

# L O N G P O I N T

## Long Point Board Update – October, 2017



*Long Point and west across Lake Champlain Photo by Gary Gray*

### **Welcome**

Another season at Long Point is coming to a close. After a wet start, the summer shaped up nicely, with very few hot days and mostly dry, temperate weather. Great weather for enjoying Lake Champlain! The wet start suppressed the growth of lake weeds, which were a scourge last season. But with the sunny days that followed the weeds were again in evidence, lending support to the assessment of Meg Modley, Aquatic Invasive Species Specialist, Lake Champlain Basin Program, that the issue of invasive and nuisance lake weeds is not likely to go away. More on lake weeds below.

The Board thanks all shareholders who participated in this year's Annual Meeting. Once again we enjoyed coffee, tea and goodies thanks to the generous efforts of a few shareholders. Ninety-two shareholders were represented at the meeting, 57 in person and 35 by proxy – over 70 percent of LPC shareholders. With busy summer schedules, attending the meeting is not always possible. When you can't be there in person, be sure to

submit a proxy so our corporation can conduct business. Long Point Annual Meetings are always held on the first Saturday in August. Mark your calendars now for Saturday, August 4, 2018.

### **Welcome New Shareholder**

Marshall Waldron purchased 46 Annex Road in September (formerly owned by the Maces). Please say hello when you have the chance. We asked Marshall to tell us about himself and he wrote this:

*"I grew up in Maine and went to college at UVM. After college I moved to North Carolina and lived there for 18 years. But I realized that Vermont is where I needed to be, so I moved back in 2010. I rented the farmhouse and have been there for 7 1/2 years, so there are many Long Pointers who already know me. I am the garden center manager at Horsford's nursery right up the road in Charlotte. My garden is the first one you come to with all the sunflowers and I also created the garden in front of the farmhouse. In my spare time I enjoy fishing and gardening."*

Also, 204 Annex Road sold last week to Susan Mead. We hope to have more about her for the spring Board Update.

### **Contamination Found in Private Well**

While most cottages at Long Point are on the seasonal Long Point water supply, some camps have other water sources, including private wells or the lake. Recently, a resident on North Road tested his well and found coliform bacteria, including E coli, in the water. He sent an email to the board for guidance.

The Long Point Corporation does not regulate, nor can it ensure, the quality of the water in private wells. However, the neighbor's notice serves as a caution to all of us on private wells that we should test the water in our wells periodically. Long Point does operate the community water supply that serves many residences, and it tests water on a regular basis.

Contamination in a water supply may not announce itself. Certainly, if there is turbidity or a change in taste or odor, testing is indicated. Coliform bacteria are found in the soil, and E coli most likely is from animal or human waste. When a system tests positive for coliforms, it generally means that groundwater is entering the well. Sometimes a well casing is cracked or groundwater enters through the top cover of a well. Occasionally, corrosive deposits on old plumbing fixtures or pipes can harbor coliform bacteria. Further testing of the water for nitrogen may indicate contamination with human or animal waste. Malfunction of a neighbor's wastewater system is regulated by the State of Vermont, and certainly should be brought to the attention of the Long Point Board of Directors.

The Vermont Health Department tests public and private water supplies for bacteria. They provide test kits that homeowners may use. Their website ([www.healthvermont.gov](http://www.healthvermont.gov)) provides information on water quality and tells how to obtain test kits.

When a water system tests positive for bacterial contamination, the usual course is to shock the well with chlorine disinfectant and recheck. If the condition persists, a professional engineer can best help evaluate the well and suggest remedies. Many Long Pointers have used the services of Lincoln Applied Engineering, and Jeremy Revell there is qualified to evaluate water supplies as well.

It goes without saying that water showing any coliform contamination is unfit for drinking without further disinfection until the problem is resolved.

### **Lake Weed Fall Update**

The Lake Weed Committee ended the season with as many questions as we had answers. In August we contracted Arrowwood Environmental to conduct a lake weed inventory. The results of that survey have not been released yet. Bruce Werner and Charlie Gottlieb continued to gather their own lake weed growth data from seven different points along the Long Point Community. The results of this data and the lake survey will be reviewed by Meg Modley, Aquatic Invasive Species Management Coordinator at the Lake Champlain Basin Program, this fall. It is the hope of the Lake Weed Committee that this data will help us understand the scope of the lake weeds, the predicted future growth, and help narrow down our management options as a community.

The biggest question facing the committee is understanding the long term scope of the problem. The 2016 season was truly horrific for many. People found it difficult to boat or even swim in the lake. Many people spent as much time trying to manage the lake weeds as they spent enjoying the lake. This past season was a much lighter lake weed season. However, based on the presentation from Meg Modley sponsored by Long Point in July and the data from the Lake Champlain Basin Program, it appears that the conditions in 2016 will be a more common occurrence in our future. Finding a balance between the risk of another bad year and the financial investment in a solution is a daunting task. The Committee is hoping to continue gathering information from other organizations, scientists, and residents in the next nine months so that we can present a comprehensive plan to the Long Point Corporation by mid-summer 2018. – *Matt Chandler*

## **Maintaining Lots**

We'd like to remind everyone that it's every owner's duty to maintain the neat appearance of his or her lot. If you need help finding someone to mow or do other work, many find NextDoor a great way to ask for recommendations for painters, lawn care, and other services. Thank you!

## **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, find lost pets, and give away unneeded items – among other things. It is free and easy to use, and 153 of your neighbors are already participating! If you have not yet signed up, please contact Duncan Adamson at [dsadamson@gmail.com](mailto:dsadamson@gmail.com) and he will send you an invitation.

## **Summer Social Fun**

Thanks to everyone who participated in this past summer's activities. The Annual Clean-Up Day drew more than 35 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 23, 2018 ( the 4th Saturday), when we will do it all again.

This year the Fourth of July Picnic at the tennis courts was organized by Jess Lucas and Katie Nunn and their 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 2017 Annual Meeting was held on August 5th 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, the ice cream social took place organized by Katy Nunn, Jess Lukas and Chelsea Tedder. They served up an array of ice cream and toppings to all at the tennis court area.

The Long Point Regatta is in need of a new Commodore (aka organizer). Commodore George Koplinka stepped down this year ending his long and faithful tenure hosting the Long Point Regatta. If you're interested in organizing some water races (stand up paddleboard race, anyone?), please contact Kristen Fehlhaber at [kfehlhaber@gmail.com](mailto:kfehlhaber@gmail.com). The regatta has been held in August on the Sunday after the Annual Meeting, but maybe it needs a new date. If you're interested, please help bring back this Long Point tradition!

We know that many more helped with these events – our thanks go to all, named and unnamed.

## **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 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](http://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.

## **New Board Member and Officers, and a word about committees**

Kristen Fehlhaber was elected to the Board to serve a three-year term at the annual meeting, Bunky Bernstein was elected to a second three-year term and Nikki Fitzcharles was reelected for a one-year term as Secretary. They join Peg Brakeley, Mike Wood, and Gary Gray. At our Board meeting the same day, Gary Gray 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 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.

### **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 Tuesday, October 31, 2017, and turned back on again on May 1, 2018.

### **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 a 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 Long Point website, [www.longpointcorp.com](http://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.

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The next Board Update will come out in April, 2018. Photographs of Long Point are always needed - please email Kristen Fehlhaber, newsletter editor, at [kfehlhaber@gmail.com](mailto:kfehlhaber@gmail.com) if to contribute. Off-season photographs of Long Point are especially welcome for the spring newsletter. Stay warm!