



Loon Lake Homeowners' Association Board of Directors:

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June 2015

Hi All,

Loon Lake awakens after a winter sleep and is easing into another welcoming summer and fall season. You're thrilled at the thought of coming back and readying for another period of happy times. This email version of the newsletter arrives and you're reminded that your association again awaits your participation in its activities and your help in sustaining its mission of protecting and preserving this magnificent piece of heaven called Loon Lake.



For your consideration, enclosed in this mailing you'll find a June 2015 copy of the "Communicator", flyers announcing our annual meeting and picnic, and a form for 2015-2016 membership to be filled out and mailed to the above captioned address with your check of \$40.00 made out to Loon Lake Homeowners Association. Remember, you get a lot from your membership in the Homeowners Association: lake water quality and invasive species monitoring, the annual picnic, the newsletter and website, for those of you with a rental property a free listing of your rental on the rental page of the website, and so much more!

Best Regards,

Tom Bartiss, President
Loon Lake Homeowners Association



Loon Lake Homeowners' Association Newsletter

June 2015

Volume 7, Issue 1

Mark Your Calendars!

HOA Meeting:
Sunday July 5th
11:30 at the Jewish Center

HOA Picnic:
Sunday August 2nd
Noon at the beach

Reminder : 2015 HOA dues are due!

Invasive Species Reminder:

Clean your boat before returning to Loon Lake.

Clean your gear before fishing in Loon Lake

Remind your renters to do the same things

Got an extra \$6 Million? Loon Gulf holdings are for sale

Loon Lake Family Sweeps the Colby Classic!

Loon Lake Homeowners' Association Annual Dates and Dues

Welcome back to Loon Lake—those who are returning! And greetings to those who make Loon Lake their year-round home!

Don't Miss It--Annual Loon Lake Homeowners Association Meeting

The Loon Lake Homeowners' Association annual meeting is scheduled for Sunday, July 5th, 12:00 noon at the Jewish Center. Membership applications and renewals will be accepted from 11:30 – 12:00 noon. The LLHOA Board members will report on any new business as well as update us on continuing issues. The annual meeting is the perfect opportunity for you to raise any questions, ideas, or concerns with the Board and fellow HOA members. There is a flyer with additional information attached to this newsletter.

Come to the Annual Loon Lake Homeowners Association Picnic!

One of the many highlights of a Loon Lake summer is the annual LLHOA picnic scheduled this year for Sunday, August 2nd, Noon at the public beach. Definitely don't miss the chance to catch up with friends and to make new ones—with plenty of great food and drink on hand. Bring a favorite dish to share and sample what others have brought. Rain or shine, the annual picnic is a good time for all—plus the bugs are gone! There is a flyer with additional information attached to this newsletter.

Continuing Membership is Vital to Loon Lake

Why is joining LLHOA or renewing your membership so important? Because all of us working together, LLHOA members and elected leadership, get the job done.

The mission of the LLHOA is to maintain and preserve the excellent quality of life enjoyed by the Loon Lake community. Your membership dues make it possible to protect the lake and its surrounds, and to foster our cultural and social functions. Your dues directly support a number of critical, ongoing efforts, such as annual water quality testing and surveys for invasive aquatic species. And there's the annual picnic and a free listing of your rental property on the Loon Lake rental page...

But seriously, please complete the membership form included with this mailing and send in your dues of \$40 to LLHOA PO Box 219, Vermontville, NY 12989. Membership forms can also be found on our website: www.loonlakehoa.org.

Annual Reminder, Don't Allow Invasive Species to Hitchhike into Loon Lake on Your Boat

The Loon Lake Homeowners' Association is working to keep the lake pristine: clean and free of invasive species. We need everyone's help and cooperation to achieve this goal. Aquatic nuisance species can hitch a ride on our clothing, boats, and items used in the water.

Make no mistake--aquatic invasive species are a real and immediate concern. The **Adirondack Daily Enterprise** reported May 29, 2015, on two anglers who caught an invasive fish species known as Ruddy fish in Lake Flower. The use of live bait has been found to contribute to the problem of invasive species like the Ruddy Fish. For more information, see www.adirondackdailyenterprise.com/page/content.detail/id/553262/

So What Can I Do?

Before bringing boats or other items used in another body of water into Loon Lake, follow this simple procedure:

- **Remove any visible mud, plants, fish or animals before transporting equipment**
- **Eliminate water from equipment before transporting**
- **Clean and dry anything that came in contact with water (Boats, trailers, equipment, clothes, dogs,**

Never release plants, fish or animals into a body of water unless they came out of that body of water

NOTE: Remind Renters About Invasive Species

Tell your renters, tell them again, and then tell them you told them.

We know that many owners of Loon Lake properties for seasonal rent already inform their tenants about watercraft and gear prep to prevent introducing invasive species to Loon Lake. Keep up the good work! For those who may be new to offering Loon Lake property for seasonal rent, please be sure to let your renters know the drill. It's critically important that renters of cottages or camps (as they may not be familiar with the concern regarding invasive species) be informed of the proper cleaning procedures listed above for any watercraft and gear they plan to bring into Loon Lake.

NYS Announces Aquatic Invasive Species Prevention Program for Adirondacks

From **Times Union, March 10, 2015**: Gov. Andrew M. Cuomo announced an agreement among 53 state agencies, municipal governments, property owners, lake associations, conservation groups, sporting groups and businesses to prevent the introduction and spread of aquatic invasive species in the Adirondack region. According to a governor's press release, "The agreement will help preserve clean water, increase recreation opportunities and promote tourism in Upstate New York."

A recent study by the Adirondack Park Invasive Plant Program found that if invasive species are allowed to spread, they could cost the Adirondack economy up to \$900 million. This includes annual losses in visitor spending, and agriculture and primary forest production value as well as losses in property value that will affect the tax base and borrowing ability for property owners on an ongoing basis.

To prevent this, the 53 parties pledge to work together to develop a new region-wide aquatic invasive species prevention pilot program to proactively prevent the introduction and spread of aquatic invasive species in Adirondack waters. The program will include stewardship, data collection, education, boat inspections and when necessary, decontamination of boats and trailers. Additional entities can sign onto the agreement going forward.

Source: blog.timesunion.com/green/nys-announces-aquatic-invasive-species-prevention-program-for-adirondacks-in-2015/4577/?utm_source=ADK+Today%3A+April+2015&utm_campaign=ADK+Today+April+2015&utm_medium=email

Steward at Loon Lake Boat Launch

The Loon Lake Homeowners Association has made arrangements to have a steward present at the Loon Lake boat launch at peak times to remind individuals launching boats about invasive species, the need to clean their boat, and the proper way to do so.

Loon Gulf Lists all its Loon Lake Property for Sale

Loon Gulf has listed all its properties in the Loon Lake area for sale with Say Real Estate (MLS# 152633). The 2537 acres, including the golf course, Loon Lake waterfront, a large parcel surrounding Bass Pond, large tracts and a few smaller building lots, are listed for \$5,995,000. According to the listing, Loon Gulf is willing to sell as one or any parcel that already exists individually. The Irish House is also up for sale with this offering.

You can view the entire listing at Say Real Estate: www.adirondack-homes.com/Web/AR479459/ListingSearch/details/?mls_id=NY-ACVMLS&mls_no=152633

or at Realtor.com: www.realtor.com/realestateandhomes-detail/Loon-Lk_Loon-Lake_NY_12989_M33698-86035?row=11

If you are interested, contact Brian Draper at 518-524-9803.

By way of background, Loon Gulf submitted a preliminary plan to the APA for developing the property with a number of new lake front lots on the western shore of Loon Lake. Based on responses from the APA to LLHOA FOIA requests there has been no action on the preliminary plan.

Tupper Lake Development Legal Battle Ends

On December 18, 2014, the New State Court of Appeals denied motions by the Sierra Club and Protect The Adirondacks to appeal the Appellate Division decision regarding development permits for the planned Adirondack Club and Resort.

The Press Republican reported Protect's Executive Director Peter Bauer saying, "This decision is the end of the line for a legal challenge to the 2012 approval by [the Adirondack Park Agency, APA] for the 6,000-acre Adirondack Club & Resort [ACR] project in Tupper Lake."

The APA had approved with a 10-1 vote in 2012 a series of development permits for the ACR on Mount Morris surrounding Big Tupper Ski Center, including staged renovation of existing ski lodge and facilities.

For more information, see Kim Dedum's December 18, 2014, article at http://www.pressrepublican.com/news/local_news/legal-fight-against-tupper-development-ends/article_d97f7720-a887-523a-bb5e-e524b899a40f.html or email Ms. Dedum at: kdedam@pressrepublican.com

Mineral Rights Issue Continues in Loon Lake and Surrounding Areas

Last summer, property owners on the north end of Loon Lake received offers from Champlain Gas and Oil, LLC to sell back the mineral rights to our properties, despite that many of our deeds do not show the fact that mineral rights are excluded from the deeds. Since then, Champlain Gas and Oil has sent similar offers to property owners in the Loon Lake area, as well as other landowners throughout the northern ADKs.

A review of Champlain Gas and Oil's deed reveals it to be a quit claim. The deed purportedly conveys mineral rights from LTV Steel to High Peaks Sand and Gravel and subsequently to Champlain Gas and Oil, LLC (both entities, High Peaks Sand and Gravel and the Champlain Gas and Oil, LLC, are controlled by the same individual). The quit claim deed does not prove ownership of the mineral rights by either LTV Steel or Champlain Gas and Oil. In fact, Champlain Gas and Oil is in court suing NY State over a property for which Champlain claims ownership of mineral rights. That case has not yet been decided, but its outcome may determine the validity of Champlain Gas and Oil's claims to our properties and others in the area.

Champlain Gas and Oil has sent a second letter, dated March 3, 2015, to property owners in the Loon Lake area rescinding the offer to sell the mineral rights back. When asked about the letter, Champlain Gas and Oil stated that it no longer has all the mineral rights as it had transferred the gas and oil rights to a company in Boston and the iron ore rights to another company in Montana. However, Champlain Gas and Oil maintains that it retained the rights to any other minerals. We searched in the records in Franklin County Clerk's office and no transfer of mineral rights ownership has yet been recorded.

On the positive side, no gas or oil drilling is taking place as far east in New York State as the Loon Lake area according to a New York State publication on mining. While iron ore was mined in the northwest Adirondacks as recently as the 1950s, it is unlikely that mining iron ore in the ADK park would be cost effective today, nor is it likely that mining would be permitted in the park. Moreover, it appears that from our research and discussions with the DEC that in order to mine for minerals Champlain Gas, or any other entity, would have to file for a mining permit and would be required to have the surface owner's sign off on the mining permit application. This would seem to protect the surface owners and make it highly unlikely that there would ever be any mining or mineral extractions on our properties, but it would be up to the courts to determine. If the deed transfer took place, perhaps the owners of Champlain Gas and Oil have not been successful in their effort to sell the mineral rights they allege they own and are attempting to recoup their "investment" as best they can. It appears from records at the County Clerk's Office in Malone that only one Loon Lake area resident has purchased the mineral rights back, and they received a quit claim deed from Champlain Gas rather than a warranty deed as was promised in the letter from Champlain Gas' attorney. According to one local attorney, the quit claim deed would leave the homeowner open to other claims of mineral rights ownership.

A number of area citizens continue to research and monitor the Champlain Gas and Oil mineral rights issue. We will update the Loon Lake Homeowners' Association as information becomes available. In the meantime, we suggest caveat emptor, i.e., let the buyer beware.

Loon Lake Family Creates a Fishing Dynasty

There are lots of family dynasties, the Kennedys, the Bushes, the Clintons, but they don't come close to the Burgess family fishing dynasty. Ollie Burgess at Specialty Woods reports a "family" sweep of the Northern Pike Division of the Colby Classic, which is held every year the first weekend in March. Last year his grandson Connor, then 7, won first place in the northern pike division with a 10 lb 42" fish. But this year Connor won second place with 8 lb 9 oz fish, outdone only by Ollie's son Adam who took first place in the adult division with a 10 lb 8 oz Northern Pike measuring 45". And to top it off Burgess family friend John D'Anna who was visiting and fishing with the Burgess family won third place in the adult division with a 9 lb 4 oz Northern. First, second and third place all sewn up this year. However, unlike other family dynasties, the Burgess family is willing to share the credit, reporting that all of these fish were caught in the bays at the northern end of Loon Lake.

A hearty congratulations to Adam, Connor, and John. Everyone else, better luck next year. Pictures of the Burgess family are available on the Loon Lake Homeowners' Association website at <http://loonlakehoa.org/fishing.html>

Things to Do this Summer

Loon Lake Live 19th Season

Summer 2015 will be Loon Lake Live's 19th concert season of classical chamber music, and it promises to be the best yet. But don't take our word for it, experience it for yourself.

Loon Lake Live concerts will be held at the Loon Lake Jewish Center on Sundays at 7:30 p.m. on July 19, August 2 & August 9.

Loon Lake Live concerts can be seen at other times and locations. For a complete list of scheduled dates and places for the 2015 Summer season, please see the website: www.loonlakelive.org

Loon Lake Live thanks you for your donations—please keep the concerts going with your continued support of Loon Lake Live.

More Events in the Region

Wooden Boat Show in Saranac Lake - July 11

The Eighth Annual Runabout Rendezvous is an exhibition of wooden boats in takes place on Lake Flower in Saranac Lake on July 11th, from 10 am to 3 pm. This event is free to the public; there is a \$30 fee to enter your boat. More info: www.antiqueandclassicboats.com/boatshow.php

2015 Woodsmen's Days - July 11 & 12 in Tupper Lake

Woodsmen's Days in Tupper Lake celebrates the logging industry and its Tupper Lakes roots. With a history dating back to the 1930s, the Tupper Lake Woodsmen's Days is weekend-long festival designed to celebrate the region's storied heritage of logging and lumberjacking. Presented by the Tupper Lake Woodsmen's Association, the Annual Woodmen's Days has something for everyone. Highlighted events include: The Gala Parade, The Night Games (including Tug-of-War and the infamous Greased Pole Climb), heavy equipment demonstrations and competitions, chainsaw carving competitions, lumberjack shows, children's activities and much more! This year, for the first time, Woodmen's Days plays host to the All Star Monster Truck Tour. More info: woodsmendays.com/

Annual Jane Neall Hike with Wendy Ungar and the ADK August 2

This year's hike is to the summit of St. Regis Mountain, one of the Saranac Lake 6 and a glorious peak in the northwestern ADKs with spectacular near 360 views. More info: http://loonlakehoa.org/JNF_hike_flyer_2015.pdf

Franklin County Fair August 8 - 16

The Franklin County Fair celebrates 165 years this year and runs from August 8 - 16, 2015. The Franklin County Fair is held in Malone NY and offers exhibits of animals and livestock, agriculture and gardening, crafts, and the usual county fair events and activities. This year admission to the fair runs \$6-8, with an additional fee for grandstand events. For details see Franklin County Fair Website: <http://www.frcofair.com/>

Franklin County Fair Highlights:

Saturday, August 8th - Bull Ride Rodeo

Sunday, August 9th - Truck & Tractor Pull

Monday, August 10th - Demolition Derby

Thursday, August 13th - Franklin County Has Talent Tuesday,

August 11th - John Wisman Hell Drivers

Wednesday, August 12th - Lipstick Rodeo

Friday, August 14th - Chase Rice & Dallas Smith

Saturday, August 15th - Montgomery Gentry

Sunday, August 16th - Horse Pull

Figure 8 & Rollover by Total Destruction

HoboFest--September 6

The seventh annual Hobofest is an all-day free music festival "at the tracks," celebrating American roots culture and the independent hobo spirit. Taking place on Sunday of Labor Day weekend (September 6, 2015) in Saranac Lake, the day showcases many of the area's finest musicians paired with imported traveling veterans. The 2015 lineup includes 52 Pick-up, Alex Smith, Kaatskillachia, Taylor Haskins, Painted Sun, Briga and Russ Bailey Trio. For more info: hobofest.com/

Visitor Interpretive Center at Paul Smiths College

The 3,000-acre Paul Smith's College VIC (Visitor Interpretive Center) in Paul Smiths, New York, offers a wide variety of free and fee-based arts, sports, and educational programs throughout the year, including bird walks and nature walks, trail runs, children's educational programs, art exhibits, concerts, lectures, workshops, and naturalist-led paddles. The VIC also hosts the annual Great Adirondack Birding Celebration on the first weekend in June. An adjacent Butterfly House features butterflies and moths in all stages of development. The VIC has also developed a maple sugaring operation and participates in the New York State Maple Producers Association's Maple Weekends during the spring sugaring season. The VIC's 25 miles of trails, including 6 miles of interpretive trails, showcase the natural beauty of the Adirondack Mountains and provide unparalleled opportunities to view, hear, photograph, and enjoy nature. The trails weave through woodland and marshland, by ponds, brooks, and bogs. Many of the trails are surfaced for easy walking. Many have trail-side signs explaining natural and man-made features of the landscape. Admission to the center and trails is free, but please consider making a donation. There are small fees for some special programs. For more information and a schedule of events, see: <http://www.adirondackvic.org/>



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Association
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12989
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president@loonlakehoa.org

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BOARD OF DIRECTORS

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geowaddy@yahoo.com
Leonard Wisse
leonardwisse@gmail.com

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

Wild Center

The Wild Center in Tupper Lake is a totally unique museum experience. The exhibits are designed to educate visitors about the natural and civilized realms of New York's Forever Wild Park. Artifacts and exhibits are often hands on experiences. Visitors of all ages with a curiosity about nature will love visiting the wild. Watch the otters swim and play. For more info: www.wildcenter.org/

Take a Train ride from Saranac Lake to Lake Placid and back

The Adirondack Scenic Railroad has two lines, one that runs from Saranac Lake to Lake Placid and another that runs from Utica to Thendara. Choose a covered open air train car or an enclosed car and sit back for a trip everyone will enjoy. Special events include a clown train, magic train, fall foliage train, a family Halloween train, bandit train robbery, and more. For a train schedule and more info visit: www.adirondackrr.com/

Links to Other Events and Activities

New York State Department of Environmental Conservation—the go-to site for NY outdoor enthusiasts

www.dec.ny.gov/

Adirondack Mountain Club—for all things hiking in the Adirondacks, including trail conditions and nature programs

www.adk.org/

Saranac Lake, NY—Activities, events, dining, lodging & more

www.saranaclake.com/

Pendragon Theatre—First Place Winner for Best Dramatic Theater in the **Adirondack Daily Enterprise**-sponsored Best of the Mountains 2015 Reader's Choice Award

www.pendragontheatre.org

Saranac Lake Art Works—Music, Film, Visual Arts & More, including the popular Third Thursday Art Walks in Saranac Lake & Last Saturday Artist-at-Work Studio Tours

www.saranaclakeartworks.com

Lake Placid Center for the Arts—Gallery, Stage, Concerts & more

www.lakeplacidarts.org

Adirondack Raptors—privately owned business that studies & monitors local raptor populations, working to educate the public; frequent local presentations, e.g., Lake Placid Lodge, Great Camp Sagamore and others.

www.adirondackraptors.org/

**PRINT AND
MAIL TO:
LOON LAKE HOMEOWNERS ASSOCIATION
PO BOX 219
(LOON LAKE)
VERMONTVILLE, NY 12989**

**2015-2016 MEMBERSHIP DUES
\$40.00**

NAME: _____

CAMP NAME: _____

**LOCAL
ADDRESS:** _____

TELEPHONE: _____

PERMANENT ADDRESS: _____

TELEPHONE: _____

E-MAIL ADDRESS: _____

(CHECK PREFERRED MAILING ADDRESS)

PLEASE CHECK TOPICS FOR WHICH YOU ARE WILLING TO VOLUNTEER YOUR TIME:

_____	BOATING REGULATION SAFETY	_____	ACTIVITIES
_____	ENVIRONMENT (WATER QUALITY & CONSERVATION	_____	COMMUNICATIONS
_____	LEGAL/ACCOUNTING	_____	BEACH

Loon Lake Homeowners' Association

Notice of Annual Meeting



**Sunday, July 5, 2015
12:00 Noon (Promptly)
[Membership Renewal: 11:30 – 12:00 Noon]
Loon Lake Jewish Center**

This year's meeting will cover the usual business and include special discussion about the following:

- Update on Loon Gulf's proposed sale of their Loon Lake property holdings.
- Update on the Champlain Gas and Oil, LLC mineral rights issue at the north end of the lake.
- Presentation about the ADK waterway stewardship program and board efforts to have a steward present at the Loon Lake boat launch to remind boaters about invasive species and the need to protect Loon Lake and other bodies of water.

This will be an important meeting so please make every effort to be there. Minutes from last year's meeting are also included in this email.

Nominations for Secretary, Treasurer, and 3 Board of Directors Seats will be accepted from the floor at the meeting. If you would like to put your name on the Ballot, contact Tom Bartiss, president@loonlake.hoa.org, 518-891-8401.

LLHA ANNUAL PICNIC 2015

FOOD & DRINKS Fun for the Whole Family

MUSICAL ACCOMPANIMENT PROVIDED BY
LOON LAKE LIVE

DATE: SUNDAY, *August 2nd* Rain or Shine

PLACE: THE BEACH

TIME: 12:00 PM – 4:00 PM

BRING LAWN CHAIRS AND BLANKETS

Pets on leash please.



Please bring a food dish to share