

From: Tom Bartiss, LLHA Board member and Vice President

June 28, 2013.

The Loon Lake homeowners association has always looked out for the best interests of the lake ecosystem and the local community. Our members have demonstrated their support for these efforts by renewing their memberships, paying dues, contributing to the invasive species monitoring fund, attending meetings, and participating in various activities; however, each year we seem to have disagreements at our meetings about various issues that tend to be divisive in certain instances; e.g., saving the golf course, boulders at Hodge Bay, locking the boat launch gate, widening of Garden Road, etc. Granted we each have the right to express our individual point of view, let this not erode the positive environment and unity that must prevail if we are to accomplish our objectives. In this regard, I want to portray my stance on current issues and it is your choice to support my reelection to the LLHA Board or to elect someone to replace me:

Already tension is in the air due to a **proposed** subdivision. Talk of the deteriorating golf course is common. Here are some facts that are real and will determine the future of this and where we as an association should direct our energy.

1. The golf course isn't a golf course anymore; it has trees growing in the greens. There isn't any support structure like irrigation, maintenance, or golf clubhouse. I haven't seen anyone golfing there for free since I have lived here. It is unlikely that the financial cost of rebuilding this course would ever be recaptured to turn a profit. Other established golf courses in the area are struggling. The future as a golf course is very limited.
2. My position, since being on the Homeowners Association Board, has been if we don't want to see any development, and if we want to have complete say in the matter of access areas and lake trespassers, then LLHA ownership of that property is the only guarantee to us that exists.
3. I want to be clear that I **do not** want to see the shoreline developed into more lots. But I also will not infringe on the rights of a property owner, or be involved in any frivolous lawsuits. The owners of property within the bounds of the Adirondack Park are subject to APA rules and regulations. These same rules and regulations and building densities have to be followed by the APA since they are already determined, no less no more. We have the DEC for storm water management, and the health department for septic issues. Our position as a homeowners association is to make sure these rules and regulations are adhered to, and to honor the property rights of the community including the owners of the proposed subdivision. We all live in subdivisions and when many of our homes or camps we built, there were no rules and regulations. I will not take place in "I have mine, but you can't have yours mentality."
4. Instead of more arguments, funds for lawyers, panic, or whatsoever, we need to be unified and positive in our discussions and end up winning the war, not just a battle. If the subdivision proposal is even real and if it is financially supported, and if it happens, we lose. If Loon Gulf finds a deep pocketed buyer and they subdivide, we lose. If New York State gains ownership, it becomes a public access lake, we lose. The best choice is LLHA ownership with conservation easements restricting development while keeping open space policy and maybe some forest management to support the local economy while promoting forest health and a trail system for us to enjoy. We can be proactive or we can be reactive. It's our choice.

I look forward to positive discussions at our meeting, See you there.

Tom