our property taxes by thousands of dollars per year. To show "active devotion to agriculture" (the legal requirement) we harvest firewood, collect firewood fees and affidavits from members, conduct large timber harvests from time to time, and carry out lesser "timber stand improvement" activities. We will not do a timber harvest this year, since our last harvest, in 2015-2016 was very large (over 1000 large tree trunks) and brought in \$64,000 after deducting our forester's fees. I am still discussing actions for this year with our forester, but we may conduct a preemptive cut of some remaining ash trees to head off the impending emerald ash borer infestation.

THE ASH BORER IS NOT HERE YET. LET'S KEEP IT THAT WAY. DO NOT BRING ASH WOOD (FIREWOOD OR OTHER) ONTO OUR PROPERTY FROM ANYWHERE ELSE. DO NOT TAKE ASH WOOD FROM OUR PROPERTY TO ANYWHERE ELSE. PUT IT INTO A STOVE OR LEAVE IT TO ROT. (Keeping it stacked in a wood pile at your cabin is OK.)

*Dick Leigh*

#### HABITAT COMMITTEE REPORT

We are now entering our 5th year of our Early Habitat Improvement Project and the results continue to be impressive. After the timber stand cut four years ago, which netted us a very profitable return, both target areas have re-growth of early forest habitat as originally hoped for and our bird populations in both areas are increasing successfully. The most recent surveys found that we had 9 at risk species of birds in our target areas and a total of 45 bird species in all.

In 2014 LLCOA entered into a collaborative effort with the Natural Resources Conservation Service of the US Department of Agriculture (NRCS), New Jersey Fish & Wildlife Service, and the New Jersey Audubon Society to create two target areas to reestablish early forest habitats and encourage reestablishment of native plants and wildlife. The hope is that after 5 years we will see a return of the Golden Winged Warbler, considered a "keystone species" for the project. A cousin of the Golden Winged Warbler, the Blue Winged Warbler and the Brewster Warbler which is a hybrid of the Golden Winged and Blue Warblers have both been spotted. The survey researchers have been very excited about these

spottings as very good signs of healthy regeneration.

In a recent development for the project the NRCS concluded that we did not have to improve our roadway and path up the hillside to Target Area One. This has eliminated a potential, but reimbursable cost, we might have incurred. It was also decided that our re-growth in Target Area Two was so successful that we did not currently require a deer fence as initially anticipated. Both decisions mean that LLCOA would not have to perform these tasks and then seek reimbursement from the NRCS.

As of this writing we are expecting to have the NJ State ornithologist, Sharon Petzinger, conduct a bird survey of the project at the end of May 2019. As soon as we have a fixed date we will post the time and date so that all LLCOA's members can join in the hike and survey.

More information for the Project can be found on the LLCOA website at <https://longwoodlakecabins.org/activities/habitat-improvement-project-binder/>. We encourage all LLCOA members to tour the project areas and enjoy the re-growth of wildlife and vegetation we have facilitated. The project has been a real win-win for us; we have new reinvigorated natural areas while making a profit on our timber cut, being reimbursed for our costs from the NRCS, and continued researcher surveys and findings on our natural habitat. *Ken Rosenfeld*

### **MOVING FORWARD ON THE HANDBOOK**

For several years there has been widespread agreement among LLCOA Members that our rules are out of date. In 2016, to deal with this issue, the Board began preparing an updated

rules document – The Handbook. After a great deal of work and consultation with outside counsel the Board issued The Handbook to the membership on June 1, 2018. At the June 9, 2018 Annual Meeting the Members voted overwhelmingly to set up a Rules Committee open to all Members to review and offer changes to The Handbook. The Rules Committee started working on possible revisions during the summer. Based on the structure of The Handbook presented by the Board, the Rules Committee established six subcommittees to work on the following sections:

1. Governing Documents
2. General Requirements
3. Good Neighbor Conduct
4. Construction
5. Conduct in Common Areas
6. Dispute and Complaint Resolution

As work progressed, the Rules Committee set up a website <https://llcoarulescommittee.org/> with a dedicated page for each section and pages for support materials such as older rules documents, the LLCOA founding documents, and links to Jefferson Township codes and New Jersey statutes. This April the Rules committee sent a draft of the revised Handbook to the Members asking for comments. Members responded and the comments have been posted on the appropriate pages of the website. We are happy to say that there is substantial agreement regarding many of the sections of the draft revised Handbook. There are also some areas of strong and passionate disagreement. The Members will have to work to resolve these disagreements through discussion and negotiation. There is also an issue regarding fines. Many Members including members of the Rules Committee believe that we need fines to encourage compliance with the rules. The LLCOA Bylaws are

now written so that neither the Board nor the Members have the authority to impose fines. Before we can have a functioning schedule of fines the Members will have to vote to change the Bylaws. (See the article on Amending the Master Deed and Bylaws.)

*Dick Leigh*

### **AMENDING OUR MASTER DEED AND BYLAWS**

The Board in consultation with outside counsel has begun work on amendments to our Master Deed and Bylaws but there is a lot more to do. We, the members, need to work on this update for a number of reasons. One is to comply with the Planned Real Estate Development Full Disclosure Act (PREDFDA). <https://longwoodlakecabinowners.files.wordpress.com/2019/03/predfda.pdf> PREDFDA was amended in July 2017 predominantly to address inequities in the voting process for homeowner association elections, and the manner in which Bylaws are changed. PREDFDA amendments regarding condominium governance include new rules on elections, nomination of officers and conduct of Board meetings. We must bring our Bylaws into compliance with these new requirements.

The Master Deed amendment under consideration would also include language defining owner responsibilities in the case of lot zoning mergers. There are a number of complicated questions about lot mergers that have arisen because our cabin lots are “non-conforming” under the Township’s zoning laws. The LLCOA is in an area zoned R-40, which means that the minimum lot size for new construction is 40,000 square feet. All of our cabin lots are smaller than 40,00 square feet, so all

our lots are “non-conforming.” Under certain circumstances two non-conforming adjacent lots can be merged for zoning purposes via a “zoning merger.” Only one of the lots in question can have a structure on it, the other must be empty. This merger “for zoning purposes” does not seem to be the same thing as actually merging the two lots on a deed filed with Morris County, but we don’t know what this implies for the LLCOA. This issue has arisen for two different cabin owners, and dealing with it may require changes to the Master Deed, but what changes will be best for the community are not yet clear. The Board, with advice from outside counsel has worked on a draft amendment to the Master Deed to account for mergers, but there is more to be done.

In addition, there are some dinosaurs tucked away in our 29-year-old document. (When was the last time you received a notification by telegram?) The Master Deed and Bylaws were filed in 1990 and each have been amended since then, the Master Deed in 1991 and 1993 and the Bylaws in 1991, 1993 and 2010. These documents make a cumbersome package because you have to refer back and forth to figure out what is legal. When drafts of the new amendments are finalized, the plan is to create integrated Master Deed and Bylaws documents that incorporate all previous amendments plus the new amendments, so that the reader will no longer need to refer to multiple documents (originals and separate amendments) when referring to the currently effective Master Deed or Bylaws. We have work to do.  
*Eva-Lee Baird*

### **WEEDS (in the Lake)**

Chris Hanlon of Aquatic Technologies surveyed the Lake on May 1<sup>st</sup>. He observed minor growth of Curly-Leaf Pondweed and Eurasian Water Milfoil and reported that treatment was not required at this time. Aquatic Technologies will continue to monitor and treat the Lake throughout the season. Aquatic’s May 1<sup>st</sup> report can be downloaded here:

<https://longwoodlakecabins.org/water/>

### **ROAD WORK**

After mud season in most years our roads need some maintenance. There is often erosion especially on hilly areas and this year was no exception. Large ruts and gullies had developed in the section of Blue Road between Berkshire Valley Road and the bridge. Up to 18 tons of stone were spread on that section to fill in and control the damaged areas. The ruts are gone and the road is in great shape. If you see other areas that need work, contact Frank Parrillo at [llcoa.frank@gmail.com](mailto:llcoa.frank@gmail.com).

### **SPRING CLEAN-UP**

This year we will again have dumpsters available for our Lake members near Freddie's Field and on Yellow Road. Right now the ground is soaked because of all the rain so Frank will wait until after Memorial Day to order the dumpsters. We'll send a notice when they are ordered. Even with this delay there will be time to have the dumpsters available to Members before the Annual Picnic. Dumpsters are for general debris cleanup, mattresses, old grills, furniture, etc. (NO Propane Tanks, NO tires!) DO NOT put concrete, cement blocks, etc., in the dumpsters; these items make the dumpsters too heavy for going over our roads. They are NOT for your construction waste

or for cleaning out a cabin. Order your own dumpster for these purposes. DO NOT put food garbage in the cleanup dumpsters. These dumpsters are not bear or skunk proof. For more information contact Frank Parrillo, [llcoa.frank@gmail.com](mailto:llcoa.frank@gmail.com)

### **CAMPFIRES**

Every three months we obtain Jefferson Township campfire permits. Our permit will be voided for the season if anyone, who did not call, is caught having a campfire. PLEASE call Jefferson Township before you light a campfire: 973-697-1300. Tell them you are a member of LLCOA and provide your cabin address.

*Mike Rowe*

### **GATES**

Gates should be locked from October 16 to May 1.

### **RECYCLING RULES**

Jefferson Township began collecting single-stream (all in one) recycling November 2015. You may place bottles, plastics and cans as well as cardboard, newspapers and junk mail in the recycling dumpster for pick up.

#### **Acceptable Recycling Items:**

- Newspapers and magazines placed in brown paper bags, trash can or reusable recycling container.
- Junk mail, mixed paper, paperboard, and cardboard placed in brown paper bags or reusable recycling container.
- Corrugated cardboard boxes flattened. Shredded paper should be placed in a transparent bag (not black).
- Commingled glass bottles and jars. Please remove lids and rinse prior to recycling.
- Commingled metal cans (aluminum, steel, or tin). Please rinse out all cans.
- Plastic bottles/tubs with a recycling

code or symbol marked #1, #2, #4, #5 and #7 ONLY i.e., soda bottles, milk and detergent containers, yogurt and sour cream containers. Milk cartons, juice cartons, soup stock cartons and juice boxes can now be placed in with commingled recycling. Please rinse out all containers. All other plastic items are to be placed in household trash - plastic chairs, toys, bins, flower pots, etc.

#### COMMITTEE CHAIRS

Picnic - Gary Garrison  
[garyegarrison324@gmail.com](mailto:garyegarrison324@gmail.com)

Construction - Mike Rowe  
[fishonforty@yahoo.com](mailto:fishonforty@yahoo.com) &  
Frank Parrillo [lcoa.frank@gmail.com](mailto:lcoa.frank@gmail.com)

Forestry - Dick Leigh  
[rwleigh@earthlink.net](mailto:rwleigh@earthlink.net)

Alternate Energy - Ted Heisler  
[tedheisler@yahoo.com](mailto:tedheisler@yahoo.com) &  
Dick Leigh [rwleigh@earthlink.net](mailto:rwleigh@earthlink.net)

Habitat - Ken Rosenfeld  
[knrosenfeld@gmail.com](mailto:knrosenfeld@gmail.com)

Dam - Dave Zavracky..  
[dzavracky4@gmail.com](mailto:dzavracky4@gmail.com)

Movie - Pat Pagano  
[snowpagano@gmail.com](mailto:snowpagano@gmail.com) &

Gary Chestaro [gchestaro@gmail.com](mailto:gchestaro@gmail.com)

Rules - Dick Leigh  
[rwleigh@earthlink.net](mailto:rwleigh@earthlink.net)

#### ATTACHMENTS:

- 2019 Meeting Agenda
- Minutes of the 2018 Annual Meeting
- Proposed Budget
- 2019 Dues Invoice
- Voter Proxy form
- Cabin firewood form
- Cabin Owner Contact Change Notice