

Longwood Lake Newsletter

Longwoodlakecabins@gmail.com

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<https://longwoodlakecabins.org>

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July 2020

ANNUAL MEETING POSTPONED; DINNER DANCE POSTPONED; PICNIC CANCELLED

Dear Cabin Owners,

The headline for this letter is not exactly upbeat. The Covid 19 pandemic affects all of our lives and LLCOA has also had to manage its way through some tough times. But that's not the whole story, so I at least want to begin this message on a positive note – actually, several positive notes.

We live in Manhattan, and for months we never left our apartment without wearing a mask and gloves. So when we got to the lake on the weekends, the feeling of relief was palpable and much of the virus-induced stress of life seemed to fall away. We got to see and talk to a lot of our friends – albeit from a distance of 6 feet. Aquatic Technologies has treated the lake several times in our eternal battle with weeds, and last weekend the swimming was just wonderful. The woods are lush and green – a reminder that nature, which can be harsh when it takes the form of Covid 19, can also be incredibly beautiful. It's turning into a great summer for the fish, frogs, turtles, and birds too. We feel so lucky to be cabin owners.

The work of governing our association has continued – virtually (in both senses of that word) -- without interruption. While the Board was not able to hold meetings in person in the building we have now named "Freddie's Field House," we have continued to meet monthly via

conference calls. The work of the Bylaws Revision Committee has continued, and they have an excellent set of proposed revisions to present to the Annual Meeting. The Rules Committee has also continued to meet and has developed a lot of great ideas for improvements to the Handbook. The work on the Bird Habitat has continued successfully. The roads have been improved. The hemlocks were sprayed. Prospective new Members have been interviewed. The water will be tested, as always, and some additional fish stocking will be done as well. Basically, to the extent possible, we have been taking care of business.

But on the other side of the coin, there are some delays we could not avoid. The board did not think we could safely hold the Annual Meeting in June. As an alternative, we have decided to divide the Annual Meeting into two segments:

1. A virtual meeting to occur in July, as detailed below, and
2. An in-person meeting to occur on October 3, 2020, when we hope we can do so safely.

The purpose of the virtual meeting is to make a few time sensitive decisions. Here's the plan:

- This newsletter contains a very detailed Treasurer's Report. We are asking all Members to review it carefully.
- We will also be hosting a Question & Answer session on Wednesday evening, July 8th at 7:00 PM, using Go to Meeting software. Here is the invitation to that meeting:

LLCOA Treasurer's Report Q & A Wed, Jul 8, 2020 7:00 PM - 8:30 PM (EDT)

Please join my meeting from your computer, tablet or smartphone.
<https://global.gotomeeting.com/join/645289621>

You can also dial in using your phone.
United States: +1 (872) 240-3311

Access Code: 645-289-621

New to GoToMeeting? Get the app now and be ready when your first meeting starts:
<https://global.gotomeeting.com/install/645289621>

- Cabin owners will then be asked to vote to either approve or reject the proposed budget, including the annual dues payment, by July 15, 2020.
- Ballots will be sent to every Member via email on July 9th.
- You will also be asked to complete and mail in the fire wood affidavit by July 15th as well.

All other business usually on the agenda of the Annual Meeting – including the election of officers, the vote on the bylaws, etc. – will take place during an in-person meeting in the fall. We picked October 3rd as the date to be in synch with the re-scheduled dinner dance. We are hoping that conditions will allow us to hold both events. The Board felt that we had to cancel the picnic in August, a decision that we took with great regret. But we hope to still hold the dance, albeit a bit later in the year.

However, if conditions don't sufficiently improve, there is a plan B, which is to still hold the Annual Meeting on October 3rd, even if we have to do it as a virtual meeting. And we still want to hold the dinner dance, even if we have to delay it again.

The bottom line is that we are doing OK – actually better than OK. The things that have to get done are getting done. If we stay flexible and creative, we will get through this pandemic. In the meantime, enjoy summer at the lake.

Optimistically yours,
- Dick Heitler

BOARD OF TRUSTEES

Dick Heitler – President
Gail Slockett – Treasurer
Eva-Lee Baird – Secretary
Frank Parrillo – VP Maintenance
Mike Rowe - VP-at-Large
Bill Klein - VP-at-Large
Feliks Kiselyuk - VP-at-Large

ELECTION of OFFICERS

The following Board positions are up for nomination/election:

- President
- VP Property Maintenance
- VP at Large
- VP at Large

TREASURER'S REPORT

The LLCOA Board approved the 2020-2021 fiscal year proposed budget at it's May and June meetings. The proposed budget, along with a spreadsheet of the actual month to month 2019-2020 budget and our financial assets, is attached to this email.

The Board proposes to keep the dues at \$850, (\$15 of which is the firewood fee), if paid by September 1, 2020, \$900 if paid by November 1, 2020, and \$1000 if paid by February 1, 2021.

Because of the pandemic we have cancelled our Annual Picnic and postponed our Dinner Dance and Annual Meeting. Usually the budget for the Dinner Dance is used up by the end of our fiscal year. However, this year we only spent \$500 for deposits, but will hopefully spend the rest in October. Those funds will be allocated from the 2019-20 budget, and funds for next June's Dinner Dance will come from the 2020-21 budget. The same will be done for our Annual Meeting. The remaining funds allocated in the 2019-20 budget for deposits for the August Picnic will go back into the general fund. Therefore, although it looks like we have a surplus this year of over \$26,000, we will most likely use \$10,000 of that in the coming months. That still leaves a hefty surplus of \$16,000. One reason for the large surplus is that, not only did we have 100% remittance of annual dues, we also collected over \$5000 in past year dues and late fees. Although last year's picnic ran over budget by \$3000, and we paid out \$2800 more than expected in accountant fees, we more than made up for it by only spending \$3000 of the \$10,000 budgeted for legal fees.

The budget is for the most part unchanged from past years. It is simply broken down into more specific categories. This should make it easier to see where the money is actually being spent. It also helps the volunteers of various committees know how much they actually have to spend. The major changes are that we have budgeted \$5000 for legal fees instead of \$10,000. We increased the Land Management budget by \$1500, Lake Management by \$1000, added \$1000 for two trivia and/or bingo nights, \$675 for insurance and a prize for the ice fishing tournament, and are left with over \$1500 in surplus.

At present we have two CDs totalling over \$186,000 as reserved funds for emergencies. We have \$206,000 in a money market account and a CD for \$103,000, both earmarked for the Dam. All funds are FDIC insured.

In accordance with our past practice and our proposed new bylaws, we are asking for a vote of the Membership to approve this budget and the subsequent dues and payment schedule. This email includes a mail-in ballot that can be printed, filled out, and then scanned or photographed, and sent via email to longwoodlakecabinowners@gmail.com. Alternatively, you may mail the completed ballot to the Board secretary at:
Eva-Lee Baird
415 Central Prk West, Apt 12C
New York, NY 10025

In order to answer any questions or address any issues with the proposed budget, dues, and payment schedule, we have set up a conference call on July 8th at 7:00. Details are in the President's letter.

You may also call or email me, (Gail Slockett, Treasurer), with any questions about the budget. My email is ggslockett@gmail.com and my phone# is 201-543-9702.

On July 9th each member will receive a ballot via email. We ask that you email your ballot by July 15th. If sent by postal service mail it should be postmarked by July 10th.

Dues should be mailed directly to the treasurer at:
Gail Slockett
870 Amaryllys Ave
Oradell, NJ 07649

The LLCOA requires all Members to submit proof of at least \$300,000 in liability insurance. You may send a copy of your policy declaration page indicating amount of coverage, date of current policy, and cabin address, along with your dues check. You may also email me a copy or photo of the relevant page.

Please also send a completed and signed firewood affidavit by mail or email. This is important to support our farmland tax status that saves all of us a substantial amount of money.
- Gail Slockett

AMENDMENTS COMMITTEE REPORT

At the 2019 Annual Meeting, the Membership voted unanimously to create an Amendments Committee to make recommendations regarding the potential amendment of our Master Deed and Bylaws and to present those recommendations at the 2020 Annual Meeting. Eva-Lee Baird, Lisa Correa, Paul French, Jeff Galloway, Dick Leigh, Marie Munson and Ken Rosenfeld volunteered to serve on the Committee. At its first meeting, the Committee elected Jeff to serve as Chair.

The Committee has recommended that a number of amendments be made to the Bylaws, but that no amendments to the Master Deed should be made at this time. After numerous in-person Committee meetings and even more numerous exchanges of drafts of proposed amendments; after presenting a draft to the LLCOA Board and incorporating Board member comments; and after discussing the proposed amendments in depth with outside counsel, Eileen Born, who is an expert on lake associations governance, the Committee distributed the draft amended Bylaws to the Membership

by email on April 20. The Committee received a few requests for clarification or explanation from the Membership, but no requests for any substantive changes to the proposed amendments.

The proposed changes to the Bylaws, as shared with the Membership in April, fall into the following categories:

1. Clarifications or cleaned-up language that are not intended to create substantive changes from the existing Bylaws.
2. Changes to conform to the NJ Planned Real Estate Development Full Disclosure Act ("PREDFDA"), which had some major amendments in 2017.
3. Changes to address issues that have come up since the last time the Bylaws were amended, including authorization to impose fines for violations of LLCOA Rules and Regulations.
4. Other changes that the Amendments Committee felt would improve the functioning or governance of the Association.

All of the Committee's substantive work on the Bylaws pre-dated the COVID-19 crisis. Now that COVID-19 has caused the 2020 Annual Meeting to be moved from June to October, the Committee will use the extra time to review the proposed amended Bylaws to see whether any further changes to the Bylaws should be recommended in light of our collective COVID-19 experiences. Any new recommendations will be specifically highlighted when the to-be-voted-on version of the proposed amended Bylaws are distributed to the Membership ahead of the October Annual Meeting.

Next steps for the Membership: A copy of the final version of the

proposed amended Bylaws will be emailed to the Membership by September 3. The proposed amended Bylaws will then be presented for a vote of the Membership at the Annual Meeting. The amended Bylaws will need to be approved by a majority of the Members attending the Annual Meeting. Assuming the Bylaws are approved by the Members, they will then be recorded with the Morris County clerk.

- Jeff Galloway
Chair, Amendments Committee

FORESTRY REPORT

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 \$67,000 after deducting our forester's fees. One activity, described in the Habitat Project item in this Newsletter, will be the removal of invasive shrubs from Target Area 2, which will encourage the regeneration of valuable timber species that are already growing there.

The Emerald Ash Borer (EAB), a small, beautiful insect that kills all the ash trees it reaches, seems to have arrived at Longwood Lake. I say "seems" because I have never spotted either the insects themselves or the small "D" shaped holes they make in the trees, but we now have a large number of ash trees that are dead or dying. (Look to the tops of the ash trees and you will see many barren, leafless branches, and there are more of these branches each year.)

Knowing this was coming, we did a pre-emptive ash harvest in 2013 and removed over two hundred trees when it was still possible to sell them.

This summer we will continue to harvest dead or dying ash trees for firewood. LLCOA Members are always free to collect dead trees from Association land, but may not cut live trees. In the case of ash (be sure you can identify them accurately: <https://www.thespruce.com/twelve-species-of-ash-trees-3269661>), if you see the dying top branches, you do not have to wait for every leaf to fall before cutting the tree. If you do harvest ash independently, please notify me (rwleigh@earthlink.net) of where you did it and how big the tree was. I will use the data in our annual applications for “farmland” tax status.

One downside: the harvested wood may well include EAB larvae, and moving the wood can spread the pest to uninfected areas. Almost all the spread of the EAB across the eastern US has been due to the transport of wood by people. It’s fine to burn the wood to heat your cabin, but moving it any distance risks infecting an EAB-free area. One respected source says “As a very general rule of thumb, 50 miles is too far, and 10 miles or less is best.”

(<https://www.dontmovefirewood.org/how-to-help/f-a-q/>)

One final note: Duke Grimes, who has done a spectacular job as our forester since the formation of the LLCOA, will be retiring, and our current Forestry Plan will expire in December of 2021. So, over the next few months, we will be searching out a new forester and charging him or her with the task of preparing a new ten-year plan for management of our woods. We have a couple of possible candidates, but have not spoken with them or anyone about the job. If you

have suggestions, please let me know. The final selection will of course be up to the Board.

- *Dick Leigh Chair Forestry Comm.*

IMPROVING THE LLCOA HANDBOOK

For several years there has been widespread agreement among LLCOA Members that our rules are out of date. Starting in 2016 the Board and then a Rules Committee made up of volunteer LLCOA Members worked to develop a new “Handbook” that would explain our story, our legal basis (the Master Deed and the Bylaws) and would then provide an updated set of rules. This work was completed in the spring of 2019 and the result presented to the Membership for a vote at the Annual Meeting in 2019. Individual sections and items among the rules were decided by holding a total of thirteen individual votes on those items, and by the end of the meeting we had a new Handbook, approved by clear majorities, usually over two-thirds, of the cabin owners present and voting.

We knew that this Handbook could not be the last word. It was based on the existing Bylaws, last amended in 2010 and in need of updating and clarification. In particular, those older Bylaws did not include any provision for the imposition of fines, and there was a strong feeling that there should be fines for at least some of the worst violations. So further revisions would be needed, and the Rules Committee continued to meet and develop improvements and additions to the 2019 Handbook.

Because the new Handbook must be consistent with the Bylaws, the Rules Committee worked with the new set of bylaws being developed by the Bylaws Committee. The proposed changes included making references

to the Bylaws consistent with the new version, the addition of a few fines, refinement of a few construction rules, and correcting typos.

Our plan was for both the new Bylaws and the new Handbook to be presented to the Members well in advance of the 2020 Annual Meeting so they would have ample time to review and consider our proposals. The pandemic has thrown this and many other plans into disarray. The Board is still struggling with how to conduct the Annual Meeting, and it is clear that it will be difficult to have meaningful discussions. The Rules Committee has discussed the issue and has suggested to the Board that it might make sense to postpone a vote on the revised Handbook until the 2021 Annual Meeting. Some of the reasons for this:

- The Handbook cannot be approved until after the new Bylaws are adopted, and having two complex items in one already-difficult meeting would result in a weak discussion and decision.
- The new rules wouldn’t take effect until after the Annual Meeting, which will take place in October under current planning. The season will be over, so the impact of delaying the new rules will be minimal.
- We have found new items that merit inclusion in our proposed changes, and the extra time to consider them will be well spent.

We believe the interests of the LLCOA will be best served if the consideration of and vote on the new Handbook are postponed until the 2021 Annual Meeting. In the meantime, we will continue to prepare our proposed changes. Even at this late date, anyone who would like to join the Rules Committee is welcome.
- *Dick Leigh, Chair, Rules Committee*

HABITAT COMMITTEE REPORT

The Early Habitat Improvement Project has been a great success and we are now entering our final year of the government contract. The timber stand cut we did at the start of the project, and which netted us a very hefty sum, helped our two target areas produce the early forest habitat hoped for. That means healthier trees, more native plants and increasing bird populations. Our project has been so successful that at the end of June 2019 the NRCS, our government contract sponsor, conducted a walk of our Target Area 1 for government scientists, forestry experts and other NJ property owners interested in doing a similar project.

The most recent scientific survey results from May 21 and May 27 of this year are not in yet, but a large variety of birds were seen and heard. These hikes were open to all LLCOA Members and we sighted a number of Blue Winged Warblers, a cousin of the rare and endangered Golden Winged Warbler that we are hoping to see in these areas one day. The LLCOA Members who accompanied the ornithologist during both surveys had a great time and saw some amazing birds.

In the fall of last year our contract for this habitat project was extended to December 2020. This gave us additional time to do another treatment of some invasive plants in Target Area 2 that the NRCS decided we should remove. NJ Audubon just agreed to do that work for us and we are eligible for reimbursement from the NRCS for our costs of the treatment.

Even after our contract ends in December 2020, Sharon Petzinger, the NJ State ornithologist, is planning to

conduct bird surveys next spring at our two target areas. She recently sighted a Golden Winged Warbler in a nearby habitat project that was started a year or two before ours. She is hoping that as our early habitat project areas continue to grow she will find the endangered Golden Winged Warbler at LLCOA as well.

LLCOA Members are encouraged to tour the project areas and enjoy the re-growth of our forest and the wildlife living in it. More information about the project can be found on the LLCOA website at <https://longwoodlakecabins.org/activities/habitat-improvement-project-binder/>.

- Ken Rosenfeld
Chair, Habitat Committee

DUMPSTERS

The LLCOA garbage dumpsters at the Yellow Road entrance are for household waste only and not construction waste. Unfortunately, this June our household garbage dumpsters were filled with construction waste. This created a horrendous pileup of garbage, difficulties for the haulers and damage to the dumpsters.

If you have construction waste do not put it in the garbage dumpsters. You can dispose of construction waste by making an appointment with Jefferson Township (more info) <https://www.jeffersontownship.net/2018/Revised-Construction-Debris-Disposal> or by renting your own dumpster. Many Members with construction projects have rented dumpsters. If you would like vendor contact info, let us know. longwoodlakecabinowners@gmail.com

There are also recycling dumpsters at the Yellow Road entrance. A large amount of non-recyclable garbage has

been put into those dumpsters. You can check the Jefferson Township recycling rules here. <https://www.jeffersontownship.net/2022/Recycling> Although pick-up by the Township has not been as frequent as needed, please do your best to comply with the regulations. Recycling can also be brought to the Recycling Center on Wednesdays, 9 am to 1 pm and Saturdays 9 am to 2 pm.

Eva-Lee Baird

WEEDS (in the Lake)

Tecnicians from Aquatic Technologies have treated the Lake three times this season for Filamentous Algae, Curly-Leaf Pondweed and Eurasian Water Milfoil. Aquatic will continue to monitor and treat the Lake throughout the season. Their reports can be downloaded here:

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

ROAD WORK

If you see areas that need work, contact Frank Parrillo at 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.

COMMITTEE CHAIRS

Picnic (2011) – Nancy Saccente

Nancy@saccentelaw.com

Construction - Mike Rowe

fishonforty@yahoo.com &

Frank Parrillo lcoa.frank@gmail.com

Forestry - Dick Leigh

rwleigh@earthlink.net

Alternate Energy - Ted Heisler

tedheisler@yahoo.com &

Dick Leigh rwleigh@earthlink.net

Habitat - Ken Rosenfeld

knrosenfeld@gmail.com

Dam - Dave Zavracky..

dzavracky4@gmail.com

Movie - Pat Pagano

snowpagano@gmail.com &

Gary Chestaro gchestaro@gmail.com

Rules - Dick Leigh

rwleigh@earthlink.net

Bylaws Amendment – Jeff Galloway

jeff@rundog.com

Alternative Dispute Resolution

Lisa Correa

lisa.ebert@gmail.com

ATTACHMENTS:

- Minutes of the 2019 Annual Meeting
- Proposed Budget