



Loon Lake Homeowners' Association Newsletter

June 2017

Volume 9, Issue 1

Calendar

See newsletter for more information

July 9

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July 10

APAIPP Training to Survey Lakes & Ponds for Aquatic Invasives

July 12

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July 16

ADK Club Annual Jane Neale Hike

July 19 & 20

**AARCH Historic Loon Lake Tours:
July 19 for Public
July 20 for Locals**

Aug 6

LLHOA Annual Picnic

Aug 15

Town of Franklin Special Election on Bond for Kate Mt Community Center

Welcome to Loon Lake



Sylvia Karman



Sylvia Karman



Sylvia Karman

LLHOA Annual Meeting on July 9

Our annual homeowners' association meeting is scheduled to be held on Sunday, July 9, from 11am until Noon, at the Loon Lake Jewish Center.

READ ABOUT

**ALAP 2016 Water
Quality Report**

**Board Pursues
Cell Tower
Improved Internet
Oversight for Septic
Setbacks**

**LL Property
Updates**

Avoiding Ticks

Moose Sighting

**Dues Now \$50 &
PayPal Still
Available**

LLHOA Board Elections

Among the items on tap for the annual meeting will be elections for three LLHOA Board positions. Any LLHOA members who are interested in serving on the Board should contact Patricia Cogswell (pcapcog@gmail.com) by June 30 with a few lines about themselves so that we can email candidates' bios to the homeowners in time for the July 9 annual homeowners' meeting.

News from the Board

We will also hear from the Board regarding our budget, emergency services, and communications with Franklin Town Board regarding internet, cell service, and septic setbacks.

**Town of Franklin Proposed Bond
for Community Center at Kate Mt.
Park**

Public Comment Meeting—July 12

Special Election—August 15

From: The Franklin Flyer, June 2017

On July 12 the Franklin Town Board will hold an information session immediately after its regular meeting for all property owners and long-term renters in the Town of Franklin area regarding the cost and bonding details for a proposed community center at Kate Mtn. Park. The session offers the public an opportunity to ask questions and voice opinions.

As the Town of Franklin is not pursuing the Permissive Referendum process for this proposed project, an official Public Meeting is not required; however, the Franklin Town Board is interested in hearing from the public.

On August 15, there will be a special election to pass or end the bond proposal for the project. The polls will be open at the Franklin Town Hall in Vermontville from 7am-7pm. Absentee ballots are available. All voters must be residents of the Town of Franklin for at least 30 days prior to the election and at least 18 years old. All voters must provide valid identification. Note: The election is open to ALL TAXPAYERS AND LONG TERM RENTERS within the Town of Franklin.

Contact Town Clerk, Lauren LeFebvre, at 518-891-2189 for more information.



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Annual Jane Neale Hike—July 16

Loon Laker, Wendy Ungar, will lead the Annual Jane Neale Memorial Hike on Sunday, July 16, 2017.

This year's hike is to the summit of Hurricane Mountain, complete with phenomenal, near-360 views of the High Peaks, the Great Range, and much more. A refurbished fire tower also graces the summit.

Join members of the Adirondack Mountain Club (ADK) and friends of Jane Neale for a great hike. This annual hike is a fundraiser in support of the Jane Neale Fund, established by the ADK to support participation by youth in the annual trails crew week. Contributions are always welcome and are tax deductible.

To register or for more information, contact Wendy Ungar
wendy.ungar@utoronto.ca or 518-891-2750.

See ADK links below for more information about hiking Hurricane Mt and to make an online donation if you're interested.

ADK Flyer describing the Annual Jane Neale event and Hurricane Mt.

http://www.adk.org/wp-content/uploads/2017/05/JNF-hike_flyer-2017-wu1.pdf

ADK webpage with link for online donations—be sure to indicate the donation is for the Jane Neale Fund

<https://www.adk.org/protect/upcoming-events/>

Calling All Citizen Scientists

July 10 Meeting RE: Monitoring Lakes and Ponds in the Adirondack Backcountry for Invasive Species

The Adirondack Park Invasive Plant Program is holding a training session at the ADK Loj at Heart Lake on July 10 from 10am-3pm to train interested individuals to identify *Aquatic Invasive Species* that threaten the health of our Adirondack lakes and ponds. Participants will also have the opportunity to adopt a water body to survey. Workshops consist of classroom education on invasive species identification and data management, followed by a field portion on the water where participants learn and practice survey protocol. Surveys will focus on the Lake Champlain Basin.

Date and Time: July 10, 2017, 10 am to 3 pm

Location: Heart Lake Program Center, 1002 Adirondack Loj Road Lake Placid, NY 12946-0867

For more information about the Adirondack Park Invasive Plant Program, see: <http://adkinvasives.com>

To sign up for APIPP Training, follow this link:

http://salsa4.salsalabs.com/o/51116/p/salsa/web/common/public/signup?signup_page_KEY=10703&utm_content=1c80fc81cd1fd20f83eabe72a0c5a4e2&utm_campaign=ADK%20Today%20June%201&utm_source=Robly.com&utm_medium=email

Historical Loon Lake Tours

By Patty Cogswell and Karl Beckwith Smith

It is time again to celebrate the glorious history of this wonderful place. Many of you are probably aware that there are many surviving structures from the days of the Old House or Loon Lake House. Recently the non-profit known as AARCH (Adirondack Architectural Heritage based in Elizabethtown, NY) suggested nominating the historic district of the Loon Lake Hamlet to the National Register of Historic Places. Although this idea was not taken up by the LLHOA it goes to show the national importance of this area. There are many people both local and from other parts who are interested in Loon Lake history.

A group of local homeowners has from time to time volunteered to share some of this history with interested history buffs by organizing a tour of Loon lake for AARCH supporters, fees for which in turn help to underwrite the work AARCH does to preserve the architectural heritage of the Adirondacks. This year Loon Lakers Patty Cogswell and Karl Beckwith Smith have agreed to organize one of these tours.

Public Tour July 19

The public tour is scheduled for Wednesday, July 19, 2017. The tour will take place in two parts, the first from 10am to 12:30pm, will cover the hotel site and Garden Road the second part after a BYO picnic lunch will cover the "behind the scenes " area and Blue Spruce Drive.

We will be welcoming the group at the Caddie House and will give a short introduction on Loon Lake history. We will also put up a small exhibit of reprinted photographs of old Loon Lake.

A tour like this would not be successful without the participation of a few homeowners who are willing to open their houses for the group which typically numbers about 40 very nice people. There is plenty to see just by walking around the hamlet, but it is far more fun for the visitors to be able to see inside some of the houses. Consequently we are asking if you would be willing to be one of those who want to share their historic house with people who appreciate history.

Private Tour for Locals July 20

In addition, judging from past experience, we have found that among our own neighbors there is considerable interest in such a tour, and so we are planning a second day of tours for them which would not include a fee for AARCH.

This will be a half day tour on Thursday, July 20th, beginning at 1pm. Pre-registration for the locals' tour is requested but not necessary. This will also be an opportunity for people to share their own knowledge of Loon Lake history and historic collections.

If you are interested in either opening your house or joining the locals' tour please email either Patty (pcapcog@gmail.com) or Karl (karl@halcyonplacegallery.com).

Thank you for helping to preserve and appreciate the amazing history of this beautiful place.

AARCH Public Tour of Loon Lake
Wednesday July 19 10am-4pm
\$40 members \$50 non-members
Contact AARCH to reserve a spot www.aarch.org

Informal Private Tour for Locals
Thursday July 20 at 1pm

Annual LLHOA Picnic—August 6

It wouldn't be summer in Loon Lake without our annual picnic scheduled this year for Sunday, August 6, 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!

ALAP 2016 Lake Water Quality Survey

The results of the 2016 Adirondack Lake Assessment Program survey were published this spring, and Franklin County Loon Lake is doing well. The ALAP, run by the Adirondack Watershed Institute at Paul Smiths College, has surveyed as many as 75 lakes in the Adirondacks, and 68 lakes participated in 2016. The ALAP began in 1998 with nine lakes, including our Loon Lake.

Here is a summary of the 2016 ALAP survey results for Loon Lake:

□ Loon Lake is an oligotrophic lake. The transparency has been relatively stable over the past 19 years. However, the total phosphorus and chlorophyll-a concentrations have shown significant downward trend (at a rate of approximately 0.4 and 0.1 µg/L/year respectively).

So what does all this mean?

ALAP assigns the surveyed lakes to one of three categories: oligotrophic (low biological productivity & most likely to support a cold water fishery); eutrophic (high biological productivity (e.g., algae) & unlikely to support cold water fishery); and, mesotrophic which refers to lakes that fall between the other two designations.

Therefore, as an oligotrophic lake, Loon Lake continues to be fish friendly. Plus the survey reveals our lake may be improving over time. That said, the report also notes that the improved methods for measuring phosphorus and chlorophyll-a that ALAP researchers began using a few years ago may have contributed somewhat to what appears to be downward trends in many surveyed lakes.

□ Water samples from 2016 were found to be circumneutral in terms of their acidity. The alkalinity of the lake was 13.2 mg/L, indicating that the lake has low sensitivity to acid deposition.

Most of the lakes participating in the survey (94%) fall into the circumneutral range of acidity, that is, their pH values register between 6.5 and 7.5 (neutral pH). The report notes that "...pH is a surrogate measure of the concentration of hydrogen ions in water (acidity). Hydrogen ions are very active, and their interaction with other molecules determines the...biological activity of gasses, nutrients, and heavy metals; thus pH is considered a master variable for its influence on chemical processes and aquatic life." (p.16)

So the more acidity, the more hydrogen; and the more hydrogen, the more likely the lake is unhealthy. The fact that Loon Lake has an alkalinity level of 13.2mg/L tells us it can adequately buffer external sources of acid, such as organic acids from bogs and wetlands as well as the non-organic acid rain. That buffering helps protect the fish and other aquatic life.

□ Sodium and chloride concentrations in Loon Lake were 1.9 and 2.8 mg/L, respectively. These concentrations suggest that the lake is affected by the road salt that finds its way from area roads into the Loon Lake watershed, but fortunately that influence is relatively low.

The report covers all of the 68 lakes that participated in the 2016 ALAP survey. See one the links below for more fascinating information and to see comparisons between our Loon Lake and other lakes in the region.

(www.loonlakehoa.org) or
http://www.adkwatershed.org/files/alap_2016_report_.pdf

Many thanks to Stuart Lucks and others who volunteer their time and energy for this critical work.

Support Your Loon Lake Community

Monitoring Aquatic Invasive Species & Lake Water Quality

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

Annual Dues Increase to \$50

Budget realities have led the LLHOA Board to increase the annual LLHOA dues to \$50.

Here are just a few of benefits your contributions make possible 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.

You can use either PayPal or send a check to pay your dues and make designated donations. 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 write a check, you can download a membership form from the website (<http://www.loonlakehoa.org/membership/>) and mail it with a check of \$50 to LLHOA at PO Box 219, Vermontville, NY 12989.

THANK YOU!!

Updates on Loon Lake Property Activity

By Scott Muller

Loon Gulf Properties

Loon Gulf has sold off 2 more properties this spring. Loon Gulf sold a 14 acre lot on Bass pond (294.3-1-101) for \$300,000. It was sold on 4/21/17 to Oneida Properties which is a New York LLC. The address of Oneida is c/o Siren Management which also manages Loon Gulf properties. In addition, a 113 acre parcel was sold to Kelly Black of Long Lake on 2/17/17 for \$88,000. The property borders include County Route 26, Goldsmith Rd, and the Saranac River. The IRS lien registered on Loon Gulf's properties for unpaid taxes was removed in August of 2016.

Mineral Rights

No additional activity has occurred with the mineral rights claimed by Keith Van Buskirk, Champlain Gas, or High Peaks Sand and Gravel. There have been no sales of mineral rights in Franklin County recorded in the past year. If Champlain Gas really did sell off the mineral rights around northern Loon Lake, as was claimed when the offer to sell the rights to homeowners was revoked, no deeds have been registered. NY State and Lyme Timber have decided not to fight these shell companies over mineral rights on state leased land and have indicated no intentions to purchase the mineral rights back.

LLHOA Requests for Cell Tower and Improved Internet

This past winter LLHOA President, Tom Bartiss, presented the letters below to the Town of Franklin Board, including the Town of Franklin Supervisor, Art Willman, asking for help to obtain a cell tower and improved internet services for our community. Subsequently, Art Willman spoke with County Legislator, Barbara Rice, conveying copies of the letters.

Letter Re: Cell Tower (Dated January 29, 2017)

To Whom it may concern:

We are writing this letter to ask for help in achieving our goal of getting reliable cell phone service in the Loon Lake / Merrillville area within the town of Franklin, Franklin County, NY 12989. The Loon Lake Homeowner's Association is 90+ property owners around Loon Lake.

Our members have had numerous issues with land line reliability in this area. Cell phone service is the norm of modern daily activities including being able to contact help in the case of an emergency. Modern businesses rely on cell phone service(s) and when they operate in this area, they become limited by lack of cellular service. Many of our members rent their cottages out to help pay for taxes and renters are becoming more specific about having cell phone coverage where they choose to vacation. The choice to own property in our area is being effected over lack of cell phone service. Many vacationers need to be in contact with their work when in our area and the lack of cell phone service is impacting their desire to come to our area and support the local economy. We hope that you can help along the process to get a cell phone carrier or carriers to cover our area.

*Thanks,
Tom Bartiss, President Loon Lake Homeowners Association*

Letter Re: Internet (Dated January 29, 2017)

To Whom it may concern:

We are writing this letter to ask for help in achieving our goal of getting reliable high speed internet service in the Loon Lake / Merrillville area within the town of Franklin, Franklin County, NY 12989. The Loon Lake Homeowner's Association is 90+ property owners around Loon Lake. Add to this, the local community including Merrillville and it must total twice that number of potential customers. Our members have all shown a concern of the lack of high speed internet and the challenges it creates. Reliable high speed internet service is the norm of modern daily activities including being able to work from home or while on vacation and even communicate in the case of an emergency when our antiquated land line phone service is not working. We are also very limited currently due to the lack of cell phone coverage in this area. Many of our members rent their cottages out to help pay for taxes and renters are becoming more specific about having reliable high speed internet where they choose to vacation. The choice to own property in our area is being effected over the lack of high speed internet service. Many vacationers need to be in contact with their work when in our area and the lack of high speed internet is impacting their desire to come to our area and support the local economy. We hope that you can help along the process to get an internet company to establish a network in our surrounding area.

*Thanks,
Tom Bartiss, President Loon Lake Homeowners Association*

Ensuring Drinking Water Quality

This winter the LLHOA Board prepared the letter below requesting that professionals and officials involved in the approval and installation of septic systems ensure that all codes governing individual water

treatment systems, such as septic systems, are being followed.

LLHOA president, Tom Bartiss, read the letter at the Town of Franklin Board meeting on February 8, 2017. Art Willman, Town Supervisor, and Paul Blaine, Codes Officer, were present to hear the letter.

Letter, Dated January 31, 2017

(Note: Bolding and underlining appear as in the original)

To Whom it may concern, including: Licensed design professionals and installers/ excavation contractors, building inspector, Town Officials, property owners around Loon Lake.

*The Loon Lake Homeowners Association is asking the above listed parties to follow the Residential Code of New York State-P2602.1.2 Individual sewage treatment system. Subpart a.([Individual sewage treatment systems shall be constructed in conformance with the provisions of Appendix 75-A (Wastewater Treatment Standards- Individual Household Systems) of the New York State Department of Health, Sanitary Code(10NYCRR).] This defines Wastewater Treatment Standards regarding the placement of septic systems and their required mandated setbacks from waterways and wells, and to conform to the minimum required setbacks governed by New York State. **All OWTS design plans must be prepared by a design professional licensed to practice in New York State.***

We have noticed a number of septic systems being installed with locations (according to law) too close to the lake or wells around Loon Lake. There is a minimum setback of septic absorption fields from water bodies or wells of 100 horizontal feet (as defined by 75-A.4 b table 2) Separation distances from wastewater system components. Note (a) underneath states When sewage treatment systems are located in coarse gravel or upgrade and in the general path of surface water drainage to a well, the closest part of the treatment system shall be at least 200 feet away from the well. Some camps still pump their water from the lake, so proper setbacks need to be conformed to also with the lake as a potential drinking source.

The normal setback for seepage pits is 150 feet from wells, and with the coarse soils and seasonal high ground water levels not allowing for proper treatment, Seepage pits don't meet the requirements to be an acceptable treatment system in general, around Loon Lake. Evaporation systems (if called one to encroach a setback), although allowable up to 50 feet from a body of water, still are required to be no less than 100 feet from a well. With our cold climate, coarse soils, precipitation, snow cover, frost, and slope towards the lake, it is questionable if they are applicable and mostly would rely on absorption to dispose of greywater, and this reverts to the standard setbacks from wells and waterways. This also goes for placement of wells and the minimum required setback from an existing septic system including neighbors' septic systems, especially shallow wells or ones not having a well casing sealed into

bedrock. Loon Lake area is predominately Glacial outwash sand/ gravel and smaller lakeshore properties mostly have a downward slope towards the lake.

Our ongoing goal is the protection of the lake water quality and the safety of swimming and drinking water sources. We also understand the constraints of small lakefront properties trying to achieve the minimum setbacks, but health and safety must come first. Placing a well or a septic system not only impacts setbacks on that property, but it affects the neighboring properties and future replacement or expansion of those systems / well setbacks. We ask, as a group of concerned owners, that you will please adhere to the minimum guidelines and help us maintain the highest quality of safety for the community.

*Thank You,
Loon Lake Homeowners Association Membership*

Ticked Off!

Submitted by Vince Pagano

In the early 1970s an unusual outbreak of arthritis in children occurred in a rural community near Lyme, Connecticut. The medical community and researchers were puzzled as to what was causing these symptoms, typically after a characteristic localized rash appeared.

The cause was later discovered to be a bacterial infection (*Borrelia burgdorferi*) transmitted by the deer tick (*Ixodes scapularis*); and the condition was named Lyme disease. Lyme disease may cause symptoms affecting the skin, nervous system, heart and/or joints of an individual. Over 95,000 cases have been reported to the New York State Department of Health since Lyme disease became reportable in 1986.

According to the Franklin County Health Department, these ticks are widely distributed throughout our area. They are active in late spring through early fall and reside in woody and bushy areas with high grass and leaf litter.

Keep ticks off your skin.

Cover up. Wear light colored long pants, long sleeves, and long socks, making ticks easier to spot. Tuck pant legs into socks or boots and tuck shirts into pants. Wash your clothes with hot water and dry them using high heat for at least one hour.

Consider using insect repellants. **Important:** Follow labeled instructions.

Check your body for ticks and remove them with fine-tipped tweezers, avoiding tick fluids by wearing gloves or using tissue. Grasp

the tick near the mouth parts as close to the skin as possible. Gently pull the tick in a steady, upward motion. Disinfect the bite site with soap and water, rubbing alcohol or hydrogen peroxide.

Record the date and location of the tick bite and inform your health care provider and watch for early symptoms of disease over the next few weeks. The early stage of Lyme disease is usually marked by one or more of the following symptoms: "Bull's Eye" rash, chills and fever, headache, fatigue, stiff neck, muscle and/or joint pain, and swollen glands. Early treatment of Lyme disease involves antibiotics and almost always results in a full cure. However, the chances of a complete cure decrease if treatment is delayed.

Please note that the sources of the information above were publications provided by the CDC and the New York Health Department; and this article is only intended as a guideline for dealing with the tick problem. It is recommended that you get complete information from the following captioned sources: CDC: 1-800-232-4636, www.cdc.gov/lyme ; NYS Health Department: www.nyhealth.gov.

Moose & Baby In Tow!

By Scott Muller

A Momma Moose and her Moosette were sighted on June 1 around 8:30pm on County Route 26 about 5 miles from Loon Lake. The sighting of the mother and her baby occurred at the entrance to the Plumadore-Inman public use area, about a mile and a quarter past the DEC parking lot for Loon Lake Mountain. Keep your eyes open this summer around Loon Lake because you may just spot a moose, but more importantly you will avoid a catastrophic collision.

Have a Beautiful Summer



Sylvia Karman