



# LLHA COMMUNICATOR

Volume 5 Issue 2

October 2013

## LLHA's Response to Loon Gulf's Land Use Plan

### *LLHA's Letter to APA*

On behalf of the Loon Lake community, Loon Lake Homeowners' Association (LLHA) President Vince Pagano sent a letter to the Adirondack Park Agency (APA) expressing serious concern regarding the ruinous environmental impact that Loon Gulf's Loon Lake land development conceptual plan, as proposed, would have on the Lake and private property; and that LLHA should have an active role in the APA approval review process (See LLHA Website for copy of letter [www.loonlakehoa.org](http://www.loonlakehoa.org) .)

### *Special Loon Lake Community Meetings Held*

LLHA member Keith Silliman organized and invited the Loon Lake community to two meetings to describe the APA land use approval process and to get input from the community regarding how to be proactive in preventing over development.

A significant number of Loon Lakers attended both meetings and actively participated in discussions on what steps to take. Suggestions included the Loon Lake community control of Loon Gulf's property; i.e., purchasing it; working with Loon Gulf addressing mutual concerns and negotiating an understanding; preparatory research such as requesting APA documentation of prior Loon Lake development, including development proposals, from APA, and to review the materials; monitoring the APA review process and intervening; and taking legal action, if necessary, to protect property rights.

At the second meeting it was concluded for purposes of unification that LLHA be the representative and intervening body in dealing with the APA regarding this matter. And suggestions were made for the LLHA Board to take up at its next meeting: Appoint individuals who volunteered to research APA documents; Determine best methods for communication;

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## Cardiac Emergency Preparedness at Loon Lake

### *Joann Dean Annual LLHA Meeting Guest Speaker*

At the LLHA annual general membership meeting on Sunday July 7, LLHA President Vince Pagano introduced guest speaker Joann Dean. Our own LLHA member, Joann Dean, EMT and American Heart Association Certified CPR Instructor for over 20 years detailed relevant life-saving information. After a question/answer period, members expressed their appreciation with ringing applause; thereafter she recruited a few members for a free CPR Course to be scheduled for a later date.

## Fifth Annual Invasive Species Fundraiser Underway

Last year's Invasive Species Monitoring Fund was very successful in that we raised \$1,960.00, an amount exceeding our annual goal of \$1,500. As has been indicated in a previous newsletter, the excess will be applied to an "Eradication Fund," which would be available in the likely event of Lake invasive species infestation.

### **Self-Insurance**

There is no insurance policy to cover the potential infestation of these invasive species; therefore, our fund raising is akin to self-insurance. So, your yearly "premium" contribution of \$25.00 - \$60.00 or more or less will pay for building a reserve "Harvesting/Eradication Fund" to pay for harvesting or any other eradication method. **Checks payable to Loon Lake Homeowners' Association; PO Box 219, Vermontville, NY 12989**

### **DUES DUE**

Although most members have renewed their membership for 2012-2013, there are still a few who have not yet done so. Continued support via membership dues is vital for the continuation of our mission.

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Establish committee(s) to conduct needed work (may include individuals appointed to research APA documents, as well as homeowner communication/outreach, etc.) (See minutes of both meetings on website [www.loonlakehoa.org](http://www.loonlakehoa.org))

### **LLHA Board Addresses Issue at Special Board Meeting**

The majority of LLHA Board members met on September 2<sup>nd</sup> via a telephone conference call. Discussion revolved around the possible choices of action LLHA might take to stop or minimize further development of Loon Gulf property; i.e., Loon Gulf's conceptual plan submitted to the APA in July, 2013. After one and one-half hours of deliberations, the Board resolved the following:

LLHA will lead a response to large scale development proposals of greater than 10 lots in Loon Lake, especially that proposed by Loon Gulf in 2013. Our objectives are to limit development to extent that laws and regulations permit, create transparency in the process with governing bodies including the APA, and maintain the pristine quality of the lake.

The Board agreed to act as overall steering committee and direct these efforts, and authorized creation of two committees for purposes of 1) Legal and environmental research and response and 2) Communications within our community. These committees will be composed of five persons each, and will include at least one Board member each, as well as other members of the organization. The Board President and Vice President will act in executive capacity to choose members of each committee. (See minutes on the LLHA website [www.loonlakehoa.org](http://www.loonlakehoa.org).)

### **Committees Appointed**

Subsequent to the September LLHA Board meeting, LLHA President Vince Pagano established the aforementioned committees and appointed their members. Important developments of the committees' activities will be imparted to the LLHA membership as they arise. Anyone interested in helping these committees, please contact Vince Pagano (518-891-4095 or [vtpagano@hughes.net](mailto:vtpagano@hughes.net)), who will refer you to the committee contact person.



## **New Trail to Loon Lake Mountain Opened to Public**

A new trail to the fire tower on top of Loon Lake mountain has been recently opened by the State Department of Conservation (DEC).

The trail entrance is located off the side of Route 26 in the town of Franklin about 4.7 miles north of the hamlet of Loon Lake. The 2.8 mile trail includes a parking area. It rises more than 1,600 feet from the trailhead to the summit from which one can view Lyon Mountain, Whiteface, the High Peaks, and other nearby summits. The 35-foot Loon Lake Fire Tower, which is listed on the New York State Register of Historic Places, isn't open to the public.

According to the DEC the Town of Franklin Highway Department will plow the parking area in the winter to allow access to the trail and surrounding forest preserve and conservation easement lands by winter recreation enthusiasts for activities like hiking, hunting, trapping, skiing and snowshoeing. For map click on <http://www.dec.ny.gov/outdoor/93584.html>

### **Free CPR Course Given**

On Wednesday, August 7<sup>th</sup>, Joann Dean conducted an American Heart Association CPR and AED Program course at the Loon Lake Jewish Center. The day long multimedia didactic and hands-on course included instruction in CPR, AED and rescue breathing for infants, children and adults.

Charlie and Jennifer Dalch, George Johnson, and Phil Haltigan, who attended the course, successfully completed the requirements and were subsequently certified for 2 yrs.



### **LLHA Board Members Re-elected**

Annual association elections for two members to the Board of Directors were held at the July 7<sup>th</sup> LLHA membership meeting: Incumbents Tom Bartiss and George Waddy were nominated. There were no other nominations; therefore these nominees were re-elected for another three year term.

## Again No Aquatic Plant Invasive Species Detected in Loon Lake

On August 12, 2013 a Paul Smith's Adirondack Watershed Institute team conducted the fifth consecutive aquatic plant survey of Loon Lake. The objectives of the 5th annual survey were to (1) determine the location of any aquatic nuisance species, and (2) map the native aquatic plant beds and quantify their species richness.

The first approach was to perform a surface survey. The second approach was to deploy a double sided plant rake into the water, drag it across the bottom and observe the plants on the retrieved rake.

Once again, no non-native or invasive plants were detected in the lake. The plant community of Loon Lake is typical of low alkaline lakes of the north-central Adirondacks. A digital copy of the report is available for members. Contact vincepagano@hughes.net .

## *In Memoriam*

### **Belle Moser**

We regret to inform the Loon Lake Community of the passing of Belle Moser, a longtime beloved summer resident of Loon Lake, mother of Nathan Moser, mother-in-law of Rita Moser and grandmother of Rachel , Allison , Michelle and Steven . The funeral was held on Monday, August 12th at Riverside Memorial Chapel (at 76th Street and Amsterdam Avenue, NYC.) Shiva was held at the home of Nathan and Rita Moser.

### **Carol M. Long**

We regret to inform the Loon Lake Community of the passing of Carol Long, a dear and familiar longtime resident and manager of the Loon Lake Golf Course She died peacefully on Long Island after suffering from cancer. She was 83. She was a teacher, musician, artist and animal lover. She will be missed.

### **Elizabeth Waddy**

Elizabeth Waddy, 98 of Saranac, mother of LLHA Board member George Waddy, died Thursday July 4, 2013 Elizabeth was an accomplished musician and artist. Many of her paintings were sold throughout the North Country. A Memorial service was held on Wednesday, July 10, 2013 at the R. W. Walker Funeral Home, with Rev. Ken Parker, retired officiating.

**Note:** Please let us know of the passing of individuals who had a connection to Loon Lake as we would like to honor their memory in future LLHA Communicator editions. Vince Pagano, Editor at 518-891-4095 or [vincepagano@hughes.net](mailto:vincepagano@hughes.net) .

## A Day to Play

The weather was iffy, with periods of sun and overcast skies and a short period of wind and downpour toward the end. Thank goodness for the several canopies which shielded the huddled crowd and the Loon Lake Live musicians who performed beautifully and fearlessly between rain drops, adding a cultural dimension that made the affair complete.

As usual, Don's hot dogs were the perfect complement to the delicious and appetizing dishes provided by hospitable Loon Lakers. There was a good turnout of LLHA members and invited guests, who were "catching up," getting to know new comers; and children were involved at the sandy beach.

*Editor's note:* Preparation for the annual picnic requires a significant amount of time and effort. Thank yous are in order to those who volunteer to procure the hot dogs and beverages and equipment, deliver them to the site; set up and dismantle and store the canopies; cook the hot dogs; and cleanup. Of particular note was the sight of young Loon Laker, Ari Fierer who was hustling back and forth relieving some of the older folks of the burden of carrying the equipment up to the road for transport to storage.



## *Complaint Department*

*This applies only to a few.*

**Garbage Disposal:** Please ask permission before disposing your garbage in someone else's garbage can, as there might not be room for their garbage.

**Water craft speed limits:** When cruising in lake inlets, please keep your distance from the shoreline and slow down, as this disrupts the tranquility of the dock and swimming areas.

## LLHA Offering

LLHA t-shirts and hats are available for donations as follows:

**\$15 ea. plus \$4.00 packaging and shipping.**

**T--shirt sizes: SM, M, L, XL, XXL. Colors: White, or Green**

**Hats: 1 size fits all, tan or green**  
**Check or Money order only.**

**Send requests to: LLHA Order Dept., PO Box 219,**

**Vermontville, NY 12989. Or at Vince Pagano**  
**3466 County**

**Route 26, Loon Lake, NY 12989**



**They make great gifts**

LOON LAKE HOMEOWNERS' ASSOCIATION  
PO Box 219, Vermontville, NY 12989, Phone/Fax:  
518-891-4095, E-mail:

[president@loonlakehoa.org](mailto:president@loonlakehoa.org),

Website: [www.loonlakehoa.org](http://www.loonlakehoa.org)

BOARD OF DIRECTORS

Vince Pagano, [president@loonlakehoa.org](mailto:president@loonlakehoa.org)

Tom Bartiss, [vicepresident@loonlakehoa.org](mailto:vicepresident@loonlakehoa.org)

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## *Presidents Message*

By Vince Pagano

Someone once said "With the passage of time, change is inevitable". Loon Lake is no exception, as evidenced by significant changes that have occurred since the inception of this beloved community. The advent of the proliferation of automobile travel, among other factors, played a significant role in bringing about the demise of the original Loon Lake hotel and resort. Devastating indeed. However, that loss gave rise to the opportunity for private ownership of Loon Lake properties that have been maintained and enjoyed today. Over the years a modest number of tasteful new homes have been built. Consequently, Loon Lake property owners, because of their vested interest, have been motivated to take part in protecting the Lake's environment via individual efforts and that of the LLHA.

And now the specter of the potential Loon Lake land over-development, although apparently not imminent, summons us to take a preemptive stance to prevent over development. In this regard, the LLHA Board is taking action in addressing this issue. (See article on pg. 1 and 2.) Be part of this effort!



Gray and white clouds hover over water that reflects the mood of an autumn day

That beckons the trees and flora to flaunt their last display Before going to sleep covered with white blankets that will adorn the bay.

And dream the dreams of the summer play of plunging loons and hiding fish and birds that sing their joyful songs while passing folks in their boats enjoy.

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*Best Wishes for the Upcoming Holiday  
Season*  
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