



Loon Lake Homeowners' Association Newsletter

December 2016

Volume 8, Issue 2

Read all about:

**Loon Lake HOA
Elections**

**Is Your Property
Historic? Check out
how the AARCH can
help!**

**Native Aquatic
Plant Species in
Loon Lake**

**Boat and Beach
Use & Safety**

**ALSO--
Check out
News of Old 99**

**Pay Dues Using
PayPal**

Elections for LLHOA Board of Directors

At the July 17 annual LLHOA meeting, elections were held for three positions on the LLHOA Board of Directors. George Waddy, whose term ended in June 2016, has decided to step down from the Board leaving his position open. Tom Bartiss, whose term also ended in June, was re-elected and will continue to serve as President of the Board. Two new members were elected, Patty Cogswell and Peter MacEwen. Many thanks to George for his years of commitment to Loon Lake and his service on the Board. And many thanks to Tom, Patty, and Peter for stepping up. We appreciate the time and effort that all of the Board members give on behalf of LLHOA.

Other LLHOA members who are interested in serving on the Board should contact Tom Bartiss (president@loonlakehoa.org) or Stuart Lucks (vicepresident@loonlakehoa.org) by May so that their bios can be included in the June LLHOA Newsletter in time for the elections held at our annual homeowners' meeting in July.

Adirondack Architectural Heritage

Steven Engelhart, Executive Director of the AARCH, presented at the annual LLHOA meeting in July. He spoke about the mission of the AARCH to recognize and preserve the history and architecture unique to the Adirondacks. Loon Lake's long and distinguished history makes it a viable candidate to be considered as a National Register historic district. Steven outlined the basic process an individual or a group would need to follow to have property become registered as an official historical site.

While the Board has determined that it will not pursue the process on behalf of the LLHOA, the AARCH is available to work with individuals or groups of individuals in and around Loon Lake who are interested registering their homes and buildings. If you would like to know what might be involved in registering your property, please contact Steven Engelhart at steven@aarch.org

Loon Lake 2016 Aquatic Plant Survey

Early this September the Adirondack Watershed Institute's Sean Regalado and colleagues took to the waters of Loon Lake to follow up on the comprehensive plant survey the AWI conducted in August 2015. The AWI of Paul Smith College surveys aquatic plants throughout the Adirondacks, and the LLHOA contracts with the AWI to evaluate Loon Lake annually. The objective of the 2016 survey of Loon Lake was to 1) see if any aquatic nuisance species had taken root—literally—in Loon Lake since the 2015 survey, and (2) take note of the native aquatic plants and any significant changes to the composition or location of common plant beds around the lake. This year Sean and team performed the survey by slowly trolling the shore, particularly the plant beds (see map below from AWI's 2016 report).



Loon Lake Homeowners Association
PO Box 219, Vermontville, NY 12989

Email: president@loonlakehoa.org

BOARD OF DIRECTORS

Tom Bartiss
president@loonlakehoa.org

Stuart Lucks
vicepresident@loonlakehoa.org

Jane Carroll
treasurer@loonlakehoa.org

Patricia Cogswell
pcapcog@gmail.com

Brenda Gewurz
secretary@loonlakehoa.org

Zev Hershtal
zevh@sympatico.ca

George Johnson
keyofc@rcn.com

Peter MacEwen
p.macewen@macewen.ca

Walter Palawsky
wpalawsky@hotmail.com

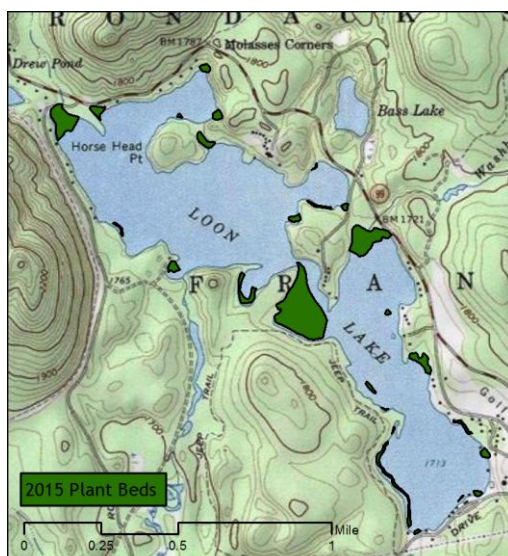
Murray Vasilevsky
murray.vasilevsky@mcgill.ca

Leonard Wisse
lhwise@gmail.com

Loon Lake HOA Website:
<http://loonlakehoa.org>

Website Contact:
Webmaster@loonlakehoa.org

Editor:
newsletter@loonlakehoa.org



Good news: No invasive aquatic plants were found and there were no significant changes to the plant beds surveyed in 2015. The chart below, also from AWI's 2016 report, lists the native aquatic plant species the survey has identified over the years in Loon Lake.

Aquatic Plant Community Characteristics	Species ranked by 2015 abundance				
	'11	'13	'14	'15	'16
Pipewort - <i>Eriocaulon</i> sp.	X	X	X	X	X
White water lily - <i>Nymphaeodes odorata</i>	X	X	X	X	X
Watershield - <i>Brassenia schreberi</i>	X	X	X	X	X
Yellow water lily - <i>Nuphar variegata</i>	X	X	X	X	X
Bur reed - <i>Sparganium</i> sp.	X	X	X	X	X
Water naiad - <i>Najas</i> sp.			X	X	X
Large pondweed - <i>Potamogeton ampifolius</i>	X	X	X	X	X
Ribbon leaf pondweed - <i>P. epihydrus</i>	X	X	X	X	X
Slender pondweed - <i>P. pusillus</i>	X	X	X	X	X
White stemmed pondweed - <i>P. praelongus</i>	X	X	X	X	X
Robbins' pondweed - <i>P. robbinsii</i>			X	X	X
Grass leaved pondweed - <i>P. gramineus</i>	X	X	X	X	X
Eel grass - <i>Vallisneria americana</i>	X	X	X	X	X
Dortmann's cardinalflower - <i>Lobelia dortmanna</i>	X	X	X	X	X
Greater bladderwort - <i>Utricularia vulgaris</i>	X	X	X	X	X
Floating pondweed - <i>P. natans</i>	X	X	X	X	X
Nitella algae - <i>Nitella</i> sp.	X	X	X	X	X
Quillwort - <i>Isoetes</i> sp.					X
Western waterweed - <i>Elodea nuttallii</i>		X			
Hairgrass - <i>Eleocharis</i> sp.		X	X		

X - Observed

Many thanks to Stuart Lucks and others who volunteer their time and energy for this critical work. Be sure to check out our website (www.loonlakehoa.org) to view a copy of the succinct Adirondack Watershed Institute Report, *Targeted Aquatic Plant Survey of Loon Lake—2016*.

Support Your Loon Lake Community!

Aquatic Invasive Species Monitoring Needs All of Us

Please support the ongoing efforts by LLHOA members working with the Adirondack Watershed Institute of Paul Smiths College to monitor Loon Lake annually. We need both funds and volunteers. Contact Stuart Lucks by email at vicepresident@loonlakehoa.org

Do the Dues—Using PayPal or Checks

The Loon Lake Homeowners Association provides our community with so many benefits - but we can't do it without you. And now you have two options available to pay your annual dues of \$45: PayPal or the old school method, checks. You do not need to join PayPal to use the option on our website. Visit our website at <http://www.loonlakehoa.org/membership/> and renew, join or contribute in either of two ways:

1. You can pay your dues (to renew or join) online using PayPal and you can even make a contribution to the special funds for aquatic invasive species and the swim float installed in 2015 at the beach. It is quick and easy! Plus you save a stamp!

-or-

2. If you prefer to go old school, you can download a membership form from the website (<http://www.loonlakehoa.org/membership/>) and mail it with a check of \$45 to LLHOA at PO Box 219, Vermontville, NY 12989.

However you choose to pay your dues, your contributions make possible many activities, ongoing work, and improvements for Loon Lake and our community:

- * Coordinating lake water quality monitoring
- * Annual Picnic
- * Communication about news, issues, events--including newsletters
- * Watchdog on development - working with APA to keep an eye on what's proposed for our lake
- * Boat launch and beach access
- * Boat wash & stewardship to prevent aquatic invasives
- * Donations to local non-profits, such as the Bloomingdale VFD, the Kate Mt. Reserve Fund, the BRI (Biodiversity Research Institute in support of loon populations in the Adirondacks, see <http://www.briloon.org/support-us>), and our own Loon Lake Live.

THANK YOU!!

Legal and Environmental Committee

Considering Strategies

The LLHOA Legal and Environmental Research and Response Committee held a

meeting on July 26, 2016. Stuart Lucks, Robert Agus, Sam Gewurz and George Johnson were in attendance. The committee discussed ways that LLHOA could prepare to respond to prospective land development proposals and sales, such as those involving the Loon Gulf Corporation. The committee considered how LLHOA could develop a strategy to establish LLHOA as a viable negotiating partner with Loon Gulf Corporation or any other entity that demonstrates an interest in purchasing and developing land around Loon Lake.

George Johnson agreed to take over chairmanship of the committee after two years of successful leadership by Stuart Lucks. Following a discussion of the future direction of the committee, committee members decided that the committee should continue to monitor activities related to potential future development of the Loon Gulf properties, to research the legal issues regarding such development, and to explore ways to obtain funds needed to obtain expert and legal assistance.

The committee discussed several legal issues to research:

- (1) Whether Loon Gulf actually owns the bottom of the lake, in light of New York common law, reported by George, which grants bottom rights to shoreline property owners. Further research was recommended into whether shoreline deeds specifically reserve bottom rights to the seller (Loon Gulf and predecessor(s)).
- (2) Whether the town's tax rolls treat the lake bottom as taxable property of Loon Gulf.
- (3) Whether the "deeded lake right" attached to one or more parcels of Loon Gulf property currently available for sale may be subdivided legally, and the impact of increasing the lake's access points under APA on this question.

The committee recommended renewing efforts to raise \$10,000 from any interested homeowners who may be willing to contribute. Subsequent discussion at the LLHOA Board meeting a month later on August 31 raised options worth exploring, such as the Board collecting vouchers from prospective donors who would be willing to provide funds when and if the need arises.

LLHOA Board Reviews Boat Safety and Guidelines for Conduct on the Lake

By Stuart Lucks

A number of comments, complaints and questions have been presented to our Board about what rules or guidelines govern boating on our lake. Like any body of water where recreational use is strong, one person's idea of fun can be another person's idea of a nuisance – or even a dangerous menace. The question remains on Loon Lake – and any lake for that matter – can the community require or even request all the residents to adhere to certain behaviors?

First – we can clarify that even though the bottom of Loon Lake is privately owned, the regulations that apply to all other navigable lakes in NYS legally apply here on Loon. We downloaded a copy of the 'New York State Boater's Guide, a Handbook of Registration, Operation, and Safety Information for the Prudent Boater'. To start – registration is required for all mechanically propelled vessels, life jackets must be available and worn by children under the age of 12, and fire extinguishers be on board. Boats must carry at least a whistle to signal maneuvering when in close quarters and follow guidelines for who has right of way. Operators must be at least 10 years old and an operator between 10 years old and 18 years old must be accompanied by a person who is at least that age and the holder of a boating safety certificate. Operators of PWC's (jet skis) must be at least 14 years of age complete an approved course in boating safety. Reckless operation of a boat is illegal, specifically including operating at high speed in a congested area, too close to swimmers, or operating while intoxicated.

Boat speed and wake on the lake are some of the biggest issues. No surprise—vessels must be operated so as not to endanger others, and a vessel operator is responsible for any damage caused by their vessel's wake. No motorized boat may exceed 5mph when within 100 feet of the shore, a dock or pier, a raft or float or an anchored vessel. PWCs may not be operated within 500 feet of a designated swim area such as our beach, except when launching or retrieving a PWC from a designed launch site, and then may not exceed 10 mph.

While those are the rules – what kind of behavior does our community want to encourage? In fact, it's actually not illegal to churn a powerboat in tight radii, or pull kids around endlessly the same circle. The NYS Guide suggests boaters 'remember not to wear out their welcome in any one particular area on the water, avoid use conflict with others recreating on the water, and refrain from buzzing your neighbors.'

The Board's role is not one of enforcement, but to encourage neighborly guidelines that can be distributed to the whole community. This should include all owners and make sure they be made part of a host's or renter's information materials. The Board hopes to encourage everyone to understand that our lake is very much like the common area in a condominium, so everyone who uses it is personally responsible for doing what's right. Perhaps posting signs with messaging at the launch and beach.

The Board welcomes any ideas to help define what we consider to be neighborly and hope people oblige. Thanks for everyone's participation and cooperation in developing this and making it a part of how our community works together.

Keeping Our Beach Safe and Enjoyable for All Users

By George Johnson

The summer of 2016 was filled with many warm days, and the "beach" on the old hotel property got a lot of use – many families and residents enjoyed the opportunity to sun bathe, swim, launch canoes, and catch up with neighbors and friends. The beach, as most homeowners know, is reserved for homeowners with deeded lake rights. Many homeowners contribute to keeping

the beach a pleasant place to spend time. And special thanks go to the volunteers who tend to seemingly small, but important, tasks, like putting out and taking in the float and the swim line, as well as maintaining and "sprucing up" the beach area and patio, all of which contribute to making the beach such a pleasant place for all of us.

It should go without saying that the enjoyment of this common space depends on the good will of all users, and the appreciation of the impact on others of one's activities both in the water and on the beach. This is especially important because of the limited space available. Most users are very considerate of others and it is rare that there are any problems. And in most situations, simple forbearance and consideration of others encompasses most specific issues. However, during the past summer, there were several incidents that suggest that a reminder of some basic "rules" of the beach should be remembered. These include:

- (1) Dogs must be leashed.
- (2) Any items such as bottles, cans, food, or paper goods used at the beach must be removed when leaving.
- (3) There is no fishing in the beach area. Lost fish hooks have caused injury.
- (4) There is no smoking.
- (5) No motor boats are allowed in or within 500 feet of the swimming area, except when leaving from or returning to authorized launch points, and then not within 100 feet or at a speed of more than 5 mph.
- (6) Any canoes, kayaks or rowboats brought to the beach area must be clean of any organic materials.
- (7) Any canoes, kayaks or rowboats left at the beach should be kept in the area reserved for boats to the side of the launch area so as not to impede use of the beach or block access to the water.
- (8) Radios, iPhones, etc., are discouraged.
- (9) Noise travels on the lake and especially after dark. Please be considerate of neighbors when using the beach. If you are on the beach after dark, please keep noise levels to a minimum, so as not to disturb neighbors nearby.
- (10) Parents of children who are not toilet trained should take precautions not to pollute the swimming area.

In the event you experience any behavior that is inconsistent with the forgoing "rules of the road," we urge you to address any situation in a pleasant manner consistent with the atmosphere that we strive to preserve at the lake. Inasmuch as some of the issues that have arisen in the past have involved renters unfamiliar with the spirit and etiquette of the beach, we request that owners who may rent their properties post this information or provide it to their renters upon arrival. Many thanks.

News of Old 99

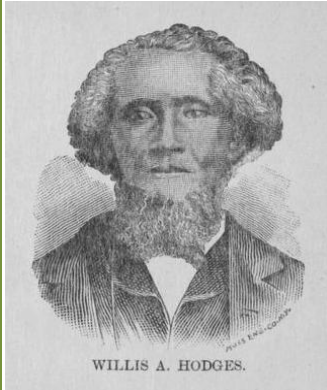
A column recounting historical events in and around Loon Lake

by Wendy Ungar

Part III. The first settlers.

There are some who believe that the first settlers in Loon Lake were Mary and

Fred Chase, who went on to develop one of the finest Adirondack resorts of the early 20th century. But they would be wrong. Willis Augustus Hodges was born to free African-Americans in Virginia in 1815. He spent a lifetime battling against slavery, cruelty and oppression of the black man. Willis and his older brother William became increasingly active proponents of political rights for black citizens and in 1849 Willis acquired 200 acres of land, generously granted by the abolitionist Gerrit Smith, to found Blacksville on the shores of Loon Lake.



The land-ownership project provided farmland to ten families of emancipated slaves. During its first year, Willis Hodges wrote his autobiography which was published by his son after his death in 1896 in the newspaper *The Indianapolis Freeman*. Unfortunately the experiment was short lived and the first Loon Lake community disbanded after two seasons. What remains however, is the beautiful Hodges Bay, where many a traveler has stopped, and continues to do, to take in the beauty, stillness and peace of Loon Lake.

In Memoriam

We honor the memory of those from our Loon Lake community who have passed away this year, such as Father Paul Beyette, who died this month.

If you would like information regarding the passing of someone in our community to appear in the newsletter, please send it to newsletter@loonlakehoa.org

Happy Holidays!



And Best Wishes for a Happy New Year!