



# Loon Lake Homeowners' Association Newsletter

July 2021

Volume 12, Issue 1

## Calendar

### LLHOA Annual Meeting

Sunday, July 25th at 10 a.m. (Zoom link will be sent)

### LLHOA Annual Picnic

Sunday, August 8th

### Loon Lake Live at Loon Lake Jewish Center

July 27<sup>th</sup>  
August 1<sup>st</sup>  
August 8<sup>th</sup>  
August 12<sup>th</sup>

## UPDATES FROM THE BOARD

### Land Acquisition

As mentioned in the recent email update, the Loon Lake Homeowners Association Board of Directors is pleased to announce the acceptance of the donation of two parcels of land commonly known as Beaches A&B from JC & LG Partners LLC. The paperwork is being completed and the transfer will be finalized prior to the annual meeting.

We will now own the land many have deeded rights to use, allowing better maintenance and control of this property. Following a decisive vote at the 2019 meeting, the community agreed that this decision is in the best interest of the community. In

line with our mission statement, this donation will allow our community more direct control of this common area and better able to protect our pristine lake.



Common Wood Sorrel (*Oxalis montana*) in early July carpeting the forest floor and trail edges around Loon Lake.

### Boat Launch Key Change

Now that the land donation process is complete, we can turn our attention to ensuring access to the boat launch by deeded rights holders. It has been a long time since the lock at the boat launch has been changed, and we have received some reports



Loon Lake Homeowners  
Association  
PO Box 219, Vermontville, NY  
12989

Email:  
[president@loonlakehoa.org](mailto:president@loonlakehoa.org)

#### BOARD OF DIRECTORS

Patty Cogswell  
[president@loonlakehoa.org](mailto:president@loonlakehoa.org)

Craig Johnstone  
[vicepresident@loonlakehoa.org](mailto:vicepresident@loonlakehoa.org)

Jane Carroll  
[treasurer@loonlakehoa.org](mailto:treasurer@loonlakehoa.org)

Brenda Gewurz  
[secretary@loonlakehoa.org](mailto:secretary@loonlakehoa.org)

Zev Hershtal, Technical

Stuart Lucks, Environmental

Judy Cox, Beach

Carleen Madigan,  
Communication/Outreach

Murray Vasilevsky, Picnic

David Wechsler, Legal

Tom Bartiss, TBD

Jeff Pearson, TBD

Loon Lake HOA Website:  
<http://loonlakehoa.org>

Website Contact:  
[Webmaster@loonlakehoa.org](mailto:Webmaster@loonlakehoa.org)

Newsletter Editor:  
[newsletter@loonlakehoa.org](mailto:newsletter@loonlakehoa.org)

## Boat Launch Key Change *(continued)*

of boaters without deeded rights using the boat launch. So, the time has come to change the lock and distribute new keys to deeded rights holders only.



A clutch of *Cladonia* lichen on a log near Loon Lake shoreline early this July.

A local locksmith has made keys for us that cannot be copied, and is ready to re-key the lock. Keys will be distributed free of charge to anyone who turns in their old key and can show that they have deeded rights to the lake. People without keys will be charged \$25.

In order to ensure the process goes smoothly and no one is stranded trying to get their boat off the lake, we need get everyone a key before we actually change the lock. We will have two distribution dates -- one in the fall, and one in the spring/summer of next year. To make this work, we need volunteers! If you are interested in helping to distribute keys, please email Carleen ([carleen\\_madigan@hotmail.com](mailto:carleen_madigan@hotmail.com)). We will announce the lock change date once we have enough volunteers to help with distribution.

## Board Position Openings

**Six Board positions will be opening up at the Annual Meeting so if you feel strongly about the issues that impact members of the LLHOA, now is your chance to have a voting role.** We thank current and past Board members for their service and encourage anyone interested in running, either for the first time or for reelection, to express your interest by submitting a brief bio to [president@loonlakehoa.org](mailto:president@loonlakehoa.org) no later than July 18<sup>th</sup> (extended).

The Board of the LLHOA is comprised of members who provide their services on a volunteer basis in an effort to further the mission of the organization (mission statement on page 5). Board members serve a three year term that the full membership is asked to vote on, either in person or by proxy, by the annual meeting.

The board will be meeting the week of July 12th to prepare for the annual HOA meeting and our next board meeting will be in late August to welcome new members and elect officers.



Pink Lady's Slippers  
(*Cypripedium acaule*) from early June in Loon Lake



Newsletter

July 2021

Volume 12, Issue 1

---

## Water Quality

Water quality monitoring is coordinated through two separate contracts. We work with Adirondack Research LLC to review possible presence of invasive species. This will be the second summer we work with this agency to conduct surface monitoring. We are fortunate that there are no signs of a problem as of the time the 2020 report was written. The 2021 survey will be conducted within the next two weeks.

For testing overall water quality, the HOA has worked for many years with the Paul Smiths Adirondack Lake Assessment Program (ALAP). Sampling is done 3 times per summer both in the north and south parts of the lake (by our own Stuart Lux). Testing is done for water clarity, acidity, phosphorus, chloride, and other indicators. Our lake has been involved with this program for many years, and trends for quality are mostly positive over time. It's easy to find a copy by logging into the program website @ [www.adkwatershed.org/reports](http://www.adkwatershed.org/reports) .

If you are interested in helping with the ALAP sample collections, please email Stuart @ [goodlux2@gmail.com](mailto:goodlux2@gmail.com)



Sylvia Korman  
Sheep Laurel (*Kalmia angustifolia*)  
blooming in early July on a hillside  
overlooking Loon Lake.

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## IN OTHER NEWS

### Beautification

#### Lending Library

A huge thank you to Tom Barnard for building and placing the official Loon Lake Lending Library next to the mailbox kiosk and to Linda Zintl and Barb Dayton for starting this exchange of books a few years ago.

#### Litter Pick-Up

A heartfelt thank you to everyone who makes an effort to pick up litter as they are walking around our beautiful community. You help keep it that way!



Newsletter

July 2021

Volume 12, Issue 1

---

## TO REPEAT, Volunteers Needed!

Deed verification for boat launch key distribution, please email Carleen ([carleen\\_madigan@hotmail.com](mailto:carleen_madigan@hotmail.com))

Water quality sample collections, please email Stuart @ [goodlux2@gmail.com](mailto:goodlux2@gmail.com)

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## Annual LLHOA Picnic

**When & Where: Noon on Sunday, August 8th at the community beach.**

Please consider bringing a dish to share that can either be served by one of our volunteers (please bring a spoon, etc. to facilitate this) or is prepackaged in individual servings to minimize handling of the food.

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## LAKE LIFE COURTESY

### ***FRIENDLY REQUESTS from Your Neighbors***

**BOAT LAUNCH DOCK** – The boat launch dock, and surrounding area, took a bit of a beating this past 4th of July weekend. In what was thought to be an unsuccessful launch attempt, the dock was hit and pushed out further into the water submerging it. Unfortunately, it was left this way and was unfit for others to use. Additionally, quite a few vehicles were parked along Blue Spruce restricting traffic flow and a considerable amount of fishing line, including hooks and lures, were found stuck in the vegetation adjacent to the dock. Linda Zintl, Barb Dayton, and Jonathon (our Lake Steward) were kind and strong enough to right the dock and the fishing line was removed. The request is that everyone show respect and take personal responsibility for any impact they have on common use areas. If it is something that is truly unable to be personally and immediately corrected, please report it to the LLHOA so that we can make a community effort to do so. Accidents happen and we've all had "one of those days".

The primary purpose of the boat launch dock is to facilitate launching and pulling boats by to deeded lake rights holders. Discouraging renters from using the boat launch dock for recreation or fishing would be greatly appreciated, as would the courtesy of clearing the area at the first sign of someone looking to launch or pull a boat. Finally, please consider alternative parking arrangements that do not infringe on private property or traffic flow along Blue Spruce when using the boat launch area.



Newsletter

July 2021

Volume 12, Issue 1

---

## LAKE LIFE COURTESY *(continued)*

**FREE STUFF** – It's wonderful how people in our community consider offering things they no longer want or need up for free before simply tossing them in the trash. In fact, it seems quite a bit gets repurposed! However, if you are placing items out, please do so on your own property and consider getting rid of them if they don't go within a week or so.

**BOARD MEMBERS ARE VOLUNTEERS** - Please remember this when communicating with the Board and extend them the same professional courtesy you yourself would expect.

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## ABOUT LLHOA

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### Mission Statement

The Loon Lake Homeowners Association is now a 501(c)3, not for profit, organization and our mission is as follows.

"The LLHOA shall act to serve and inform the community around Loon Lake to encourage practices that protect the quality of the lake's natural ecosystem, and promote a sense of community for its members. The LLHOA shall be set with the agreement of appropriate property owners to maintain areas of common access around the lake as specified in property deeds. The HOA may consider requests by members to represent the community's interests to appropriate governing agencies."

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### Communication

The renewed intention of this newsletter is to provide consistent communication to membership on issues effecting both seasonal and full-time residents. ***A big thank you to Sylvia Karman for her recent efforts to keep the newsletter alive, as did Vince Pagano before her. Sylvia has extended her commitment to providing beautiful photographs of the natural beauty we are fortunate to find ourselves surrounded by as Loon Lakers.*** Our goal is to provide quarterly updates, expanded to monthly for the busiest months of June, July, and August. Please send any content suggestions, constructive feedback, or respectfully worded courtesy requests to [llhoanewsletter@gmail.com](mailto:llhoanewsletter@gmail.com)



Newsletter

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Volume 12, Issue 1

---

## Current By-Laws and Minutes

The Board is working with our website administrator to add these documents to the website [www.loonlakehoa.org](http://www.loonlakehoa.org)

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## Membership

What your dues make possible for Loon Lake and our community:

- \* Coordinating lake water quality monitoring
- \* Boat launch and beach management
- \* Annual Picnic
- \* Communication about news, issues, events effecting our community
- \* Watchdog on development - working with APA to keep an eye on what's proposed for our lake and surrounding area.
- \* Donations to local non-profits, such as the Bloomingdale VFD, the Kate Mt. Reserve Fund, the BRI (Biodiversity Research Institute in support of loon populations in the Adirondacks, see <http://www.briloon.org/support-us> ), and our own Loon Lake Live.

You can use either PayPal or send a check to pay your dues and make designated donations. You do not need to join PayPal to use the option on our website.

Visit [Membership in the Loon Lake Homeowners Association \(loonlakehoa.org\)](http://www.loonlakehoa.org) to renew, join or contribute in either of two ways:

1. You can pay your dues (to renew or join) online using PayPal and you can even make a contribution to the special funds for aquatic invasive species and the swim float installed in 2015 at the beach. It is quick and easy! Plus you save a stamp!

-or-

2. If you prefer to write a check, you can download a membership form from the [Loon Lake HOA website](http://www.loonlakehoa.org) membership page and mail it with a *check of \$50 to LLHOA at PO Box 219, Vermontville, NY 12989.*

**THANK YOU** for your ongoing support!