

Long Point Board Update - October 2016

This year's drier summer and fall made for many glorious days, even as it contributed to the lowest lake level and some of the heaviest growth of lake weeds Long Pointers have seen in years. More about the lake weed and what Long Point is doing to deal with it below. The Board is grateful for the initiative and cooperative spirit that have marked that effort to date. We would also like to thank all shareholders for their participation in this year's Annual Meeting. There were 60 shareholders – two more than last year – but only 24 proxies, down by 11 from last year. With busy summer schedules sometimes attending the meeting in person is not possible, but the submission of a proxy vote is very important so our corporation business can be conducted. Long Point Annual Meetings are always held on the **first Saturday** in August. Mark your calendars now for Saturday, August 5, 2017.

Welcome New Shareholders

This year saw new owners of three Long Point camps. Harve Lewis and Pam Moran-Lewis of Silver Spring, Maryland, purchased the camp at 98 South Road in August. Also that month Peter Voorhees and Maja Zimmerman of Middlebury purchased the camp at 251 East Road. And this month Brian Farrell and his daughter, Gabriela, both of Medford, Massachusetts, bought the camp at 27 Lucia Lane. Please join us in welcoming all of the new owners and shareholders to Long Point.

Camp Sales and Other Transfers

Camps change hands not only by sale to people new to Long Point, but often by transfer to family members or family trusts, limited liability companies or limited partnerships set up for estate purposes. Because camps at Long Point are on ground owned by a corporation whose shareholders own camps at Long Point, transferring a camp involves a few more steps than some other residential real estate transactions. The new buyer or transferee will become a new shareholder of Long Point Corporation and obtain ground lease from LPC. The corporation is a necessary party to these transactions and is first notified of a prospective transfer when the current shareholder submits a Statement of Intent to Transfer Property. That form and instructions for camp transfers are available on the new Long Point website, www.longpointcorp.com, on the Sale & Rental Info page. Also available on that page are forms and instructions necessary to transfer your camp to a family trust, LLC or limited partnership. You should also feel free to contact a board member if you have any questions about transfers of Long Point camps.

New Board Member and Officers, and a word about committees

Peg Brakeley was elected to the Board to serve a three-year term at the annual meeting, joining Larry Colvin, Mike Wood, Bunky Bernstein and Gary Gray. At our Board meeting the same day, Larry Colvin was elected President, Mike Wood, Vice President and Bunky Bernstein, Treasurer.

The Board greatly appreciates all the volunteer efforts of committee members and the many shareholders who contribute to making of Long Point the special place it is. If you're not already a member of a Long Point committee, please consider joining one. Consult your annual report for a list of LPC committees. Participation on a committee is a good way to meet your neighbors, become an integral part of the Long Point community and share your own gifts with all of us.

Summer Social Fun

Thanks to everyone who participated in this past summer's activities. Special kudos to all who organized them. On June 25 the Annual Clean-Up Day drew more than 25 volunteers, five with pickup trucks, who made short work of the smaller than normal piles of debris. A special effort was made to clean our beach on Bay Road. If you missed out on the fun, mark your calendar for Saturday, June 24, 2017, when we will do it all again.

This year the Fourth of July Picnic at the tennis courts was organized by Mary Lou Ivey with help from brother and sister-in-law Geoff and Pat Hurd, because the Koplinka family was out of town at a family wedding. Mary Lou and her volunteers did a great job with burgers and hot dogs for the large crowd. Thank you to all who helped make the picnic a great success.

Our 2016 Annual Meeting was held on August 6th at the Ferrisburgh Town Hall. The meeting was preceded by breakfast snacks, coffee and tea. Patty Forbes and her volunteers put together the brunch, and shareholders once again provided their favorite recipes. On Sunday, August 7th Commodore George Koplinka, with help from First Mate John Connell, held the Long Point Regatta in Long Point Bay. Lovers of chocolate were rewarded for their efforts. That afternoon, Jess Lukas and Katy Nunn served up a choice array of ice cream to all at the tennis court area.

The Third Annual Jam Session was held on the lawns and driveways of 392 and 379 North Road on August 20. Over 100 people enjoyed the jamming of Terry Fiske and friends. A special treat was Bob Recupero entertaining the crowd with his two man band "Cooper and Lavoie." The performers set a high bar for future Long Point jam sessions. Please be thinking of ideas for next year's acts. Next year you could become a star!

There are many more who helped with these events and we want to thank each and every one of you!

Lake Weeds

According to Ann Bove of the Vermont Department of Environmental Conservation, last year's lake weeds were more invasive than ever. This was due to a perfect storm of low lake levels, warmer winter, little lake ice cover, and an early spring. The excessive weeds in the lake created unsightly piles as well as navigational challenges for the Long Point Community. Every pocket of Long Point seemed to try different approaches. The South Road families raked and pulled weeds, the Bay Road group hand cut and removed, while the Pleasant Bay neighbors continued to try to stay ahead of the encroaching weeds by hand pulling and removing truckloads of weeds. One only has to visit the Stump Dump to see the massive piles of weeds removed from the lake.

There are four general methods of managing lake weeds: mechanical or hand harvesting, herbicide application, benthic (bottom) barriers, and biological controls. Mechanical or harvesting involves removing the weeds either at the root or 4-6 feet below the surface. This can create immediate relief for navigation. Herbicide application is used to kill specific species of weeds, however there can be ecological damage to other native weeds or species if done incorrectly. Benthic barriers are useful for small areas where weeds are not wanted. Biological control involves introducing a new species that will consume the invasive weed; however this new species may create new problems in the environment.

In mid-August a group of Long Point residents met to discuss lake weed management. It was clear that there was frustration. Steps were outlined to learn more, apply for Vermont State permits, and investigate the laws and regulations around lake weed management. Throughout the winter a committee will be following through with these steps to help educate the Long Point Community and share strategies for lake weed management.

While it is tempting to try to solve these problems as individuals, it is important to understand that the actions of one have an impact on our entire community's reputation. The only legal lake weed management strategy available to individuals is hand removal. State of Vermont Invasive Weed permits are required for herbicide application, large scale mechanical removal, benthic barriers, and biological controls. It is the hope of the Lake Weed Committee that we can find a solution that manages the lake weeds while maintaining the environmental balance we all enjoy so much.

If you would like to be part of the Lake Weed Committee, please email mattgchandler@gmail.com.

News from the Boatyard

After the Long Point sign, the boatyard on Shore Road is often the first thing visitors see when they enter the Long Point community. Many thanks to Dan Berry for his work to

keep the boatyard safe and attractive. Dan has mowed around the boats as best he can, and it is ready to accept boats and docks for storage over the winter.

There is still more demand for space in the boatyard than is available, and we are still asking for help from those whose boats are unused and occupying space that boats in regular use can be using. Last year, the board voted to adopt the following policy recommended by the Boatyard Committee:

The Long Point boatyard is a storage area for actively used boats, trailers, and docks only. It is not meant to be a boat graveyard. Boats that do not have a current registration and have not been used for two years must be removed from the boat storage area, unless a special arrangement is made with the LPC Board of Directors.

Currently, there are two rather large sailboats and several motorboats that are not in active use. If you have a boat that is not in active use, please take it home with you or seek storage options off site. Or, if you would like to donate your boat or trailer to a good cause, call Robert Fuller (425-3654 or 453-4961) for details. Long term storage of unused boats may be arranged through Point Bay Marina (425-2431) or Marine Plus in North Ferrisburgh (425-5551). Or, perhaps you wish to sell an unused boat. Either of the above businesses can help with sales of boats. You may also wish to list your boat in the classifieds on Long Point's private social network, Nextdoor, about which read more below. And there are local on-line venues you may sign on to:

Craigslist: <https://vermont.craigslist.org>

Front Porch Forum (Ferrisburgh): <http://frontporchforum.com/areas/192>

If you have a boat in the boatyard, please help by keeping the area around your boat or trailer mowed when necessary to prevent growth of the poisonous wild parsnip plant. Make sure covers are in good repair, and please remove scrap lumber or other unused materials.

If you need to find a space to store your boat in the off-season, please contact Dan Berry (802-349-9010). Please don't leave boats or trailers there if you don't have an assigned space.

For questions about the boatyard and its use, you may also contact Richard Bernstein (425-2400), Long Point Board representative to the boatyard committee.

Camp Renovations and Other Projects

If you are considering any renovations, new construction, site work or wastewater/septic repairs or upgrades, you may need a Long Point Corporation permit, a Town of Ferrisburgh permit, and/or a Vermont Department of Environmental Conservation

permit, depending on the project scope. In order to determine which permits are required, the best place to start is at the Permits page of the Long Point website, www.longpointcorp.com. There you will find the Permit Guidelines for New Construction, Renovations, Land Alteration, and Wastewater Systems. These guidelines will help you figure out if an LPC permit is necessary or not, what the LPC Board needs to consider your building application, and what the Board considers when reviewing a building application. There are also links to the Town of Ferrisburgh permit process and the State of Vermont Department of Environmental Conservation and Shoreland Protection Permit Program.

If the project requires an LPC permit, the current shareholder must complete the Request for a Building Permit LPC-4 form and the Inspection of Wastewater Disposal System LPC-2 form (if the system has not been inspected by a professional engineer or site tech B within the past three years). Both of these forms are available on the Permits page. The lot lines will need to be reviewed and verified by the LPC Lot Line Committee. If your project needs a permit from any government agency, you must obtain written permission from the LPC Board before filing your application, and the Board must review the application and supporting documentation before submission. The town of Ferrisburgh will not consider any building application without authorization from LPC.

Once you have completed all the necessary paperwork, send it along with the supporting documentation and a check for the \$50 fee to Long Point Corporation at P.O. Box 58, N. Ferrisburgh, VT 05753. Should you have any questions at all, we encourage you to contact a member of the Board to help you through the permitting process.

Nextdoor Long Point

Nextdoor Long Point is a private social network for the Long Point community. It's an easy way for Long Point neighbors to talk and share information online. Since getting started in 2015, Nextdoor Long Point has been used by shareholders to buy and sell furniture, recommend restaurants, request recommendations for contractors, give away unneeded items, and discuss the lake weed issue – among other things. It is free and easy to use, and 135 of your neighbors are already participating! If you have not yet signed up, please contact Duncan Adamson at dsadamson@gmail.com and he will send you an invitation.

Water shutoff

Remember, Long Point's water system is a *transient* water system. Under state regulations, it can only operate for six months each year. The system will be shut down on Monday, October 31, 2016, and turned back on again on May 1, 2017. Drink up! We'll see you next year!