



L O N G P O I N T

Board Update – October, 2020

Board President's Message

Somewhere between Bridport and Vergennes on the annual trip to Vermont, we would look to see the kids sitting in the back seat wearing their incredibly orange life “deserveds.” The kids had a funny knack for renaming things. A favorite song sung at the top of their lungs started “Mick O’Donnell had a farm!” Who knew the O’Donnells were even interested in farming? But I digress. We were filled with excitement and anticipation of the fun in store. It was a race to see a glimpse of the lake from Long Point Road. Upon sight you screamed, “I SEE THE LAKE!” We would stop at my parent’s camp and the kids would scramble out of the car screaming “Nonnie!! BopBop!!” as they headed down the stairs to the dock hoping to swim, fish, and go tubing all at the same time. After 2 or 3 weeks of wonderful fun, we sadly found ourselves in the packed car to begin our 12-hour drive home. Before we even got to the farmhouse, it would begin. “But we didn’t get to ...” The list would be long. As the list started to dwindle, we would talk about all the fun things we DID get to do. We’d make a list of all the things we would do NEXT year. We would remember that today was the longest time before we got to return and every day to follow would bring us that much closer to returning to our beloved Vermont. It wasn’t long before someone was taking up too much seat or looking at the other one, or some other equally egregious act.

Some of us got to Long Point this past summer and some did not. If you were able to get to Long Point, it was probably clear it would not be a typical summer. But we all adapted – we physically distanced and smiled behind masks instead of warm hugs, handshakes, and visible smiles. We “met” for our 61st Annual Meeting virtually through Zoom. We didn’t do many things we “typically” do and some of us didn’t get there to even see a sunset. Whether you got to Long Point or not, maybe you have already found yourself looking forward to the hope of NEXT summer when you will get to do (Insert your list here).

A HUGE THANK YOU goes out to absolutely EVERYONE for your willingness to be mindful of others, to be willing to help a neighbor get groceries, to participate in a virtual Annual Meeting and submit proxies in advance ensuring a quorum, and for your willingness to be patient with each other. How very much we are all looking forward to being together again next summer. Every day will bring us closer to being together again at our Long Point.

-- Mary Lou Ivey

Covid Update

I am pleased to announce that there have been no known cases of Covid-19 at Long Point this season. From my perspective, most people followed the Governor's and Health Department's recommendations on face masks and social distancing. Shareholders who rented their cottages followed guidelines on quarantine of out of state guests and kept the necessary forms on file for contact tracing had the need arisen.

Vermont in general is weathering the storm better than other states. Our total Covid-19 case count is only 1748 cases, and the rate of positive tests is among the lowest in the nation. Recently, Dr. Anthony Fauci joined Governor Scott at his twice-weekly press briefing. He congratulated the people of Vermont and said the government's actions here have kept the pandemic under control and are a model for the rest of the country. Dr. Fauci emphasized the need to remain vigilant in the coming months ahead.

This is to say that the situation is not as rosy in the other parts of the country that our neighbors call home once they leave Long Point. Florida, for instance, has had 768,091 Covid-19 cases, or 35,762 per million residents. Vermont's 1987 cases represent a prevalence of 3184 cases per million residents. The website [Worldometer](https://www.worldometer.com/) is updated daily and gives information by state of numbers of Covid cases and deaths.

The World Health Organization recommends that an area have a positive test rate of 5% or less for 14 consecutive days before relaxing restrictions on restaurants and other businesses. Currently, according to [Johns Hopkins University](https://www.jhu.edu/), Florida's rate of positive tests is 12.95%; Texas is 8.39%; Delaware, 6.71%; South Carolina, 6.21%.

By contrast, the Covid 19 test positivity rate in Vermont is at 1.41%, near the lowest in the country. This means that you'd have to encounter seventy people in Vermont to find one harboring the virus. On the other hand, if you visit a Publix supermarket in Florida, and 100 people are inside, 13 might be carrying the novel Coronavirus (more or less, depending on what part of the state you were in).

So, as you leave the Point this fall for places far away, please take your caution with you. Wear a cloth face mask when you are unable to maintain a six foot distance from others. Wash or sanitize hands frequently. Consider that anyone you meet may be harboring the Coronavirus without their knowledge. Limit social gatherings to those that occur outside at a safe distance

from others. And be wary of indoor events and restaurant dining. The [CDC](#) has published a list of guidelines on safety in social gatherings.

Stay safe. We'll get through this. I'm looking forward to seeing everyone, safe and sound, back on the Point next spring.

-- *Bunky Bernstein, M.D.*
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802-598-8089

Boatyard

Coming into Long Point, past the mowed fields and the farmhouse, the first thing visitors and owners see is the boatyard, lining both sides of Shore Road. Historically, this area has been an eyesore to many. With the field to the west used to store docks, the area hosted a confusing array of unused boats, torn tarpaulins, overgrown weeds, and discarded equipment.

This summer, the board identified an area to the west of the water plant, across from the playground area, as a better place to store docks. The board also reaffirmed a [policy](#) that prohibits long-term storage of unused boats or other equipment in the boatyard. Unused boats may find a temporary home with the docks as well.

Our hope is that with this change, the approach to Long Point will be more attractive. As shareholders use their boats in the summer, the area where they were stored can be mowed. We appreciate the cooperation of all boat and dock owners in this effort.

Anyone desiring a spot to store their boats in the winter may contact Dan Berry (802-349-9010) or Robert Fuller (802-343-6123).

Lake Quality Testing

Once a week in between Labor Day and Memorial Day, Carol and I take the boat to a spot between Long Point and Thompson's Point to measure water quality as part of the Agency of Natural Resource's Lay Monitoring Program. We lower a painted iron disc to see how far below the surface we can see. And we bring up some water in a hose to measure phosphorus and chlorophyll.

We have been at this since 2007, and the results have been sobering. Phosphorus levels and chlorophyll levels are high, visibility low, 2-3 meters. The data for our site (CHA 38) and others is summarized on the Agency [website](#). Basically, with the runoff from Otter Creek and Lewis Creek curling around into Town Farm Bay, we have water quality levels nearly as bad as Missisquoi Bay, the worst on the lake. The result, as we have seen, is weed growth in the shallows close to shore.

This summer, however, results have been more favorable. Visibility levels have ranged from 3-4 meters. We have not tested for chemicals because of Covid-related budget constraints. But better visibility means less soil in the water, which means less phosphorus and less algae. This is a good sign, of course, but may be related to the dry summer we have had (less farm runoff) and less to phosphorus mitigation efforts by the state. We'll see.

This has been a fairly good summer for swimming with the clearer water, perhaps fewer weeds. There was little if any cyanobacteria, at least at the site on Shore Rd where Carol monitors and out in the middle of the lake where we sail. We hope the trend to better water quality continues.

--Bunky Bernstein

New Board Member, Officers

At the Annual Meeting, Maja Zimmerman and Lisa Gwiazda were each elected to three year terms as Bunky Bernstein and Pete Ross completed their terms. Nikki Fitzcharles was elected to a one year term as Secretary for LPC. Immediately following the Annual Meeting, the newly formed board elected Mary Lou Ivey, President; Gary Gray, Vice President; and Sandy Pearson, Treasurer. Photos and contact information for members of the Long Point Board can be found on the website here <https://www.longpointcorp.com/board>

New Owners

Paddle In (North Road)

We are Jim and Anne Lampman. We purchased the Paddle-In on North Road this past July. We have been residents of Charlotte, VT for 40 years!

We have two children, Ellen Reed and Eric Lampman who live nearby and will be enjoying the camp as well. The grand-girls love to fish with their Dad as well as experience all that the fabulous lake has to offer by swimming, kayak and power boat. I am a sailor at heart and enjoy racing with the Royal Savage Yacht Club folks at Point Bay Marina and time on my Laser around the Point. We love the access to deep water on the western shore!

Anne and I are impressed with all the nice neighbors at Long Point and look forward to getting to know them better in the years to come. We know the Woods (former owners) are a hard act to follow! We greatly appreciate their upkeep of Paddle-In during their 17 years at camp.

131 East Road (cottage name TBD)



I'm Gordon Glover. I moved into 131 East Road this summer and will be here year round. I have 3 grown boys who may be visiting from time to time. I am a Creative Media Professor at Champlain College, a multimedia artist (motion graphics, bricolage) and musician. I enjoy bicycling, fishing, hiking, kayaking, & gardening. I'm taking up cross country skiing on the heels of 10 years of cautious non-radical adult onset snowboarding. I'm looking forward to making the most of transforming this tiny cottage, and creating a welcoming place for my friends and family to come visit. I'm interested in connecting and meeting any and all other Long Pointers, hearing stories about the legendary Rolf Trinkner who made this place, getting pointers from Pointers about any good stuff- including any handy house tips like fixing sulphur smell in hot water, tankless heaters, leads on reputable electricians and/or plumbers, good swimming and fishing tips and spots. I'm very happy to be here and looking forward to meeting everyone.

Casa Lago (East Road)

We are Becca, Devin, Henry, Clare and Lola McKnight (Mom, Dad, 5-yr-old, 2-yr-old and Newfoundland dog). We live in Burlington, VT and are the proud new owners of "Casa Lago" at 283 East Road.

Becca grew up coming to Long Point to her aunt's camp (Diane Dolliver) in the '80s and '90s and has many fond memories of those visits, so has always wanted to share that experience with the whole family. We love Lake Champlain and spending time playing in nature. We look forward to lots of swimming and canoeing at the lake, hiking on the Nature Path, as well as many meals cooked on the grill!



The Soul of Long Point - Tribute to Al Anthony from a Neighbor

The viability of The Long Point Corporation is eminently dependent upon its corps of stockholders, those who for 60 years have volunteered their knowledge, skills, and time to serve the community in so many ways. While many have so served, there exists one soul whose extended service to Long Point just may never be exceeded, thus standing as the benchmark to which we all should aspire.

Alan Anthony arrived upon the soil of the nascent Long Point Corporation in the spring of 1960, and served that entity for the succeeding 60 years. He came to visit on South Road at the invitation of Jack Phelps, his great friend (and neighbor in western Massachusetts). In 1962 Al and Joyce purchased a camp on south road (now Gottliebs's) in which the family summered and eventually sold in 1979. In 1977 they purchased a year-round home on Pleasant Bay Road in which Al and Joyce remained until September of 2020.

In 1984 Al was appointed to the LPC Board of Directors, and served in that capacity for 9 years. During those years (and beyond) he ran the gamut of Long Point experiences—from arbitrating internecine disputes to rescuing children who were receiving mysterious electrical shocks in the water. In the summer of 1984 Al was called by Janet Hicks on North Road. Apparently children using her concrete dock had been experiencing a series of shocks when sitting on the dock edge with feet in the water. At that time the LPC water system—with the metal above ground network of pipes—was supplied by two submersible pumps. One was in Pleasant Bay, and the other out in front of Janet Hicks dock, with the 220v power line exiting the Lake and running up past her Camp to the pumphouse. Despite not being a licensed electrician, as no one else was available Al immediately dispatched to the scene, diagnosed frayed shielding on the submerged 220v line and through some bit of legerdemain managed to eliminate the problem.

In the spring of 1985 Al and Jack Phelps began the project of replacing the water system's galvanized metal distribution network with the more practical PVC piping. Transporting the rolls of conduit and various fittings to the distal end of North Road, they moved incrementally around and under structures, under roads, through woods and over ledge. After 5 summers, working primarily on weekends, they extended the line from North Road to serve South, Bay, East, and about 50% of Shore Road (including what is now Lucia Lane). At the Haven lot (37 Shore Road—now Torres) they concluded their labors—and the Preston Co. finished the route.

The new surface conduit facilitated maintenance, but the submersible pumps remained out in the Lake. Al was primarily responsible for maintaining those pumps, which included:

- Building new float cages for the pumps
- Developing and monitoring a chlorine injector system
- Weekly cleaning of algae/weed from the pump filters

Al was obviously very much involved with the LPC water system, but the role he treasured most was serving on and chairing the lot line committee—for 16 years. Learned from assisting an air force surveyor doing runway and taxi lane work, Al brought much needed order and precision to the lot lines of Long Point. Farmer Ball's lines were adequate for the 1920's, and had obviously

been restructured many times, but a better system was badly needed. Al's LPC lot maps—meticulous, drawn to scale with compass headings (before GPS) — brought quality to what had been chaos. Long Point had found its own “Gerardus Mercator” in the form of Alan Anthony.

The water system and lot lines stand as just the most salient examples of Al's service to Long Point. There are many more tales that one could relate, and Al would be the very first to claim he was only one among many who gave so much of their time and labor. Al did, however, find free time to get out on the Lake in his 26' Pearson sailboat, especially enjoying moonlight cruises below the stars with his family. He had brought the Pearson up the Hudson, through the Champlain Canal, and up the Lake to his Long Point home.

On September 9th, 2020 Alan Anthony, 87 years young, in the company of his children, departed Long Point bound for his new home in Hinsdale, Massachusetts. Those of us who remain at Long Point send him off with the sailors' wish: Al, we sincerely thank you for all you did for all of us for so many years, and may you have only fair winds and following seas in your new journey!

If you would like to get in touch with Al and Joyce, their new address is:
Alan and Joyce Anthony
36 Country Rd.
Hinsdale, MA. 01235

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 Saturday, October 31, 2020, and will be turned back on again on May 1, 2021.

Camp Rentals

The number of renters on Long Point is up this year, probably because Vermont's low Covid infection rate has made it more attractive than ever as a summer getaway destination. With that in mind, here's a reminder of the requirements of your lease and Long Point Corporation rules regarding camp rentals.

Long Point has a standard rental agreement that reflects LPC rules, lease requirements and community norms. It may be found on the Sale and Rental Info page of the Long Point website. [Camp Rental Agreement](#). As stated in the agreement, due to the additional burden on the roads, parking, and water and septic systems, the occupancy of any rental is limited to two persons per bedroom. Have your renter sign the agreement and send a copy to Nikki before the rental period begins. With the exception of a few older leases, Long Point leases require advance notice to LPC of any rental and requires Long Point's consent to leases of more than four weeks.

Camp Sales

In addition to the uptick in camp rentals, camp sales this year reflect the overall increase in demand for Vermont residential property. Here are some things to keep in mind if you are selling your camp or transferring it to a family member or to a trust or other entity.

Check out the [Sale and Rental](#) page of the Long Point website. On that page you will find [guidelines for transferring a camp on Long Point](#). As early as possible, submit a [Statement of Intent to Transfer](#) to Long Point's secretary, Nikki Fitzcharles, with the applicable fee. If you are transferring a year-round property, contact Nikki directly. In most cases you'll have to have your septic system inspected by an engineer or technician. Other steps are explained in the guidelines.

If you are working with an agent, please review their advertisements closely. On occasion a listing has misstated important features of Long Point camps, for example, the camp owner's rights to the shoreline adjacent to their camp. Most Long Point leased lots do not include the shore line, which in most cases is common land managed by the board of directors. In some cases the shoreline may be designated for common use primarily, but not exclusively, by the camp owner and nearby neighbors. For more information, see the [Common Land Water Access Policy](#). Be sure any representations made in the listing correctly reflect the terms of your lease.

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 180 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 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. 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.



Painted Rocks, photo by Phil Moziaka

The next Board Update will come out in April, 2021. Until then, please be safe!

Newsletter Editor - Kristen Fehlhaber