



# LLHOA COMMUNICATOR

Volume 6, Issue 2

October 2014

## LLHOA Annual Meeting

The LLHOA held its annual meeting on July 6, 2014, at the Loon Lake Jewish Center. Highlights of the meeting include the following:

### New Board Members Elected

Homeowners elected Tom Bartiss, George Waddy, and Walter Palawsky to the LLHOA Board. Tom Bartiss agreed to serve as President of the LLHOA Board as Vince Pagano announced that he would be stepping down from the position after 12 years of service as of July 28, 2014. Many thanks to Vince for his commitment to the Loon Lake community over the years.

### Committee Activities Regarding Loon Gulf Proposal

The LLHOA Legal & Environmental Committee reported that it researched legal issues and proposals involving the Loon Lake area as far back

*continued on page 2*

## Mineral Rights Issue

A number of property owners on the north end of the lake received a letter from the law firm of Girvin and Ferlazzo purporting to offer to sell them the mineral rights to their property.

While the homeowner's association cannot offer legal advice in this matter, there are some interesting details that we can offer. At the present

*continued on page 3*

## Loon Census Conducted at Loon Lake

Many thanks to Vince Pagano, Steve Blendowski, and Matt Jackson who surveyed Loon Lake this summer for the Wildlife Conservation Society Annual Loon Census. They conducted the census between 8 and 9 a.m. on Saturday, July 19, 2014, and sighted four adult loons.

The Wildlife Conservation Society's Adirondack Program conducts the Annual Loon Census in collaboration with Biodiversity Research Institute's Adirondack Center for Loon Conservation ([www.briloon.org/adkloon](http://www.briloon.org/adkloon)). For more information about other conservation projects of WCS's Adirondack Program, please visit [www.wcsadironclacks.org](http://www.wcsadironclacks.org).

## Hunting Orange is the New Black!

Hunting season in the Adirondacks is well underway and continues into December for a number of game animals. So before you head out into the woods this fall, make sure you get yourself a vest or other visible apparel in hunter's safety orange.

Interested in the specific hunting season dates for various game? Check out the NY DEC website at <http://www.dec.ny.gov/outdoor/65231.html>.

continued from page 1

as the 1970s. Results of the Committee's Freedom of Information Act requests over the last year reveal no new Loon Gulf communications with the APA. Also, the Committee met with environmental engineers and a lawyer who specializes in similar property development cases.

The homeowners voted at the July 6 meeting to authorize the Board to solicit the approximately \$25,000 funds anticipated to engage initial legal and environmental analysis should the LLHOA need to respond to major development on Loon Lake.

## Hat & T-Shirt Offering

Join your fellow Loon Lakers in collecting a super cool T-Shirt with the Loon Lake emblem on it. LLHA t-shirts and hats are available for donations as follows:

\$15 each plus \$4.00 packaging and shipping.

T-shirt sizes: S, 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**



## ADKs Near and Far

### New NYSDEC Saranac River Fishing & Camping Site

No need to drive far to fish and camp in the midst of pristine Adirondack wilderness. Earlier this year, the NYSDEC established a new public use site along the Saranac River just minutes from Loon Lake. Accessible from Goldsmith Road, this recent Sable Highlands Conservation Easement offers a campsite, fishing platform, picnic table, firepit with grill, and privy. Beginning at the trail register and parking area the easy half mile trail makes a short sweep through meadowland and continues northwest through a magical faerie realm of Adirondack coniferous forest. It's a great walk even if you aren't planning to fish and stay the night.

Parking for the Saranac River campsite and fishing platform is located on the north side of Goldsmith Road, approximately 1.8 miles from Route 3 and four miles from County Route 26. The parking area is marked with a DEC sign. For more information about public use areas near Loon Lake visit Sable Highlands Conservation Easement on the NYSDEC website <http://www.dec.ny.gov/lands/71173.html>  
Source: ADKWHALER's Loon Lake News, June 28, 2014 posting.

### Wildlife Up Close and Personal

If you are eager to see and learn more about woodland and other creatures, visit the Adirondack Wildlife Refuge and Rehabilitation Center in Wilmington. The center, which cares for sick and injured animals, has a wide variety of wildlife onsite—wolves, eagles, owls, hawks, foxes and more. The center also offers a host of educational programs and presentations as well. Admission is free and donations are appreciated. For more information, visit <http://adirondackwildlife.org/>.

Source: ADKWHALER's Loon Lake News, August 27, 2014 posting.

*Continued from page 1*

time, Champlain Oil and Gas only has a quit claim deed for the mineral rights conveyed to them for \$1 in 2011 from the remains of a bankrupt company, LTV Steel. Yes, they bought the mineral rights for \$1 and are offering to sell these rights to homeowners for \$5000 a pop. For those who may not know what a quit claim deed is, it can be summed up as “we think we own it but cannot prove it” deed, as opposed to a warrantee deed which, in essence, guarantees title. This is important because all of LTV Steel’s assets were transferred to International Steel Group in 2002 and, since mining in the Loon Lake, Lyon Mountain, and other ADK areas have been for iron ore, it is arguably the case that Champlain Gas and Oil do not have valid title. As the letter from the law firm indicates, the Supreme Court of Franklin County will have to render a judgment on the validity of the claim.

We have more information, including the letter from Champlain Gas and Oil and the quit claim deed posted to the Loon Lake Homeowners Association website on the news page, or access by direct link at <http://loonlakehoa.org/MineralRights.html>. We urge “caveat emptor,” i.e., let the buyer beware. If you have title insurance, you may want to turn this over to the title insurance company.

Remember, the deed does not allow them to mine from the surface of your property, only underneath it. It is highly doubtful that the Adirondack Park Agency would ever permit mining so close to the lake and its fragile environment. The preservation the park is specified in the New York State Constitution. And, as Tom Bartiss points out, the geology of our properties is not conducive to underground mining: the water table is high since the properties surround a lake and the soil type is dominant to Haplorthods, which fall under Glacial Outwash and Deltic sand. This would make mining these properties cost prohibitive.

## No Aquatic Plant Invasive Species in Loon Lake

On August 18, 2014 a Paul Smith’s Adirondack Watershed Institute team conducted the sixth consecutive aquatic plant survey of Loon Lake. The objectives of the survey were to determine if the lake is home to any aquatic nuisance species and to map the native aquatic plant beds, quantifying the species.

The methodology involved a combination of visual observation and rake toss. First the team conducted a visual survey then it deployed a double-sided plant rake. The rake is tossed into the water and dragged a short distance across the bottom of the lake. The team notes any plant material the rake retrieves. This two-step procedure is repeated as the team canoes around the lake, mapping the locations it has sampled and recording the data.

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 copy of the 2014 report is available on the Loon Lake Homeowners Association website: <http://loonlakehoa.org/news.html>

### Invasive Species Donations

The invasive species monitoring program at Loon Lake is funded through your donations. Please see the enclosed letter and donation form.

Your donations can be mailed to:  
**LOON LAKE HOMEOWNERS ASSOCIATION  
PO BOX 219  
VERMONTVILLE, NY 12989**

We need your support and thank you!

**Loon Lake Homeowners Association**  
PO Box 219, Vermontville, NY 12989  
E-mail: [president@loonlakehoa.org](mailto:president@loonlakehoa.org),  
Website: [www.loonlakehoa.org](http://www.loonlakehoa.org)

### **BOARD OF DIRECTORS**

Tom Bartiss [president@loonlakehoa.org](mailto:president@loonlakehoa.org)  
Stuart Lucks [vicepresident@loonlakehoa.org](mailto:vicepresident@loonlakehoa.org)  
Jane Carroll [treasurer@loonlakehoa.org](mailto:treasurer@loonlakehoa.org)  
Brenda Gewurz [secretary@loonlakehoa.org](mailto:secretary@loonlakehoa.org)  
Zev Hershtal [zev@sympatico.ca](mailto:zev@sympatico.ca)  
George Johnson [keyofc@rcn.com](mailto:keyofc@rcn.com)  
Walter Palawasky [wpalawsky@hotmail.com](mailto:wpalawsky@hotmail.com)  
Murray Vasilevsky [murray.vasilevsky@mcgill.ca](mailto:murray.vasilevsky@mcgill.ca)  
George Waddy [geowaddy@yahoo.com](mailto:geowaddy@yahoo.com)  
Leonard Wisse [leonardwisse@gmail.com](mailto:leonardwisse@gmail.com)

LLHOA Webmaster: Scott Muller  
[webmaster@loonlakehoa.org](mailto:webmaster@loonlakehoa.org)

Newsletter Editor: Sylvia Karman  
[newsletter@loonlakehoa.org](mailto:newsletter@loonlakehoa.org)

## **New Editor**

The LLHOA thanks Vince Pagano for his commitment in editing the Communicator for a number of years—and we'll miss his editorial touch. Meanwhile Sylvia Karman has agreed to step in as editor. Please submit articles, photos, items of interest, and ideas for future newsletter articles to Sylvia at [newsletter@loonlakehoa.org](mailto:newsletter@loonlakehoa.org).

## **LLHOA Website**

Just a reminder that the LLHOA website contains the latest news, photos, copies of water quality and invasive species reports, and so much more! There is a Loon Lake Message Board available also. Visit us at <http://LoonLakeHOA.org>. Feel free to submit articles, news items, photos, and whatever for posting. As a service to HOA members, the website has a page with Loon Lake rentals where we will post information on your rental property. For submissions for the website please contact Scott Muller at [webmaster@loonlakehoa.org](mailto:webmaster@loonlakehoa.org).

## **President's Message**

**By Tom Bartiss**

Hello to all Loon Lakers. After many years of dedicated service, Vince Pagano has stepped down from presidency of our homeowners association. I have been appointed by our board members to take over the president's position. I want to start with the fact that our membership is strong, and keeps getting stronger, thanks to all of you.

We just had our annual picnic and the turnout was great. I want to keep on track with lake monitoring for water quality and invasive species, addressing local issues like major subdivisions in our community, and communicating news to our membership with the newsletter.

We recently bought a new dock for the boat launch on Blue Spruce Drive which is safer, easier to use, and can be removed for winter time so ice will not damage it. We have purchased two new picnic tables for the beach area, so stop by and see the results of your annual membership dues. Please encourage others to join the LLHOA and we can do more. I hope to see you all enjoying our beautiful treasure hidden in the Adirondacks.

## **Dues Due**

Although most members have renewed their membership for 2013-2014, there are still a few who have not yet done so. Your continued support through membership dues is vital to the mission of our homeowners association. The membership form is available for download here:

<http://loonlakehoa.org/membership2014.pdf> and can be mailed to:

**LOON LAKE HOMEOWNERS ASSOCIATION  
PO BOX 219  
VERMONTVILLE, NY 12989**

We need your support and thank you!