



The Acres Reporter

brought to you by
AuSable Acres Property Owners' Association

NEWSLETTER

www.ausableacres.org

SPRING 2015

BOARD MEMBER ELECTION AT JULY MEETING

by Rosemary Barry

An election will be held at the AAPOA General Membership Meeting on Saturday, July 4, 2015 at 10am in the Community Center in AuSable Forks. Four seats are up for election, three for three year terms and one for a one year term. The three year term seats are currently held by Joe DeMarco, Phil Dooley and Paul Longenderfer each of whom are running for reelection and whose bios are below.

Board members are important positions as they help determine the direction of the AAPOA. The board is responsible for protecting and maintaining the community assets and to equitably enforce the governing documents such as the deeded Covenants and Restrictions and approving construction plans before any structure is built in AuSable Acres. We also prepare and submit an annual budget for member approval and manage the ongoing finances of the organization. These are just a few of the responsibilities of the board.

As a board member, you are expected to attend two General Membership Meetings a year, one in July and one in the fall. There are also approximately five board meetings each year. Board members generally take on additional responsibilities, as needed, during their term.

If you are interested in running for one of these seats, you can be nominated from the floor at the July 4th meeting. If you are considering running and have questions, please call me (518) 217-8519 or email me [president\[at\]ausableacres.org](mailto:president[at]ausableacres.org)

Joe Demarco



I am a permanent resident of AuSable Acres. My wife and I have lived in Jay for the past 35 years. I currently serve as Vice President for the AAPOA and sit on the Architectural Review Committee.

I worked in the sheet metal trade for 40 years as a draftsman, field foreman, shop mechanic and

certified welder at a nuclear facility. Before moving to the Acres, we lived in New Jersey where we raised two sons who are now married and live in Ohio and New York. In addition, I'm a Veteran of WW 2, having served in the United States Navy aboard a ship in the Pacific Theater.

Phil Dooley



I'm Phil Dooley, running for my second term on the board. My wife, Marilou, and I built our home on Muskrat Drive in 2006, and moved here full time at the end of 2010. I am retired from 34 years of I/T technical support, last stop with IBM. I'm still working for at least the next couple of years, hopefully never again at a desk job. I've worked

at Ward Lumber, Whiteface, and caretaking camps on Lake Placid. Marilou was a catering chef prior to moving here.

We are members of the Hurricane Mountain chapter of the Adirondack Mountain Club. I ski, hike, bike, fish, paddle, golf, and enjoy photography. Marilou enjoys gardening, and is vice president of the Ausable Valley Garden club, in addition to completing the master gardeners courses offered by the Cornell Cooperative Extension. We have three children (all grown), and three grandchildren.

I am in my second year as treasurer of the board, and am active in trail improvements on our trail system. I have also worked on the bocce and volleyball courts, and will be helping with the pavilion construction.

I feel lucky to be living here in the Acres. It has a lot to offer, the people here are great, and the area has so much to offer, I will never exhaust the possibilities. I look forward to continuing to work with the board to keep this a great place to live and/or vacation. Thank you.

Paul Longenderfer



I first visited the area almost fifteen years ago, renting a cabin in the Acres and being captivated by the beautiful surroundings. My wife, Maureen, and I purchased a cabin in the Acres five years ago due to the serene surroundings, expansive trail system and wonderful neighbors.

Three years ago I was fortunate enough to be elected to the AAPOA Board. During my Board tenure, I led a rebuild of the website maximizing the content to better serve current and prospective members, created a social media presence by launching and maintaining our Facebook

page, redesigned and help oversee the bi-annual newsletter and organized and oversee the trails committee. Along with the current Board, I've helped better connect with the Acres community by making the information flow as rich and seamless as possible. By continually working together, I know AuSable Acres will remain a vibrant community well into the future.

FROM THE PRESIDENT'S DESK

by Rosemary Barry

It is finally spring, most of the snow is melting and we may actually start getting outdoors soon. Everyone in the northeast endured one of the most difficult winters in memory and the Acres wasn't spared. There were some water outages due to frozen mains and some power outages here and there. It was a good season for skiers, though.

As we look ahead, this year promises to be a good one for the AAPOA. The foundation for the new pavilion has been poured and we will be finalizing plans with John Johanson so the pavilion can be built. Thanks to our many generous donors, we are hoping to have it up by the Fourth of July picnic. Many people sent multiple donations throughout the fund raising drive. To date we received \$22,460 in donations and spent \$5,334 on the foundation and permit. The rest of the money will be used for the construction of the pavilion and attached storage shed. If there is extra, we will purchase a few new picnic tables for the pavilion. The bulk of the construction will be completed by a professional with volunteer help for certain tasks.

Our Fourth of July picnic will actually be on the Fourth this year. We have had such a good turnout over the past few years, we are anticipating another great picnic. See the related article in this issue.

There are three current board members who will run for reelection this year. Their bios are in another article in this newsletter. The election will be held at the July General Membership Meeting. Dues must be paid in order to attend. We still need one person to complete the last year of Tim Mainzer's term. If you are willing to run, you can be nominated from the floor at the General Membership Meeting on July 4th. Please consider this important undertaking. If you try it for one year and enjoy it, you can run next year for a full three year term. This is an excellent, hardworking board that works together very well and has accomplished a great deal.

Charter Communications seems to be ready to move ahead with the cable installation this year. I know you have heard that before but there were snags at the corporate level and they have been resolved. According to

Randy Douglas's article, the work should be completed before the end of this year. Stay tuned. I don't have any other information at this time, although I tried to get some.

Please remember to carry your membership card with you when you use our amenities. You may be asked to show it as all the trails, lake area, pavilion, tennis court and picnic area are for our members use only. The tennis court combination is on the reverse side of your card. All dogs must be leashed at all times and be accompanied by an AAPOA member.

I hope you enjoy this newsletter and look forward to seeing all of you in the Acres this year and especially at the meeting and picnic. Enjoy the spring!



UPCOMING EVENTS

Trail Maintenance Day	May 2 8:30AM
Roadside Cleanup	May 16 9AM
Spring Year Rounder's Dinner	May 28 6PM
General Membership Meeting	July 4 10AM
Summer Picnic	July 4 2PM
Roadside Cleanup	Aug 29 9AM
Labor Day Picnic	Sept 6 2PM
Trail Maintenance Day	Oct 3 8:30AM
General Membership Meeting	Oct 10 10AM

Note: additional event information is listed on our website and Facebook pages.



Lake Eaton skiers by Marlene McAlevey

HAVE YOU JOINED AND PAID YOUR 2015 DUES?

by Pete DeFina

The AuSable Acres Property Owners' Association is a voluntary organization. Every calendar year we must start at zero and completely rebuild our membership. Luckily, we have a solid nucleus of owners who support the AAPOA each year with dues money-- as of March 9th we had over 200 paid members! Just as important, many of these people also volunteer their time performing a myriad of tasks that make our organization so viable.

If you haven't already done so, please consider becoming a dues paying member for 2015 (the mailing label on this newsletter will have a '15 on the label if you sent in your dues money prior to 3/9/2015). **Look for the membership form in this newsletter.** And, if you have some extra time please also consider volunteering at one of the many tasks that we perform—there is a list of work committees looking for volunteers on the membership application form in this newsletter.

The AAPOA is very active at improving the quality of life and maintaining home and property values within the Acres. Here is a short list of some of the things we do: We keep the hiking/skiing trails clear of debris and safe for all residents to enjoy. We maintain several right-of-ways giving river access to residents who like to fish the AuSable River. We maintain the two restrooms across the street from Lake Eaton and maintain the lawn and area around the lake. Our biggest project to date is a building a pavilion at Lake Eaton. We began this project last year with the pouring of the foundation. This spring/summer we plan to do the actual construction of the pavilion—it should be completed in time for our 4th of July lakeside picnic, to which everybody is invited!

We also invite you to use the tennis/pickleball court that was renovated in 2012.

We hope that you feel being a member is worthwhile. We certainly speak with a stronger voice when we have as many members as possible.

Thanks for your continued support!

Please note: If you mailed your dues money after 3/9/15 your name may not be listed in this newsletter as a paid 2015 member or be reflected on the mailing label as a current member. However, if you have received your 2015 membership card, regardless of the names listed in this newsletter, please understand that we have you listed as a paid in full 2015 member.

AUSABLE ACRES WELCOMES NEW OWNERS

by Rosemary Barry

Since our Fall 2014 newsletter, the following people have become new Acres' property owners.

1. John Morrow & Danielle Moore - lot on Elm Street
2. Donna Strickland - home at 647 AuSable Drive
3. Aaron Kellett - lot on Spruce Lane
4. David & Susan Finnegan - lot on Cross Street
5. Douglas & Christine Sallese - home at 41 Traum Lane
6. Shawn & Ellen Hayes - home at 255 Sawmill Road
7. Christopher Ashley - lot on Evergreen Lane
8. Michael Hendricks - home at 4 Cedar Street
9. Julie Mercie & Alexandre Coude - lot on Evergreen Ln
10. Lee Zimmerman & Muriel Lidke – lot on Whitetail Ln
11. John Kroll – lot on Oak Hollow Road

We wish you many happy years in AuSable Acres and hope you will become members in the AAPOA.



The AAPOA no longer gets new owner information from the Essex County publication called "The Bugle". The county has discontinued publishing "The Bugle". It is now more difficult to find out names and mailing addresses of new owners in a timely manner. We send out informative new owner packets whenever we learn of a new owner. If you know of anyone who has purchased land or a home in the Acres, please contact Rosemary Barry at president[at]ausableacres.com with the information. **If your mailing address changes, please email the above address with the new information so you will continue to receive the newsletter.** Thank you.

Don't miss the Spring Year Rounder's Dinner

Where: Cascade Inn, Route 73, Lake Placid

When: May 28th

Time: 6:00 pm Cash Bar, 7:00 pm Dinner

Cost: Approx. \$28.00 per person

A follow-up email with more details will be sent as the time draws closer. If you have any questions or want to be added to the email list, call Joyce Phillips at 518-569-3270 or Mary Ann Dee at 518-647-5202.

See You There!

AROUND TOWN HAPPENINGS

by Randy Douglas and Susan Richards

The \$557,000 Connect NY Broadband Grant contract has been signed by all affiliated parties and the agreement is in place. According to the signed contract, all work is slated to be completed by 12/31/15.

In 2015, the Town will receive a \$200,000 CDBG Grant for renovations on the Community Center, a \$400,000 CDBG Grant for renovations on the Au Sable Forks Fire Department and a \$54,000 (DOS) Department of State Grant for Grove Park Enhancements.

Work Bee's on Henry's Trail will be announced soon! Final construction of the Honey Comb Structure for the nature trail is slated to begin this spring. A grand opening will be held late summer/early fall and will be dedicated in memory of Henry Caito.

The Town of Jay is finally coming to a close on the more than 52 FEMA Projects as a result of Tropical Storm Irene. Over the last few years, our Town has worked hard to build back better with the help of local, state and federal agencies.



Holiday decorated cabin by Phil Dooley

HOLIDAY DECORATION CONTEST WINNERS

by Paul Longenderfer

Once again, the AAPOA sponsored a holiday decoration contest recognizing those who best decorated the outside of their homes during the December holiday season. The competition was strong this year and we want to congratulate to the three winners, Steve Shambo, Almweg Lane; Merry and Mike Stuart, Fern Lane; and Lori and Kevin McDonough, Scenic Point Lane. They each received gift certificates to River's Edge Market in Jay. A huge thank you goes out to all residents who decorated their homes which makes our community even more special during the holiday season.

TOWN OF JAY TAX GRIEVANCE DAY

Many residents have asked for an update on tax grievance day. The 2015 grievance day has not been scheduled as of the printing of this newsletter. Please continue to check the Town of Jay website www.jaynewyork.com/assessor.htm for updated information.

COMMITTEE REPORTS

Many of our members are hard at work volunteering for several of the AAPOA committees. Here's an update on their progress.

Roadside Cleanup

Twice a year, a group of volunteers removes trash from our neighborhood roads. Committee chair, Joe DeMarco, is assembling a team for this spring's clean-up on May 16 and wants your help. Please email at [jodemarco\[at\]frontiernet.net](mailto:jodemarco[at]frontiernet.net) if interested.

Trails

The trails committee is hosting their spring trails day on May 10. Meet in the Lake Eaton parking lot at 8:30 am. Email Paul Longenderfer [plonge1\[at\]gmail.com](mailto:plonge1[at]gmail.com) to volunteer or with any questions.

Note: we are still accepting donated pressure treated lumber. Please email Paul if you have lumber to donate.

Security Patrol

The AAPOA organizes a security patrol consisting of a group of volunteers who drive around our neighborhood for a few hours every evening during the summer. The volunteers insure that all the common areas are in order and that our neighborhood is safe. This year, as in the past, Bob Santisiero is coordinating the security patrol schedule. He has a core of people who patrol the Acres for a week every year, but he needs 3 or 4 new patrollers in order to make a workable schedule and have everyone do just one week. The patrol is in effect all summer through Labor Day. If you can volunteer for a week, please call Bob at 919- 870-1153. He will give you whatever information you need and sign you up. If you can do part of a week, but not 7 days, that's ok, too. Anything you are available to do is a help. An active security patrol helps reduce vandalism. It is an important service, so please volunteer. Thanks.

Summer 'Get to Know Your Neighbor' Picnic

Each year, the AAPOA sponsors a summer picnic (this year on Saturday, July 4) for all our members. Last year we continued several popular events such as the canoe race and children's face painting, which were again a huge success. As you can imagine, an event like this takes many volunteers and we're soliciting your help. Volunteers are needed for many things including setting-up the tents, cooking the food and clean-up after the picnic to name a few. Please email Paul Longenderfer [plonge1\[at\]gmail.com](mailto:plonge1[at]gmail.com) if you're interested to share your ideas, meet new people and help plan the picnic.

Architectural Review

The committee is again working with Acres owners on many construction projects including one new home and one addition since our last newsletter. If you plan to build a structure on your property, you must complete an application form located on our website. Include plans and submit the completed packet to the committee for approval before you begin construction



Cross country skiing on Acres trails by Pete DeFina

FOREVER WILD WATER COMPANY

by Rosemary Barry

Our water company has applied to the New York State DPS for approval of a plan to replace the water tank on Summit Lane. Their application is on the agenda for discussion and approval at the April meeting of the DPS. We have sent an email to our property owners for whom

we have email addresses explaining their plan and financing application. Hopefully, most of you received it and read it.

Additionally, the water company needs to be able to get in touch with people quickly in the event of a water emergency. The fastest way to do this is through email, since not everyone is in the Acres or reachable at their phone number on file. Please send your email address to FWWC at foreverwildwaterco@gmail.com. If you want to receive emails from the AAPOA, send your email to us, too.



CHANGE OF ADDRESS

If you move or your mailing address changes for any reason, please send an email or a note to the AAPOA. The newsletter is not forwarded because it is sent bulk mail and forwarding is not offered.

Send us your new address and we'll insure you continue receiving this interesting and informative publication twice a year.

150 LOT PROJECT

by Doug Barry

The 150 lot project is still a work in progress. Currently we have about 82 properties in place towards the goal of 150. We need at least 150 signed on to the program before JLKN begins any subdivision and development of their property. If we are successful, then every JLKN property owner must become a member of our association. If we are unsuccessful, then any JLKN property owner will be able to use AAPOA amenities such as trails, lake, picnic area and our soon to be constructed pavilion. (The tennis court is locked and only available to our members.) The AAPOA is obligated to maintain all the amenities without any financial help from the JLKN property owners in this case.

The only way to remedy this potential problem is for our members to get involved by placing your properties into the 150 lot project. This will ensure the future care and maintenance of our amenities and maintain, or even increase, our property values. To do nothing seems shortsighted. JLKN owns several thousand acres that can, and will, be subdivided in the future.

You can find a more detailed history of the

project, forms you need to fill out and answers to your questions on the ausableacres.org website. Participation costs (filing fees) will be paid by the AAPOA. If you are unable to use the website, you can call Doug Barry at (518) 217-8519 for answers to questions and get the needed forms. You can also get information and the forms at the July 4th General Membership Meeting.

Let's get this done. Don't wait for someone else to do it. 82 members are already participating so help your association and all property owners to reach this goal.

MASS EMAIL FOR OWNERS IS UP AND RUNNING

by Pete DeFina

In our continued attempt to improve communications within AuSable Acres, the AuSable Acres Property Owners' Association has created a system by which we can send mass emails to all home/property owners. Personal email systems will not support the sending of hundreds of emails at a single given time. Therefore, we have established a relationship with a commercial mass email provider—Vertical Response—that properly and professionally provides for the sending of mass emails.

It is not our intention to flood Acres' folks with numerous emails. However, when warranted, we now have the capacity to send emails to everybody in the Acres who provides us with an email address.

We sent out our first mass email on 1/18/2015. We sent out a second email, with the same content, to additional contacts on 2/18/2015. If you have already provided us with a valid email address, you should have received one of these two emails. If you did not receive either of these emails, the most likely reasons are:

1. We do not have a current/valid email address for you or;
2. The emails we sent were directed by your personal email system into your spam/junk folder.

If that is the case, you can access your spam/junk mail folder, find either one of the 2 sent emails using the dates above, and mark those emails in your system as emails that you want to receive.

If you have not yet provided us with an email address and would like to be included as one of our contacts, please email us at aapoamail@gmail.com, provide us with a valid email address, and we will gladly add you to our contacts list. You can also add additional email contacts, if you desire. Each home/property owner can have up to 3 email addresses on file.

DID YOU KNOW...

article excerpt from May 2002 AAPOA Newsletter

At 6:51 in the morning of Saturday, April 20, 2002, residents of AuSable Acres and for many miles around were jolted awake, if not right out of bed, by a magnitude 5.1 earthquake, centered only five miles or so NE of Au Sable Forks. The event was well reported in national media, including details specific to Jay and Au Sable Forks. Some masonry was cracked in all the churches in Au Sable Forks and Jay, which were closed for a day or two until engineers could inspect them and pronounce them safe. A few buildings are still cordoned off. A hundred-foot section of NY route 9N between Clintonville and Keeseville collapsed, but Mother Nature thoughtfully left one lane passable.

A Forever Wild Water Company main on Alder Street cracked and required repair. (As usual, Urgil Douglas and Forbes Excavation responded quite promptly) Many Jay residents have reported foundation cracks and dishes or other breakables dislodged from shelves and broken – including much of the stock of the Au Sable Forks liquor store. (One could speculate further about the hand of God, except that the art of making wine and spirits owes much to men of the cloth, at least in the Western world.) From the insurance industry's point of view, this was an act of God – not covered.



Getting ready for spring by Phil Dooley

AAPOA THANKS OUR 2015 MEMBERS

Charles Adams	Robert Della Torre	Robert A. Halko	Raymond G. Longo	Mark Rowland
Steve Albert	Joseph DeMarco	Jane Hallick	Robert Looney	Jack Rowley
Michael Ales	Steven Diaczuk	Aaron Hannah-Albon	Gerard Loughren	Angelo Santana
Dorothy Bacon	Michael Diehl	Shawn C. Hayes	Angelique Maier-Hallinan	Eileen Sanville
Dennis Bakos	Marc E. Dillon	Michael Hendricks	Thomas R. Mainzer	Knut F. Sauer
Gary Barlow	Richard Dodge	Mark J. Holowach	Maria Marino	Louis J. Scavo
Douglas Barry	Alexandre	David Horstmann	John F. McAlevey	Robert Schuelein
Andrew F. Bausili	Domingue	David Hunt	Robert McDermott	Steve Shumway
Richard Beam	Philip Dooley	David Hyman	Kevin McDonough	Frank Signorelli
Reginald Beatty	Randall T. Douglas	Mary Ilacqua	John Mehrman	Annalis E. Simpson
William L. Blodgett	Joseph Dumoulin	Charles Ingulli	Julie Mercier	Richard G. Simpson
Glendon Bower	Gregory W.	Sylvia Irvin	Karen Mercorella	Leonard J. Smith
Helen M. Branigan	Dyczko	Jim Jacob	Menilyn T. Merrick	David J. Snare
Richard Bremer	Tony Eckert	Jae Jewell	Tina Merrihew	Robert St. Yves
Mark E. Brennan	Kenneth Eicher	William Johnson	Steven W. Miller	Hanns Streuli
Loyd C. Brewer	John Eng	Vincent Jordan	Harry Moresco	Ernst F. Stroebel
John Burfeindt Jr.	Robert Engstrom	Claudia Kasserra	Robert J. Morrison	Paul T. Svec
Todd Byrns	James Ferullo	Martin Kirschenbaum	John P. Morrow	George M. Sweetman
Joseph Caccamo	David Finnegan	Matthew W. Kniskern	Joseph Murphy	Michael Tedesco
Michael C. Caffrey	Matthew Fisher	Dobrin Kolev	James Nally	Dolores Tromblay
William Cain	Kenneth J. Fisher	John F. Kovacs	Anthony Napoli	Cecil R. Trueblood
Thomas J. Cairns	Tim Fitzgerald	John J. Kroll	Andrew Navarro	Martin T. Tyler
John Callahan	Norman P. Fivel	Frank Krueger	Frank O'Brien	Anthony Tyler
Howard Cappadocia	Marjorie A. Flint	George Lamy	Brian O'Grady	Guy Tyler
George Carroll	Keith E. Ford	Roger Lancellotti	David Patilla	Alexander Vasil
Sarah Carter	Douglas Fox	Stephanie Landis	Gregory Peacock	Julio Vasquez
Stephan Cassise	William Frieman	Robert Lange	Geogianna Pellegrini	John Velit
Louis P. Castaldo	Aaron Gagnon	Romain Lastere	Jeffrey Perry	Richard F. Villa
David B. Chandler	Krista Gebel	Raymond Le Tourneur	Susan Petersen Lubow	Nancy Vranich
James P. Ciesielski	Laurie George	Gaeten LeCompte	Todd Peterson	John J. Vuz
Salvatore P. Cioffi	Anthony Germano	Dennis C. Lee	James Phillips	Robert W. Wainwright
Thomas C. Colabella	Edward Giroux	Larry Lee	John Philo	Frank Walter
Marie Colalucci	Arthur Glay	Vincent Lehouillier	Robert F. Platt	Glenn Watt
Michael L. Connerty	Vern Gonyea	George C. Leiper	Ingrid Rand	Robert West
Brandi Cotrupe	Paul Gottwald	Ronald Levine	Connie Reeves	Marjorie Whelan
Karen A. Curren	Greenheart Corp.	James C. Leyhane	Sandra Richards	Eugene Williams
Tyler Dabravalskas	Thomas Grogan	Oscar C. Lirio	Ernesto R. Roche	Wingspan Consultants
John G. D'Angelo	Robert A. Grom	Leondard G. Lisacchi	Arthur Rosenzweig	Andrew Wolcott
MaryAnn Dee	Brian Guest	Philip W. Lobo	Michael L. Rossi	Michael W. Wozniski
Peter DeFina	James D. Haig	Paul Longenderfer	Stacey Rowland	Ester Wyles
				Terrance D. Young

Please note: If dues were received after 3/9/15 your name will not be listed in this article or reflected on the newsletter mailing label. You'll receive your 2015 membership card in the coming weeks and that indicates we have you listed as a 2015 member.