



Loon Lake Homeowners' Association Newsletter

December 2015

Volume 7, Issue 2

Read all about:

Loon Lake Plant Survey

Loon Gulf Update

Man-eating Chipmunk

How to spot a milfoil

ALSO--

Check out the new column:

News of Old 99

LLHOA Annual Meeting

The annual Loon Lake Homeowners Association meeting was held on July 13, 2015, at the Loon Lake Jewish Center.

President, Tom Bartiss, opened the meeting and announced that the LLHOA had purchased a new dock and picnic table for the beach area, as well as a new float. He also reported that this summer Loon Lake would be getting its own boat launch steward, Hunter Favreau, courtesy of the Adirondack Lake Assessment Program, Lake Stewardship Program.

Treasurer, Jane Carroll, reported that the LLHOA was solvent as of June 2015. She presented the 2015 budget which was approved.

Vice-President, Stuart Lucks, reported on water quality surveys, including the Adirondack Lake Assessment Program with Paul Smith's College which continues to monitor and report on Loon Lake water quality. Stuart noted that the ALAP found Loon Lake has good, stable water quality with improved, lower chlorophyll levels. The ALAP samples Loon Lake three times annually. A good data pool exists now for Loon Lake allowing ALAP to see trends over time. He asked for volunteers for the E-coli and Coliform testing which is conducted once every three years and was scheduled for 2015.

Stuart also announced the Loon Lake Plant Survey scheduled for August 2015 (see article below).

The ALAP Lake Stewardship Program director, Christiaan King, gave a presentation. The goal of the program is to prevent the spread of aquatic invasive species in the Adirondacks by making stewards available at boat launches throughout the park to educate the public and help ensure that the boats and other water equipment are clean before and after they enter a body of water.

Say Realty agent, Brian Draper, gave an update on Loon Gulf property sales. 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. Brian indicated that 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.

The Legal and Environmental Committee reports that its continued Freedom of Information Act requests of the APA and the Town of Franklin reveal no



Loon Lake Homeowners
Association
PO Box 219, Vermontville, NY
12989
E-mail:
president@loonlakehoa.org

BOARD OF DIRECTORS

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

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

Editor:
newsletter@loonlakehoa.org

pending requests for development in Loon Lake. (See article below for more details of Legal and Environmental Committee activity.)

The Communications Committee reported that it is considering ways to maintain contact with members throughout the year. The Committee is focusing on fundraising for the new float. The Board, with the assistance of the Legal and Environmental Committee and the Communications Committee are also considering whether a legal defense fund for development issues in Loon Lake is needed and how the funds might be raised.

Elections were held for the following LLHOA Board of Directors positions that had expired: Treasurer (Jane Carroll), Secretary (Brenda Gewurz) and Members at Large (Murray Vasilevsky, Zev Hershtal, and Leonard Wisse). All agreed to serve another term, and all were reelected. Many thanks to these and all Board members for their service.

Loon Lake Plant Survey 2015

Thanks to your contributions, we are able to work with Paul Smith's College Adirondack Watershed Institute annually to conduct an aquatic plant survey of Loon Lake. The survey consists of a three year cycle: two consecutive years the survey is conducted from a boat; every third year one of the AWI researchers dives in the water in a number of spots to take a closer look. This year was one of the 'swim' years, and on August 31, 2015, Sean Regalado of the AWI conducted the aquatic plant survey of Loon Lake.

The objectives of the survey are to (1) perform a comprehensive investigation of the aquatic plant community of the lake to determine if any invasive or non-native plants have become established, and (2) map the native aquatic plant beds and quantify their species richness.

Results: No aquatic invasive species were detected in Loon Lake.

Many thanks to Stuart Lucks and others who volunteer their time and energy for this critical work. For a copy of the report, visit the LLHOA website: <http://loonlakehoa.org>

Getting the Know Invasive Aquatic Plant Species

By Hunter Favreau

I had the opportunity to attend the Loon Lake Homeowners Association annual picnic this year. As a boat launch steward from Paul Smith's College's Adirondack Watershed Institute, I brought aquatic plant samples and literature for interested association members. One of the samples I brought was variable-leaf milfoil, an aquatic invasive species. Milfoil is easy to confuse with bladderwort, a native aquatic plant that looks just like milfoil. The key difference between the two is that bladderwort has tiny bladder-like structures on the leaflets or stems, while milfoil does not. I spoke with roughly twenty individuals about the threats aquatic invasive species have on ecosystems, recreation, and property values.



Milfoil specifically will grow dense beds that prohibit the growth of native vegetation, and then will form a canopy on the water's surface. This becomes an issue for smaller fish who seek refuge in the native vegetation; boaters and paddlers who recreate in the shallower water; as well as the home owner whose property value will likely decrease as a result of either harvesting the milfoil or from the lack of recreational opportunities.

To prevent the spread of invasive species the Adirondack Watershed Institute recommends using the clean, drain, dry method. Visually inspecting your watercraft and cleaning off any vegetation or mud that may be present is the first step. When a vessel is visually clean you greatly decrease the likelihood of transporting any invasive species. Then draining any standing water in either the bilge, live well or storage compartments further decreases the likelihood of transporting smaller organism such as spiny water fleas and zebra mussels in their early life stage. Finally, allowing your watercraft to dry between launching decreases the probability of there being any viable invasive species. The watershed stewardship program also offers boat inspections and decontaminations at the Saranac General Store on Route 3, as well as at Paul Smith's College behind the gym on Keyes Mills Road, and at the Second Pond boat launch in Saranac Lake.

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. See the flyer at the end of this

newsletter or contact Stuart Lucks by email at vicepresident@loonlakehoa.org

Do the Dues

The Loon Lake Homeowners Association provides our community with so many benefits - but we can't do it without you.

- * 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
- * Donation to local non-profits

If you have not yet paid dues for 2015, please send your check of \$40 to LLHOA at PO Box 219, Vermontville, NY 12989. Membership forms can be found at our website: www.loonlakehoa.org. And THANK YOU!!

Continued Monitoring of Loon Gulf Proposal and Property Sales

Loon Gulf Property Update

The LLHOA Legal and Environmental Research and Response Committee (LERRC) held a meeting on Wednesday, October 28, 2015. This committee and the LLHOA Communications Committee (CC) were formed to monitor the possible development of the Loon Gulf (LG) holdings after LG submitted a development proposal to the Adirondack Park Agency (APA) in March of 2013, and to keep Loon Lake residents informed. Beyond the proposal, no further steps were taken by LG until this year when the LG properties were listed with a local realtor. Some of the properties have been sold.

As the committee moves forward it will focus on the following:

1. Gain a better understanding of our legal rights so that we can effectively protest and control development which might have an adverse effect on the lake and the environment.
2. Prevent mass subdivision of the golf course property, specifically as it relates to safety and environmental impact with increased lake access.
3. Develop a list of questions for legal counsel, including:
 - o What rights does LG have to subdivide the golf course property in the hamlet?
 - o What control does the APA have over the subdivision of lots both within the hamlet and outside the hamlet, specifically the west side of the lake?
 - o LG owns the bottom of the lake. Does this give them any control over the use of the lake or the development around the lake?
 - o Regarding "lake access" properties owned by LG and others in our community, how can we map out the locations, define the exact use allowed and identify which

- properties (lots) are legally granted the access?
 - If a lot, regardless of size, has deeded rights to a particular "lake access" point, and is sub-divided, is each sub-divided lot granted the same "lake access" right?
 - Is there a point at which a particular "lake access" location could be deemed saturated – i.e.: a limit regulated by acreage or lake frontage?
 - Can Loon Gulf grant deeded rights (for "lake access") to a subdivided lot, which is currently undeveloped and not yet divided?
 - Can the community petition either the town or the APA to remove the "hamlet" designation from LG lots including the golf course?
4. Once a list is established, the committee will write an RFP (Request for Proposal), interview and select an attorney.
 5. Consistent with mandates from the membership and the board, the committee will initiate a fundraising campaign for the purpose of engaging legal counsel.
 6. Some of these questions may be answered through committee work
 7. Tom Bartiss will study Community Forest Guidelines and Responsibilities
 8. Our community will develop a strategy to establish ourselves as a viable negotiating partner should LG consider alternative options and alter their current sales strategy.

That was the Summer that was

By Scott Muller

Loon Lake had quite a summer. A brief recap:

Escaped Convicts

On June 6, 2015, two convicted murderers, David Sweat and Richard Matt, escaped from Clinton Correctional Facility in Dannemora with the help of prison instructor Joyce Mitchell. After weeks of chasing various leads, officials discovered evidence of the convicts having hid in a hunting camp near Owls Head, a dozen miles from Loon Lake. Loon Lake was locked down with road blocks, and police visited homes in military style gear with automatic rifles. Route 30 was closed down for several days after Matt fired on a camper driving on that road, meaning a 50 mile detour for Loon Lakers and others travelling to and from Malone and points North. On June 26, police shot and killed Matt on the southern edge of Malone. Two days later, police caught Sweat who was wounded as he fled a police officer in Constable NY, near the Canadian Border. It was an experience we all hope will never be repeated. It certainly put a damper on early summer activities, more so than the black flies and mosquitoes that seemed to hang around for longer than usual this year.

Breeding Loons on Duck Pond

We're happy to report that a pair of loons on Duck Pond parented two chicks this summer. At last sighting, the chicks were nearly the size of the mother and we can all hope they return to the Loon Lake area next spring. As you

know, mercury pollution and human activity have contributed to an inability for loons to reproduce. Let this be a reminder to please keep your distance from loons on the lake and any nesting areas you come across.

Man-eating Chipmunk Near Grass Pond?

A frequent bicyclist on Route 26 reported several encounters with a carnivorous chipmunk on Route 26 just before Grass Pond. In late July, he encountered a chipmunk pushing something resembling a pinecone across the road. As the cyclist approached, the chipmunk abandoned its possession and darted off the road. As he rode by, he recognized the abandoned item to be a dead vole. On the cyclist's return trip, the vole was gone; presumably the chipmunk had retrieved its prey. Inquisitive, he later checked a couple of wildlife books and found that chipmunks are omnivorous, consuming small vertebrates as well as nuts and berries. On his next ride, two days later and at the same locale, a chipmunk ran across his path carrying a frog, evident from the legs sticking out of the chipmunk's mouth. The next bike ride, a couple days later and again at the same location, a chipmunk ran into the road empty handed and stood its ground staring directly at the bicyclist. Our intrepid bicyclist, concerned that the chipmunk was seeking big game this time, poured it on to get the heck out of the area. Has anyone ever encountered a man-eating chipmunk either in Loon Lake or elsewhere?

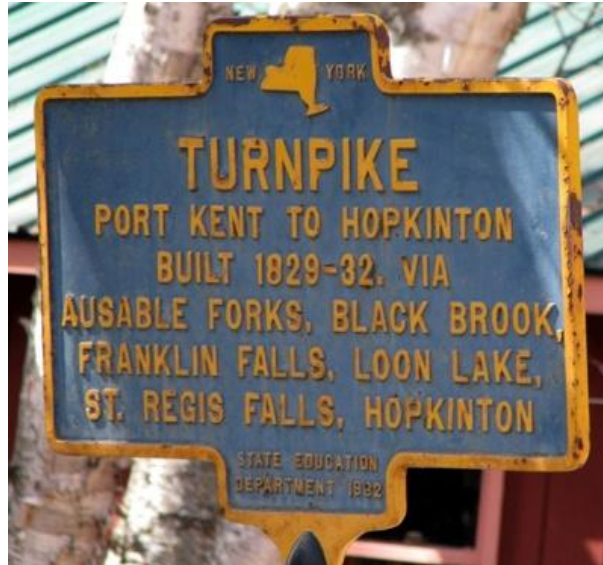
News of Old 99

A column recounting historical events in and around Loon Lake, by Wendy Ungar

In 1829, eager to stimulate economic growth in the wilderness of Northern New York State by developing the burgeoning iron ore mining and lumber industries, the state legislature passed an act commissioning the construction of a turnpike stretching from Hopkinton, in St. Lawrence County, to Port Kent in Essex County. This road would serve as a vital link between the St. Regis River systems in the west and Lake Champlain in the east, from where goods could be further transported by steamship to southern parts of the state. In addition to the tolls along the road, by taxing all lands located within three miles of the proposed route, the state could earn more revenue from the development that would occur along the route.

From: ["Reminiscences of Clintonville, New York" by L. Grant Palmer, 1921](#)

Old residents used to tell of the travel on this road, they said that it was not unusual to see a string of teams nearly a mile long taking their produce to and from the markets along the river and shipping at the Lake ports. This plank road was made of planks about eight feet long and three inches thick. A person riding along our fine highways now in their expensive automobiles cannot have any idea of the business activities that were so extensive along the valley years ago, or of the benefit to the teaming operations, that the old plank road was to the early settlers and the early business activities.



In Memoriam

We honor the memory of those from our Loon Lake community who have passed away this year.

Lori Berkowitz

Ron Duquette

Joe and Moira LeMay

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

Campfire flicks night's hem.
Silence comes to sit with me
then flies when owls call.

By Sylvia Karman

Happy Holidays!



And Best Wishes for a Happy New Year!

LLHOA APPEAL for INVASIVE SPECIES MONITORING and HARVESTING FUND to prevent this:



LUCKY SO FAR

A survey of Loon Lake aquatic plants conducted by Paul Smith's College Adirondack Watershed Institute this past summer revealed that no invasive species have been detected in Loon Lake. Payment for the survey's \$1000 price tag came from the LLHA Invasive species fund balance. You may recall that LLHA members resolved to conduct a \$1000 Lake surface survey each of the first 2 years of a 3 year cycle, with a \$2000 divers' survey in the 3rd year at a cost of \$4000/3 years.

EXPENSES AVOIDED

Considering the cost (\$50,000 - \$70,000/year or more) and efforts expended at nearby infected lakes to control the problem, it makes sense to do whatever we can to prevent infestation. If these exorbitant amounts were to be required from LLHA members, each membership would have to come up with about \$600/year or more for controlling the proliferation of these nuisance plants.

SELF INSURANCE

There is no insurance policy to cover the potential infestation of these invasive species. Therefore, our fundraising is akin to self-insurance. Your yearly contribution of \$25 - \$60 or more or less, hopefully will pay for monitoring and for growing the reserve fund to pay for possible harvesting/eradication.

IF WE ALL HELP A LITTLE, THE BURDEN WILL NOT BE GREAT FOR ANY ONE PROPERTY OWNER.

Please send your contribution to LLHOA, PO BOX 219, Vermontville, NY 12989