



L O N G P O I N T

Board Update – October, 2019

Board President's Message

Farewell to summer. It is definitely fall at Long Point, as nighttime temperatures dip into the 30s, and the leaves left on the trees are mostly yellows, browns and reds.

As the camping season is coming to an end, it is a good time to thank all the volunteers who contribute their time and energy to make Long Point work for all of us. Long Point depends on shareholders to take part as volunteers in nearly all aspects of community life and corporate governance. Volunteers serve on committees managing our water system, the farmhouse, the community garden, the tennis court, the playground, the boatyard, the woods. They track our wastewater systems and the regulations that govern them. They audit our books. They edit and publish our annual report and our newsletters, and maintain our social media and websites. They confirm the boundaries of our lots. They organize and put on social events, and they bring together more volunteers to do a spring cleanup. They investigate new challenges to our environment and propose ways to address them. And they record our history.

Looking at the listing of committees 2019 in the annual report (page 22), I count more than 50 individuals, many of them serving on several committees, and one who serves on six. While the list is a measure of the strength of our community, it suggests there is room for others to join. I think if you asked any current members of a Long Point committee you would hear that participation has broadened and deepened their appreciation of Long Point and the people we share it with. I encourage you to join us. You might start by

becoming a member of the committee that helps us celebrate all that we have, the recreation (aka social) committee. Help us recognize how lucky we are. - Gary Gray

Looking for a Garden Plot? 2019 Long Point Gardens

There will be several garden plots available for use next Spring, 2020. Please contact Katy Nunn if you are interested. May brought a wet start to the gardens for the 2019 season. Thanks to a big load of gravel on our path, we were finally able to get vehicles in and planting done! The rest of spring and summer provided us with ample rain and sunshine. The gardens were exploding with flowers and vegetables of every variety well into the fall.
- Katy Nunn

Common and Shared Access Areas

The Long Point Board of Directors formed a subcommittee of Land Management Committee to research and clarify the number and use of water access areas along the Long Point shoreline. The Common Land Subcommittee is composed of one board member and 4 stockholders each of whom has a camp located on or near one of the access areas. The subcommittee members have summered at Long Point for periods ranging from 66 to 77 years. This gives a historical perspective of “what once was” when investigating questions of how the areas are used currently.

Since late summer, the subcommittee has examined how the areas have been used since the Long Point Corporation was established in 1959 as a private self-governing business. It has reviewed the lot descriptions of 68 leases abutting or in close proximity to 11 LP access areas to determine if any lots are designated users of specific access areas and if so, how the use is defined. Of the leases reviewed, 15 describe access to common areas for use in a variety of ways, including parking, island access and water access. In most instances over the years, stockholders using the access areas have done so harmoniously and cooperatively sharing the waterfront.

At the completion of the study, the committee will submit a proposal to the Long Point Board of Directors identifying and clarifying best uses for each access area. -Pete Ross

Upcoming - Lake Weed Survey

At the conclusion of the discussion of weed harvesting at the annual meeting, the board invited shareholders to share their views on the subject with the board or the Aquatic Plants Committee. The board is grateful that a number of shareholders have responded, and it would like to have a better sense of the view of the whole community. To that end the board will be sending by email a short, non-binding survey to all shareholders in the

very near future asking for your views on the prospect of weed harvesting at Long Point as proposed in the 2019 annual report. The survey will be anonymous, unless the shareholder chooses to disclose their identity. If you would prefer to receive the survey by mail, please contact Nikki Fitzcharles at 802-545-2067 as soon as possible.



Vermont Universal Recycling Law - Next Phase Effective July 1, 2020

As many of you may be aware, the Universal Recycling Law, Vermont Act 148, was passed in 2012. The final phase of the Act, banning food scraps (organic, compostable kitchen waste) from landfills, originally scheduled to be effective July 1, 2019 was delayed. After much discussion and a few alterations, *the ban on placing food scraps in trash is effective beginning July 1, 2020.* By definition, food scraps INCLUDES meat and bones.

By July 1, 2020, refuse haulers will be required to offer food scrap collection. If, however, a resident is actively composting at home, the resident will continue to be allowed to throw meat and bones, but not other organic material, in the trash. According to Addison County Solid Waste Management District (ACSWMD) website, food scrap collection will be offered to folks who take the trash and recycling to the Vergennes Center. Many of us are already composting and using the compost to enrich flower beds. If you are not currently composting and would like to begin, free workshops are periodically offered through the ACSWMD website.

Want to know more? Here's a link to a website you might try:

<https://dec.vermont.gov/sites/dec/files/wmp/SolidWaste/Documents/Universal-Recycling/2019.Universal.Recycling.Status.Report.pdf>

While no one expects “recycle police” to arrive and begin giving out tickets, the hope is to appeal to people's sense of good land stewardship. - *Mary Lou Ivey*

New Board Member, Officers

Sandra Pearson was elected to the Board to serve a three-year term at the annual meeting. Nikki Fitzcharles was reelected for a one-year term as Secretary. They join Bunky Bernstein, Gary Gray, and Mary Lou Ivey on the Board. At the Board meeting the same day, Gary Gray was elected President, Mary Lou Ivey was elected Vice President and Bunky Bernstein was elected Treasurer. Kristen Fehlhaber stepped off of the Board and Pete Ross was appointed by the Board to fulfill her remaining term of one year. The board thanked Kristen, particularly for her work assembling draft policy and procedures manuals and for editing and publishing the board's newsletters.

Emerald Ash Borer

In August and September 2019, the LPC Ash Tree Sub-committee surveyed Long Point ash trees on lots and along the roads and recreation areas. In mid-September the committee flagged ash trees along Long Point roads and recreation areas to gather a count of trees that may become infected by the Emerald Ash Borer. To date, the Emerald Ash Borer (EAB) has not been found at Long Point or in any adjoining towns. The nearest known sighting of the EAB is in Bristol.

The flags along the roads and recreation areas correspond to the following. Though inexact, identifying the diameter of the tree allows for a rough estimate of the cost for treatment by diameter inch or the removal of the tree once diseased.

- Green – ash trees on the immediate edge of the roadways and recreation areas that when diseased would be likely to fall into the roadway or recreation area.

Some trees have more than one color flag on them which will indicate the following:

- Yellow – ash trees that are approximately 1-4 inches in diameter
- Orange – ash trees that are approximately 5-9 inches in diameter
- Pink – ash trees that are approximately 10+ inches in diameter



Ash trees on stockholders' lots generally are not flagged. It is possible that some trees on lots are flagged along the road as the committee did not have lot lines of the lots along the road.

Once totaled, the data will be used by the Board of Directors to develop a budget to respond to the coming infestation of ash trees at Long Point. It must be noted that when the EAB will arrive in the surrounding towns or at Long Point is unknown. That said, the response options are limited as once trees are infected by the EAB only 1% are likely to survive.

In the meantime, shareholders should feel free to treat any tree on their lot against the EAB. Currently the adopted industry standard is to inject ash trees every 2 to 3 years depending upon how close by the EAB is. Any shareholder who treats a tree is responsible for the associated cost. As in any case, in accordance with the terms of Long Point leases, any shareholder who wants to remove a tree must consult first with a member of the Tree Management Committee, Peter Ross, Carol Hanley, Phil Mozeika or Marshall Waldron, and is responsible for the cost of removal.

As of this writing, the Board of Directors has not adopted a management plan with regard to treatment or removal of ash trees. The Board intends to adopt a plan in the spring 2020.

Businesses which may be contacted regarding treatment for the EAB are listed below along with websites. This is not an exhaustive list nor an endorsement by the board. The committee and board are providing the businesses and websites as a starting point and does not recommend one over another.

Websites for info

- Quick video on how to identify ash trees - <https://www.youtube.com/watch?v=BKJNcJkE0Kk&feature=youtu.be>
- <https://www.vtinvasives.org/land/emerald-ash-borer-vermont> (Resources – Volunteers and Educators, EAB PowerPoint, Municipalities)
- <https://www.vtcommunityforestry.org/community/story/vermont-museums-eab-and-ash-tree-id>

Businesses (cost to treat a tree by a licensed or certified professional is ~ \$12.50 - \$15.00 per diameter inch)

- <http://teacherstreeservice.com/> - Shelburne, VT
- <https://www.treeworks.com/> - Montpelier, VT
- Ned Meehan Tree Service, VT-128, Westford, VT 05494 [\(802\) 878-4000](tel:8028784000)

Can I treat trees myself?

- Must use a cat3A applicator and use a non-neonicotinoid pesticide
- <https://dustanddoghair.com/2016/04/18/diy-treatment-for-emerald-ash-borers/>
- https://youtu.be/ub5_jzrWVug

As the information is processed, the Board will continue to share it. - Pete Ross

Late Summer Events - 2019

Our 2019 Annual Meeting was held on Saturday, August 3rd at the Ferrisburgh Town Hall. [Click here to review the draft minutes of the meeting.](#) The meeting was preceded by breakfast snacks, coffee and tea. Thank you to Patty Forbes and her crew for organizing and to everyone who helped set up and clean up, and cooked and baked. The Board thanks all shareholders who participated in this year's Annual Meeting. At the meeting, 57 shareholders were represented in person and 33 were represented by proxy. 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 1, 2020.

The regatta run by Commodore Kett was very successful this year with 20 attendees and a super large crowd of fantastic cheering spectators held on a lovely sunny Saturday afternoon on August 3rd. We had adult and child kayak and canoe races! And one paddle board entry with Dad and toddler! Awards were trophies, sporting goods gift certificates, and each participant received a Cookie Love gift card. Thank you to everyone who helped make it possible. Flyers were distributed by Joey Kett and Natalie Harris. Terry Kett and

Bill & Jessica Kett helped as well on the day of the regatta, and buoys were set by Bunky Bernstein.

Ice cream, chocolate sauce and sprinkles were enjoyed by many Long Point residents and families as we gathered together at the playground on Sunday of the LP Annual Meeting weekend in August. Chelsea Tedder and her son Grant Tedder, Jess Lukas and Katy Nunn did the setting up and scooping. Once again, a good and tasty time was had by all.

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 shut down on Thursday, October 31, 2019, and will be turned back on again on May 1, 2020.

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 and he will send you an invitation.

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, 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.

Camp Renovations and Other Projects

If you are considering any renovations, new construction, site work or wastewater/septic repairs or upgrades, you will likely need a Long Point Corporation permit, a Town of Ferrisburgh permit, and possibly 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. For faster processing, email a copy of the paperwork to Nikki Fitzcharles at longpointcorp@gmavt.net. Should you have any questions at all, we encourage you to contact a member of the Board to help you through the permitting process.

The next Board Update will come out in April, 2020. Until then -

