

Long Point President's Letter

Do you remember Smokey the Bear ads? A big friendly bear wearing a ranger hat, blue jeans, and a belt usually carrying a shovel. Do you remember the tagline: **"Only YOU can prevent forest fires!"**

We need a Long Point Version of this ad campaign.

Over the years, a few shareholders, their guests, or renters have set off fireworks at Long Point. Many other folks applauded and cheered the "show". Casings for the fireworks have landed on nearby shareholders' roofs. How a major fire has been avoided is a mystery. Vermont State Law is clear. ALL



FIREWORKS (not including sparklers or other novelty devices) are ILLEGAL* except for permitted, supervised public fireworks displays. Fireworks are dangerous and unpredictable, especially in the hands of amateurs.

The responsibility to stop this practice is on everyone.

Please speak up and say something immediately! We all signed a lease that clearly states that we will abide by Vermont law. If you see it happening either demand the person(s) stop or call the police. Oh, and if you think of a good tagline for a Long Point campaign, let me know!

*Sparklers and Fireworks | Division of Fire Safety (vermont.gov)

This edition of the Long Point Newsletter is full of important information so cozy up with a cup of tea and read about:

- Our gardens
- Treasurer's Update
- Proposal for a central FedEx/UPS Pick Up spot
- EV Chargers
- Land Stewards
- Social activities
- Farmhouse update
- Boatyard updates
- EAB updates
- Professional Survey progress
- Basketball-Pickleball survey results.

MANY THANKS to the folks who took the time to write the articles and to the MANY VOLUNTEERS who work to make Long Point the wonderful place it is!!!

We may not have it all together but together we have it all!

Welcome back to Long Point
Mary Lou Ivey, President, LPC Board



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Long Point Community Gardens

It won't be long until our gardeners don their gloves and get digging !

As of now, all of our garden plots are full. Should you have a burning desire to garden at the Community gardens, and are a Long Point shareholder, please email Katy Nunn at nunnkaty@hotmail.com and we will try to find you a spot.



If you are a person who enjoys watering plants, our pollinator gardens by the flagpole may need your help! They are being re-planted this spring by "Bee the Change". If it's very dry, we may need some assistance getting all the new native perennials established by watering regularly. Please contact Katy Nunn at nunnkaty@hotmail.com if you have some time and love to commune with the birds and the bees!

You are welcome to visit our gardens anytime, walk the paths, and see the wonderful things being planted this spring. Each garden has its own personalityjust like the gardeners who create them!

Katy Nunn, Chair

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Notes from Your Treasurer

As I write this, we are 9 months into our 2023-2024 fiscal year which will end on April 30, 2024. The budget for this year was approved in August 2022. I am happy to report there have been no big surprise expenses so far this year. The budget anticipated a \$11,400 surplus at the end of the year for General Operations and \$11,000 for the Water Operations. (These surplus amounts were intended to replenish our Reserve Funds which took a beating in the two years prior to this year.) It looks like we will achieve the 2023-2024 surplus goal for General Operations but fall a bit short for Water Operations.

We have spent more on grounds than anticipated when we budgeted. This was due to extra beach clean-up and the increased cost of general road and other grounds maintenance due to inflation. The 4-year project to remove ash trees has ended on budget. The Survey is ongoing and, so far, no surprises. Many thanks to the lot line committee for their assistance with this project.

On the income side, the farmhouse continues to produce net receipts that can be used for General Operations. We have been able to increase rents by making improvements to the apartments and they have still produced net receipts. Also, now that banks have been offering better rates, we have moved some of our Reserve Funds into an account that earns more interest.

One thing the board has been concerned about has been delinquencies in payment of assessments. Annual assessments are billed on May 1 and are due May 31. These assessments are approved each year at the August annual meeting. Most shareholders pay on time. If a shareholder has a personal hardship, they should contact the Secretary to arrange a payment plan as soon as possible after they receive the bill. The Secretary and other board members do not have time to repeatedly contact shareholders to try to collect delinquent assessments.

As a result of the delinquencies, and as an incentive to paying on time, the board has decided to add a 1.5% per month interest charge on 2024-2025 assessment amounts not received by June 30. We are working out the details on how this will be implemented within our accounting system.

Respectfully,
Sandy Pearson



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UPS/FedEx Central Pick Up Proposal

Over the last few years, Long Point has experienced an increasing amount of residential parcel deliveries. UPS and FedEx trucks are seen multiple times on a daily basis making deliveries. During periods of rainy weather, potholes develop quickly and existing ones get larger. Alternately, during dry weather, the dust can be overwhelming. During dry weather, it's not uncommon to see camp owners soaking down the road in front of their camps. Last season, one owner asked if the Board would consider buying a water tank truck to spray down the roads on a regular basis. Good suggestion but the costs would be prohibitive. The delivery trucks pose additional challenges such as exceeding speed limits, concerns of pedestrian safety, and blocking the roads. After some long thought, a proposal has been put forth to mitigate UPS and FedEx trucks traveling on Long Point roads.

The proposal is to have a centralized location for UPS and FedEx parcel deliveries. The corner of Shore Road and Long Point Road has been identified as a viable location. The "parcel pick-up" structure will approximately be 4ft. W by 4ft.D by 6.5ft. tall. The "pickup box" will have 2 fold-down type doors. One that will be unlocked to allow UPS and FedEx drivers to open and drop parcels to the inside. A second door will have a code lock for Long Pointers to retrieve their parcel(s). The cost of the material is estimated to be approximately \$600.00. Several volunteers have stepped forward and volunteered to help with the construction.

This process will not be unique to Long Point. A neighborhood in Charlotte has been using a centralized parcel pick-up for several years. Conversations with both UPS and FedEx have not only approved the process but welcome a centralized location for Long Point. The pick-up location will most likely have a Long Point Road address. With the location being in proximity to the farmhouse, a suggestion has been made to construct it to appear as a small chicken coop. The goal is to have an operational centralized pickup this season. Please contact me with any suggestions or questions at garybergvt@gmail.com or call/text 617-834-6311. Looking forward to a great 2024 at Long Point.

Gary Berg



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EV CHARGERS AT LONG POINT

The board has started a discussion about EV chargers at Long Point and whether there should be some guidelines established relating to installation. We're aware of a few chargers that exist but expect that the number is likely to increase.

Among the questions we've discussed: Should there be a permitting or registration system? Should we require installation by a licensed electrician vs. someone with documented electrical experience? What would be approved locations for chargers? (i.e. in a garage, on the outside of a camp or shed.) What about the use of common land when a camp has only common land for designated parking? In the future, should we consider looking into leasing space to a charger network for a public fast (Level III) charger? We have a draft set of guidelines below and are interested in any feedback. Do you have or are you considering installing a charger at Long Point? Would these guidelines have presented you with any problems? Please email Maja Zimmermann at mvoorzimm@gmail.com with your comments.

1. Long Point does not require a permit for the installation of a level two EV charger that is installed on a garage or camp building that is within the bounds of a shareholder's lot.
2. Long Point does require that shareholders who have or who are planning to install a charger provide the corporation with a sketch or copy of the survey plat that shows the proposed/existing location of the charger and the parking that will be used for cars accessing the charger.
3. NO chargers can be installed in fire lanes, or where cars using the charger would obstruct fire lanes.
4. Charger should be installed by a licensed electrician.
5. EV chargers will not be allowed on common land, except in very unusual circumstances when approved by the Long Point board.

Maja Zimmermann, Vice President LPC Board



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Land Stewards Report

The Land Stewards are busy bees.



Last summer the Land Stewards

--co-hosted "Beverages by the Bees" with Bee the Change founder Mike Kiernan, who showed live specimens of native pollinators and explained their role in the ecosystem. Bee the Change is scheduled to till and replant the two pollinator gardens near the flagpole this spring.

--hosted a Composting and Recycling Workshop with Emily Johnston, who explained that Addison County Solid Waste does not recycle black plastic containers, but does recycle many other materials. Emily taught participants that compost piles need 2/3 dry (brown) matter for every 1/3 of green matter.

--joined with other Long Pointers to spread wood chips at the base of trees along Long Point Road and Laflam Park that are particularly vulnerable to damage from mowing crews. These natural "skirts" are meant to discourage close contact between weed whackers and the tree bark for at least a season.

To expand on Long Point's conservation progress, the Land Stewards have applied for two grants. The first grant, with Audubon's Bobolink Project, would compensate LPC for every acre of our large field that is left unmown from May 18, 2024, through August 1, 2024. Doing so could protect Bobolinks, Savannah Sparrows, Eastern Meadowlarks, and other grassland birds as they nest and rear their young. In the second proposal, submitted to Cornell University's Lab of Ornithology, we would collaborate with local organizations to monitor for bird species in our grassland and shrublands, manage invasive weeds near the large field, and hold several educational workshops focused on building nest boxes and identifying birds.

We have also applied through Middlebury College and the University of Vermont for a student intern who could assist Long Point in becoming a landowner cooperator with the Natural Resources Conservation Service, a status that could bring additional dollars to LPC for erosion control and other conservation activities.

Carrie Koplinka-Loehr, Chair



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Boatyard

There have been some changes made this year. Long Pointers who use the boatyard year-round have reserved spots and we are consolidating these to the spots on the east side of Shore Rd. This opens the west side to be mowed and is where short-term trailers and boats are kept. The trailers that are kept off-site in the winter and are just kept in the boatyard in the summer will be moved to the right of the road leading to the water pump house. We have worked out an approach to keep the grass cut in the boatyard with our grass-cutting team. Every marker for the boat spots has been found and the numbers have been repainted. It is our hope it will be the most organized boatyard on the lake. A poster identifying permanent spots and open spots with the rules will be posted on the small white building next to the farmhouse. The boatyard committee members are Chal Nunn, Bunky Bernstein and Dan Berry.

Social and Recreation Committee

We are looking forward to a nice summer on the lake. We will be having beverages by the bay, but we are going to move them around this year to different parts of Long Point. In June we would like to meet down South Road, July Shore, and East Roads, and in August the Annex. If you live in one of these areas and are interested, we would love to have a camp that "hosts" the gathering so we will know where to go. The host has no obligation beyond that unless you want to do more. We will have the boat parade on July 4th and the ice cream social will be on the Sunday after the annual meeting.

Farmhouse

As shareholders of Long Point Corporation, we appreciate and enjoy its assets- lake, nature trails, gardens, trees, birds, and community, but one asset often overlooked is the farmhouse. The cute, welcoming, white house on Long Point Road, right behind the Welcome to Long Point sign. It sets a tone when arriving and helps maintain the history and character of Long Point, in addition, it generates revenue for Long Point Corporation. Volunteer shareholders managed the farmhouse until a couple of years ago when the Long Point Corporation Board hired a professional property manager. I am grateful for the volunteers who took the late night and early morning calls of issues and complaints, resolved them, and maintained this welcoming reminder of Long Point's history.

The farmhouse consists of three, one-bedroom, one-bath apartments. With the turnover of two of the three apartments, the property manager painted, repaired, and upgraded as needed and worked through an ongoing list of projects - kitchen rehab, and new bathrooms. He is slowly bringing the rent up to market value. The property manager also addressed issues raised by a recent insurance inspection which will decrease Long Point Corporation's exposure.

With the help of Long Point Corporation volunteers, the basement was cleaned out of left-behind items.

Unfortunately, the December rain placed approximately three feet of water in the farmhouse basement, fortunately, the property manager pumped it out, cleaned it up, and repaired the hot water heaters all without a call to the Farmhouse Committee.

Farmhouse Committee

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Emerald Ash Borer

Teachers Tree Service completed the last phase of the EAB removal in January and February along Pleasant Bay Road, Annex Road, Shore Road, Shore Point Road, and Lucia Lane. A raw cord of ash was delivered to 8 stockholders. Rather than chip up logs, LPC in collaboration with Teachers will donate logs to Wood4Good, a nonprofit that supports Vermonters who are challenged economically to purchase cordwood independently.

While the ash trees along LPC roads and bordering camps and parking areas have been removed, there remain many ash trees in the woods and on the fringes of some lots. Remember that once these trees become infested by the Emerald Ash Borer, they will lose as much as 40% of their structural integrity thereby making their removal much more dangerous than simply cutting the tree down. Once infested, most arborists will only use a bucket truck to cut down and infested or dead ash.

See the state website: <https://vtinvasives.org/land/emerald-ash-borer-vermont> for updates regarding the EAB.

Looking back on the 5 years LPC has worked with Teachers as the primary contact with Teachers, my sometimes daily interaction can only be described as an A+. Each and every person, whether in the office or in the field, was professional and responsive.

Pete Ross, Chair

Lot Line Survey

The Lot Line Survey continues to move forward. In the last few weeks, the Lot Line Committee (LLC) has begun to email stockholders with amended lot descriptions and final plats (maps) of their lots, off-lot septic fields, and outbuildings. Look for emails from the LLC. If you do not have email or use email, please contact Nikki Fitzcharles or call and leave a phone message with Peter Ross, 802-233-6891, requesting a printed copy of the email, amended lot descriptions, and final plats.

To date, the process of compiling information, surveying lots, drafting amended lot descriptions, reviewing final plans for accuracy, and communicating with Long Pointers has been time-consuming, yet the final product will provide every stockholder and LPC with more concrete, accurate information in the future. As the winter moves to spring, if you are at Long Point, you may see newly placed monument markers (rebar with an aluminum cap) at the corners of lots; concrete evidence of the professional survey.

The Latitudes team of Nate Yager and Seamus Collar along with the LLC have done a great job! To use a racing analogy, we are at the top of the homestretch!

Pete Ross, Chair

Pickleball Trial

You may remember that last summer we were ready to build a basketball/pickleball pad and had reached our funding goal. While the board thought we had made these plans known well in advance, a number of people were unaware and vocalized their disapproval of the plan specifically as it related to Pickleball. Because of the concern, the board decided to “pause” and get additional information. As part of this information gathering, Chal Nunn put together a survey which was sent to all shareholders. We received 64 answers to Question 1 “What would you like to see happen at Laflam Park in addition to what we already have?” and 75 responses to Question 2 “How important is Laflam Park to Long Point for recreation and better quality of life?”. For the specific results, please see the last article in this newsletter “Basketball-Pickleball Survey Results”.

The board took the results and turned to the Social and Recreation Committee for input. The Committee acknowledged that Pickleball is very popular and that the survey results indicated enough interest to implement a “Trial” using a non-permanent Pickleball court. Their proposal is to set up temporary lines on the tennis court and use a portable net. By doing this, we can get a better idea of the popularity as well as the noise that would be generated. The Committee recommends use of the quieter pickleball balls and paddles now available.

The board supports the recommendation from the Social and Recreation Committee. Logistics are currently being considered to include when the Trial will be offered, the need for a sign-up sheet, etc. If you are interested in being part of this process, please contact anyone of the board members.

To be CLEAR: This isn’t about potential permanent changes to the tennis court. This is an exercise to get facts on the use/popularity of pickleball and the related sound concerns of having Pickleball at LaFlam Park.

Stay tuned for more details as they become available!

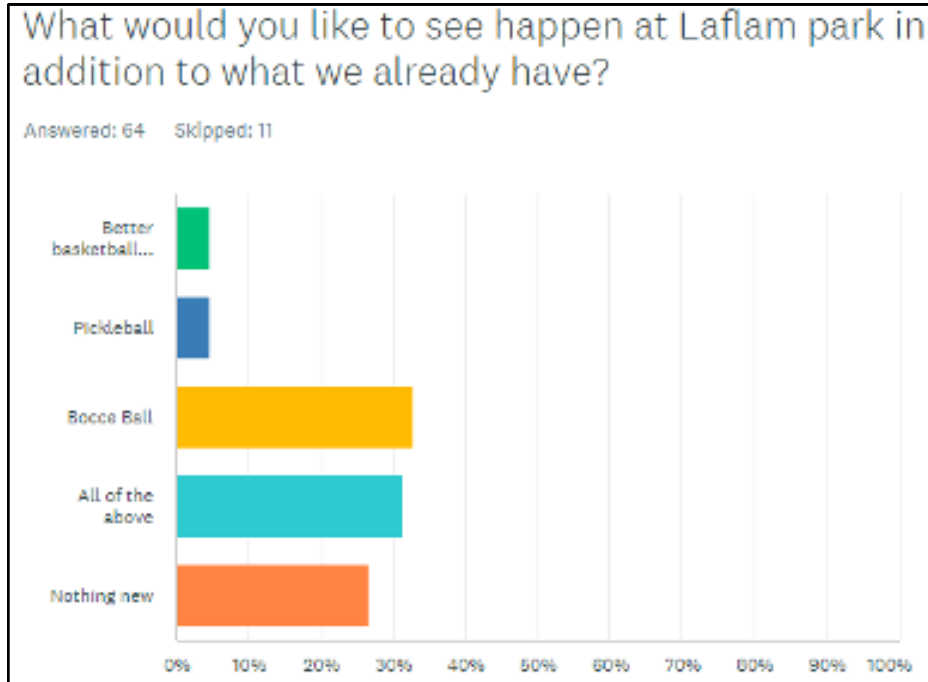


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LaFlam Park Survey Results Fall 2023

Last fall, Chal Nunn put together a survey on the topic of a basketball/pickleball court and LaFlam Park. Below are screen shots of the results as well as the individual comments for your review. No editing has been done thus apologies for the length of the info.

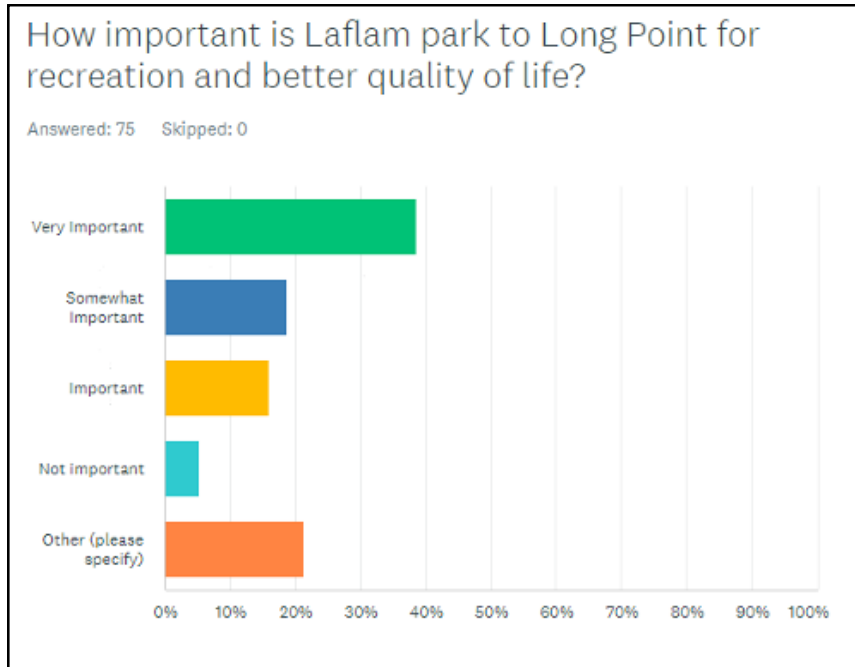


ANSWER CHOICES	RESPONSES	
Better basketball court with hard surface	4.69%	3
Pickleball	4.69%	3
Bocce Ball	32.81%	21
All of the above	31.25%	20
Nothing new	26.56%	17
TOTAL		64
Comments (32)		

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LaFlam Park Survey Results Fall 2023 cont.



ANSWER CHOICES	RESPONSES	
Very Important	38.67%	29
Somewhat Important	18.67%	14
Important	16.00%	12
Not important	5.33%	4
Other (please specify)	Responses	21.33%
		16
TOTAL		75

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LaFlam Park Survey Results Fall 2023 ***cont.***

Individual comments unedited:

- Don't let a few complainers ruin it for the majority of us
- Improvement of playground
- Maintain playground structure.
- Professional resurfacing and annual maintenance of the tennis court surface. Without this it is too soft and a wasted resource.
- Keeping open green space where folks can meet up, sit under shade trees, watch tennis, kids on swings, bocce and shuffleboard
- Thought the decision about pickleball had already been made. Does seem unfair that a couple of homeowners make the decision for all.
- Please take the noise concerns seriously; even those of us who play PB realize there is a significant noise component to the game that would likely disrupt the LP community and quality of life
- I would like it to be left alone - as is! I like it simple, uncluttered, mostly a green space. It's accessible to all and not too "done up." Lets keep it that way!
- A safe sidewalk next to the road especially around the busy corners near the park.
- A LP bocce ball court would be nice but there's no room at Laflam park. I think the noise of a pickleball court would be a disruption of the peace of LP - and would take up too much green space.
- I would like to see a smooth asphalt surface on the tennis court and stepping for pickleball and tennis. A Basketball net on one of. It would get much more use by the entire community.
- While I think a basketball and pickleball court would be nice to have I think we can find a better location.
- As a member of LP all my life 74 years one of the best things about it has been the consideration shown to our neighbors. As they say in medicine the 1st rule is do no harm. I think this location will do harm to certain members of our community. As I said I support the concept but not the location.
- There are few sounds more annoying or that carry further than those of a game of pickle ball. The quiet of Long Point is one of the best things we experience here. This is not the place for a pickleball court. Don Zeiter
- Some much-needed attention to the present landscaping trees etc.
- I may support pickle ball, but need to know more about the noise generated by the paddle and ball. Pickle ball if added may be better placed on the north side of East Rd where it would be set away from balls roll into the paved road. Yes, it would cost more money. I support doing the job right rather than creating something that is not the best possible solution. We have time to raise the money now. Bocce ball should be placed in the park at Bay / East Rd (Founder's Green) where it could be a community space.
- Pavilion

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LaFlam Park Survey Results Fall 2023 ***cont.***

Individual comments unedited:

- In favor if pickle ball noise concerns are resolved and court is as esthetically pleasing as is possible.
- A small hard surface pad under the basketball hoop.
- I'd like to see better play equipment for kids, and a dog park.
- We need to look at ways to expand the footprint. Consideration should be give to land across both roads as I believe expanded facilities will mean expanded use including expanded parking. Thought needs to be given to users chasing balls out into the road at our fairly blind corner.
- Not as keen on Bocce ball but can't mark just Basketball & Pickleball
- Stage for Music to be performed
- Electricity!
- Leave the park "as is".
- I use the park area very little and doubt that I would with increased activities
- Whatever the community decides they want. We are happy to support what is required.
- bad mitten net, one basketball hoop court, so a small surface area; maybe bocce ball
- The park is a nice place for families to spend some time and relax. The playground is the most used item there. Parents and grandparents enjoy bringing the kids there. I think maintaining and improvements to the playground are the best invesment in the park. Otherwise I like it just the way it is. Oh and maybe improve the "garden" area by removing it.
- It is important as a gathering place but we believe our focus should be on the use and preservation of our community's greatest resource- the lake! Why put additional expense and effort into recreational activities we can easily access at home in the off season when we have an amazing lake to enjoy?
- Open play and playground space for young kids is the most important part of the park
- The aesthetics, open space, and "camp-scape" of Laflam park is a meaningful transition point from the hustle of life to the slower pace of LP.
- I believe that the pickle ball court should be over by the gardens, not at LaFlam park!
- Is somewhat important more or less important than "important?" I would say important but does not make or break the community for me.
- The park can be central for recreation for all ages if cared for and maintained. It needs to be funded to purchase equipment, rehab what exists, add to what is currently there and hire contractors when necessary.
- We don't use it now as we don't play tennis and we don't have grand children but we value it for other families