



LLHA COMMUNICATOR

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Town of Franklin News Increases in Tax Bill Explained

By
Art Willman, Town of Franklin Supervisor

I'm sure everyone has noticed the significant increase in the County's tax levy. I spoke at length with County Treasurer Bryan Varin and he explained to me what he described as a "perfect storm". I've spent some time getting my head around this explanation and I'll pass it along to you.

First of all, there was a modest increase in the assessed value of the town by \$157,710, which is about 0.1%-- not much. At the same time, the equalization rate dropped from 58% to 55%, which when applied to the town's total assessed value resulted in an increase of \$13,298,184 or 5.6% in Full Value Assessment. When you compare to the County's total Full Value Assessment, it works out that the town's share of the county "pie" is 6.95%. This is up from 6.49% last year. This means that the Town's portion of the county tax levy, which increased by 20%, increased to \$994,612 from \$763,912 or by about 30%. When you divide this number by 139056.391 (the town's assessed value in thousands) you get a \$7.16 per thousand tax rate. This is up from \$5.50 last year—a 30% increase. If there would be no reassessment this year, the equalization rate would continue to drop to somewhere between 50% and 51% with a corresponding effect on next year's taxes.

County Budget Main Contributor to Tax Increase

The main contributor to this year's increase was the 20% increase in the County's budget. Had the county been able to reduce its spending requirements, every 1% decrease would have translated to a 1.5% decrease in our county tax levy. The bottom line is that the County, like our State and Federal Governments, needs to get a handle on spending. Ambitious projects and programs which may be nice but which serve to expand the size, scope, and cost of government, are fine if there is revenue other than property taxes to support them.

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New Lock, New Keys

Although lake access keys were imprinted with "Do not duplicate" notice, it appears that some keys were duplicated. For the most part, key holders respected the warning, but it only takes one person to not comply, resulting in a breach of security. Therefore, the LLHA Board approved and has obtained a new lock and non-duplicable keys which are now available.

New Deposit Required

The LLHA Board of Directors has approved the requirement of a new key deposit of \$25.00 with a \$5.00 credit for the return of the old key. In addition, there will be a \$50.00 deposit for obtaining a new key that was lost. The increased deposit amounts are reflective of the increased charges to LLHA for the new keys and lock.

For New Keys Contact: Tom Bartiss 518-891-8401

***Date of New Lock in place to be Announced at a
Later Date***

Aquatic Plant Monitoring Fund Update *Loon Lake Community Again Answers the Call*

As indicated in a LLHA Monitoring Fund Appeal flyer distributed to all members and some non-members, we need to raise \$1,340/yr. for monitoring. Fortunately this goal was met and slightly exceeded in the last Fund Drive. As of this writing, we have collected 31 donations totaling \$ 1,675. Although we have exceeded this year's goal; we would still encourage those who have not already contributed and still intend to contribute, to do so. The excess will be applied to eradication in the event milfoil is identified.

Town of Franklin News (Continued from pg. 1)

When times get tough and the economy tanks and revenues take a hit, it is unfair to raise taxes to afford these programs, thereby putting unsustainable burden on taxpayers. I certainly hope our legislators take a hard, line-by-line look at their spending priorities so that increases like this year's are avoided.

Low Equalization Rate a Factor

The other contributor to the county tax increase, to a lesser degree, was the drop in the equalization rate. The lower the equalization rate, the greater the percentage the assessed value must be multiplied by to determine Full Value Assessment. This occurs as time passes between revaluations. Since we haven't had a revaluation since 2003, our equalization rate is lower. We have just completed a revaluation that was begun in 2008 and was originally targeted to take effect in 2009. Assessor Doug Tichenor has informed me that he has worked, reworked, and field tested his numbers and is confident that his assessment is accurate. Notices reflecting the changes in our assessments and the impact of these changes on our taxes were sent out on March 1st. Also included in this notice was a cover letter explaining the changes and offering opportunities for meeting with Mr. Tichenor individually by appointment. An announcement for Grievance Day will also be on that notice, so make sure you make a note.

Revals to be put on a 4 Year Cycle

To ensure that we don't get into this situation again in the future, we have committed to a revaluation schedule based on a 4-year cycle. The goal is to keep our assessed values as close to 100% as possible to eliminate high equalization rates. This also helps us when it comes to State Aid to the Town and the school districts. In addition, by making this commitment, the Town is eligible for financial assistance to the tune of \$5 per parcel on the revaluation years and \$2 per parcel on the off years. This will bring down the cost of the revaluation and the paperwork associated with it. [*Editor's note. For questions, contact Town Supervisor Art Willman at awillman@bugbes.net, (518)891-2189 or Assessor Dough Tichenor (518)483-0188, (518)891-0436.*]

SPLIT AND NAME CHANGE OF PORTION OF KUSHAQUA-MUDPOND ROAD TO MENSINK ROAD.

(re-printed from minutes of December 2010 Town Board Meeting) Because emergency vehicles are dispatched from Malone, in the northern part of Franklin County, and because the Kushequa Bridge cannot be used, confusion arises when emergency vehicles must reach addresses on either side of the out-of-service bridge on Kushequa-Mud Pond Road. After due consideration and discussion, the Town Board determined to split the thoroughfare and rename the portion from County Route 26 to Thatcherville Road to "Mensink Road."

In an emergency, would the Fire Department or Emergency Personnel be able to find you? Be sure your 911 address is properly displayed in front of your property so it's visible from the road

Water Water Everywhere

As you may know, snow ice and rain this past winter and early spring season have devastated certain areas in our region. Significant flooding along Lake Champlain, Plattsburgh, the Saranac river, Saranac Lake, Tupper Lake, North Elba, Essex County, Long Lake, Mariah, Bloomingdale, Ausable Forks, Keen Valley, etc. has caused some evacuations and extensive property damage.

Loon Lake Spared

As far as we have determined, there has not been any significant flooding in Loon Lake; however, there was a mud-slide from the power lines above Mensink Road down to the lake, depositing sludge and mud that formed a delta off the shore extending approximately 30 feet into the Lake. DEC is assessing environmental impact.

Revenge, Murder, Betrayal, Mayhem and...a mouse!

The Pendragon Theatre (the only year round theatre in the Adirondacks) is planning a terrific season for summer of 2011. Three plays will have limited runs. The other two will be performed periodically through September.

Sweeney Todd, the Demon Barber of Fleet Street opens July 13th for only 12 performances of Sondheim's tale of revenge ...and meat pies! George and Liz Cordes from the High Peaks Opera join forces with many Pendragon regulars to bring this exciting musical to life!

Les Liaisons Dangereuse opens July 27th with just 10 performances. Two former Pendragon company members will return for this special production, Ginger Honey and Joe Guzman. Ginger Honey was with the company for several years and has been involved with the Chicago theatre scene for several years now. Joe Guzman has been performing regularly in the Philadelphia Theatre scene.

Deathtrap, which opens on the 18th of August, will be directed by Pendragon regular Burdette Parks, who also appears in *Irma Vep*.

Appearing periodically through the summer will be **The Mystery of Irma Vep**, a madcap play on the traditional melodrama. The 2 person tour-de-force (Bob Pettee and Burdette Parks) satirizes a variety of theatrical and movie genres.

As always, the theatre will offer a family show, **The Adventures of Stuart Little**, based on the beloved E.B. White classic. The play also tours to school and public audiences in the spring and fall.

Season subscriptions and individual performance tickets are available. Early reservations assure best seats. More information is available at www.pendragontheatre.org, or e-mail pdragon@northnet.org, or call 518 891-1854. **Group rates (10 or more) can also be arranged for LLHOA members.**

Membership Number Maintained

In recent years there has been a steady rise in LLHA membership - peaking with 97 memberships during the 2009 - 2010 periods; however, in the 2010-2011 we have 94 memberships, for the most part, maintaining our membership. One might say that this was due to LLHA's outreach efforts via e-mail, website, newsletter and telephone contact by Len Wisse.; but these factors are only the means of communication. The incentive to join and renew memberships is the fact that LLHA members and the leadership working together get the job done; that is, maintaining and preserving the excellent quality of life enjoyed by the Loon Lake community via our untiring efforts to protect the lake and its surrounds; and the fostering of cultural and social functions.

Continuing membership is vital to our mission.

Please fill out the membership form and send in your dues of \$40 at your earliest convenience to LLHA PO Box 219, Vermontville, NY 12989. Membership forms can be found in this mailing and also on our website: www.loonlakehoa.org. Last year's membership enrollments of 94 were a tremendous help in enabling us to carry out our activities and vital projects. Let's make it a nice round 100 this time.

GENERAL MEMBERSHIP MEETING:

Sunday, July 10 at 12:00 noon
11:30 am – noon: new memberships and renewals.

Election of Board Members: Nomination off the floor: 4 positions. E-mail vtpagano@hughes.net by June 30 if you want your name on ballot.

PICNIC:

Sunday, August 7 at 1 pm – 4 pm at the beach, rain or shine. Bring chairs.

Pets on leash please.

4th ANNUAL KAYAK and CANOE RACES

DATE: Sunday, August 7
TIME: 10 AM (before 1 pm Picnic)
PLACE: THE BEACH



- There will be many race categories, AND there will be Awards! ☺
- We can offer both a short and long race course.
- At 9:00 a.m. we will offer a clinic on canoe and kayak paddling techniques.
- Bring your boats and have some fun!

****We are looking for a safety boat to assist paddlers if needed.****

Email or phone Clyde and Carol Yarnell if you plan to attend and have any questions.

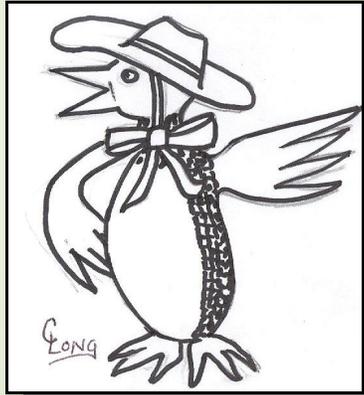
carolclyde@fairpoint.net 802-796-4388

Don't Pick up Hitchhikers

Aquatic nuisance species can hitch a ride on our clothing, boats, and items used in the water. Before bringing boats or other items used in another body of water to Loon Lake, employ the following 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



Lucy Loon

Please be considerate by:

- Steering Clear of us, especially if we have chicks, when boating.
- Not driving us away from sheltered areas into open areas where boat traffic is heavy.
- Using non-lead fishing sinkers and jigs.
- Packing out your line. Invisible in the water, lost or cut fishing line can entangle us and other wildlife, often with fatal results.

Loon Lake Homeowners Association

PO Box 219, Vermontville, NY 12989, Phone/Fax: 518-891-4095, E-mail:

president@loonlakehoa.org,

Website: www.loonlakehoa.org



BOARD OF DIRECTORS

Vince Pagano president@loonlakehoa.org

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Presidents Message

By Vince Pagano

After a long and snowy winter, Loon Lake once again awakens to a new season of floating and boating, trimming and swimming, sunning and running, walking and talking, hiking and biking, merrying and berrying, laughing and rafting, fishing and wishing

And once again we relish the sight of birds in flight and stars at night
and loons that croon in the light of the moon.

And once again we become aware of our love affair with air so clean and pure water so rare.

And show that we care when we do our share.

Enjoy!



Tranquility

*Billowing clouds floating by
Complement the azure sky
And are mirrored in the shimmering
water below.*

*While a gentle breeze puts you at ease
And you bask in the warm glow
Of a day that tells you to take it slow.*

Loon Lake Live New Season

The season will start Saturday July 23 with a Family Fun program and will continue through August 12th. During this time the evening concerts will be on Sundays in Loon Lake and Mondays in Saranac Lake. New this year is a 4th set of concerts mid-week on August 11th and 12th.

Check back at www.loonlakelive.org for more details about the program, dates, locations, and times. We look forward to seeing you there!

First

