

AuSable Acres
50th
Anniversary



THE ACRES REPORTER

Brought to you by
AuSable Acres Property Owners' Association

NEWSLETTER

www.ausableacres.org

SPRING 2013

50th ANNIVERSARY of AUSABLE ACRES

by Paul Longenderfer

2013 marks the 50th anniversary of the AuSable Acres community. Many of the roads were constructed and the first houses were being built back in 1963. Most of us weren't living in the Acres at the time, so we're including several historical articles and musings in the Spring and Fall newsletters this year to give everyone a taste of the Acres over the years. Join us the evening following the July 6th picnic for a special celebration which Rosemary outlines in her President's letter. We hope you enjoy reading about the Acres history as much as we enjoyed researching it. Here's to the next 50 years!

HISTORICAL NOTES

article reprinted from the AAPOA July 2005 Newsletter

There are fewer regional residents dating back to 1963 when John Eaton (lumberman) of Rochester, Vermont envisioned the community of AuSable Acres. It's time for the new residents to become aware of the foundation of the original 5,000 acre development.

Under the sales management of Bernard Roberts, high gloss ads appeared in major city newspapers. AuSable Acres sales gave a low profile approach to a bit of 'Eden' in the Adirondacks. With little money down, \$10 would hold a building lot and financing through the Acres with a 5 year loan. Individuals from Montreal to New York City, Long Island and New Jersey could achieve the American dream of owning a second home in the mountains.

Dick Champeny, Manager, would oversee the building of almost any style or design of Chalet, Camp, A-Frame or Cedar Pan-Adobe. This is why there are many variations of structures in the Acres. Dick and his staff were extremely agreeable and willing to make your new home to your liking and taste. If any problem arose, the crew was immediately sent to your home to correct the

situation. Opening and closing the house was provided by the office staff. Cleaning and renting service was also available. A phone call to Polly Andrews at the office was all that was needed and the job was completed.

Pale Face Dude Ranch on route 86, owned by Doc and Jean Fitzgerald, provided indoor swimming and horseback riding through the trails in the Acres. An intermediate ski lift was also available at the ranch. The Fitzgerald's were labeled number two hosts as John Eaton was considered the best host in the North Country.

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Montreal Gazette Ad, July 1971

The Acres flourished the first six years. 100 homes were constructed. A flight strip was maintained parallel to AuSable Drive. Two tennis courts were created. In 1967, the Homeowners Association stocked the lake with speckled trout. 1969 records indicate a Cliff Jennewein,

President of the Homeowners Association, presided at a meeting held at the lake. This was followed by a community barbeque attended by as many as 300 residents. Vivian Burdick's baked beans made a press release in the September 1970 publication of AuSable Acres News.

The second slate of officers were: President Bot and Claire Ham and Vice President Joe and Norma DiMarco, Secretary Ray Doyle and Treasurer Bart and Wanda Gaffney. These four families still live in the Acres. They worked with a budget of \$3,577 with Homeowners paying \$10 and landowners dues of \$5 per year.

John Eaton provided total maintenance of the roads, free water and maintained the recreation areas. He wanted others to love and enjoy the Adirondacks.

FROM THE PRESIDENT'S DESK

by Rosemary Barry

Dear AuSable Acres Property Owners,

I hope you enjoy this issue of our newsletter. It contains many historical articles which are very interesting and informative whether you are an "old timer" or a new owner.

We are finishing our preparations for the 50th Anniversary celebration. As in the past, the picnic at the lake on Saturday, July 6th at 2:00 will be a barbecue with food and beverages provided by the AAPOA. Paul Longenderfer is planning some special things for the picnic, too. Our volleyball net and bocce ball court will be available for your use as well as the tennis/pickle ball court. That evening, at dusk, there will be a fireworks display at the lake. It promises to be wonderful. In case of rain, both events will take place on Sunday, July 7th. We are looking forward to a great turnout. We will be holding a 50/50 raffle on July 6th during the picnic with the winner receiving 1/2 of all the money collected. The winner will be announced either at the end of the picnic or at the beginning of the fireworks.

We will be discussing a possible amendment to our AAPOA constitution at the meeting on July 6th. If passed, the amendment will change the second General Membership Meeting of each year to Labor Day Weekend in September instead of December. Attendance in December has been decreasing each year and we hope that more members will be able to attend in September. We have a petition signed by 25 members so we can discuss and vote on this proposal in July.

We will be electing three members to the AAPOA board on July 6th. Pete DeFina is running for re-election, Jim Phillips and Tim Mainzer are running for the other vacant seats. Their bios are in this issue. Nominations will also be accepted from the floor.

Many of our members have asked us for a phone number so they can reach a board member with a question or concern. Along with the email address which is president@ausableacres.org, we now have the following phone number: (518) 217-8519.

Please try to participate in the roadside cleanup on Saturday, May 25th, at 9:00 am. It takes about an hour or so and is really necessary. After the winter the roads really have accumulated a lot of litter. The more help we have, the more roads we can clean.

We will attend to the tennis court vandalism soon. The case is in court and the damage will be fixed once the weather is warm enough. The board and I hope that we won't have to deal with any further damage to our property.

The town supervisor, Randy Douglas, successfully applied for a grant from NYS to bring broadband Internet service to the Acres through Charter Communications. Details of the when and how will be forthcoming soon. Stay tuned. We have been waiting for this for a long time.

Thank you for your support of the AAPOA and AuSable Acres. Your membership dues are the only income source we have to maintain and improve our amenities. A special thank you to our members who have made extra donations when paying their dues. We really want AuSable Acres to be a wonderful community for many years to come.

50th ANNIVERSARY FIREWORKS CELEBRATION

Please join us the evening of July 6 at Lake Eaton for a special fireworks show in celebration of the Acres 50th anniversary. The professional fireworks will start after dusk and we are so excited to show appreciation to all our AAPOA members as we celebrate this great milestone. Please visit our website or Facebook page for additional information.

UPCOMING EVENTS

Trail Maintenance Day	May 4 8:30AM
Roadside Cleanup	May 25 9AM
General Membership Meeting	July 6 10AM
Summer Picnic	July 6 2PM
50 th Anniversary Fireworks	July 6 Dusk
Roadside Cleanup	August 24 9AM
Labor Day Picnic	September 1 2PM

Note: meeting locations for upcoming events included in articles throughout the newsletter and listed on our Facebook page.

MEMBERSHIP UPDATE

by Pete DeFina

Membership in the AuSable Acres Property Owners' Association is voluntary. Each year we must start at zero and rebuild our membership. Luckily, we have a solid nucleus of owners who support the AAPOA with dues money every year and, just as important, 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 2013 (the mailing label on this newsletter will have a '13 on the label if you joined prior to 3/25/13). And, if you have some free time please also consider volunteering for one of the many tasks that we perform.

The AAPOA is very active at improving the quality of life for all property owners. We keep the hiking/skiing trails clear of debris and safe for all residents to enjoy. We recently opened a new right-of-way 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 annual "4th of July" lakeside picnic is always a big success—all are welcome! We conduct several roadside cleanups throughout the year. This is just a short list of the many functions that our membership tackles throughout the year.

Last year we also renovated one of our tennis courts that fell into disrepair. Not only can you play a top notch game of tennis, but the court also has painted lines for pickle ball—which is a paddle sport using a somewhat smaller area.

As you can see, the AAPOA is a very active association that benefits everyone. We hope that you feel that being a member of the AAPOA is worthwhile. We speak with a stronger voice when we have as many members as possible.

Please note: If you sent in your dues money after 3/25/13 your name will not be listed in the membership list on p. 7 or reflected on your mailing label. However, when you receive your 2013 membership card understand that we have you listed as a 2013 member.

AUSABLE ACRES WELCOMES NEW OWNERS

by Rosemary Barry

The AAPOA wishes to welcome the following new Acres property owners:

Bill Lincoln, lot at 50 Oak Hollow Rd.
Jay and Beth McLaughlin, 73 Forest Lane

James Hoyt, 153 Scenic Point Lane
Joseph and Nilsa Caccamo, 188 Sequoia Mountain Lane
Eric Martin, property on Evergreen Lane

Welcome to all the new Acres owners and we hope you become members in the AAPOA.

JULY MEETING AND BOARD CANDIDATE BIOS

by Rosemary Barry

Join us on July 6 at 10AM at the AuSable Forks Community Center for our bi-annual General Membership Meeting. There are three AAPOA Board openings each consisting of a three year term. The election to fill the Board openings will be held at the meeting at which time nominations can also be made from the floor. Below are the candidate biographies:

Pete DeFina

Another couple and I bought the house in which my wife and I now live in 1982. Within a few years, the other couple decided that they did not want to continue to drive up here from Long Island and we agreed to rent our house to year-round tenants. To make a long story short, after many years of owning a partial share of a house we never visited, my wife and I bought out the other couple's share in 2005. We completely renovated the vacant house and began using it ourselves.

We began spending more and more time in the Adirondacks—skiing, snowshoeing, kayaking, hiking, and camping. It soon became obvious to both of us that this was where we wanted to live. Since my wife's retirement in 2010 AuSable Acres has become our permanent home.

I am completing my first 3-year term as a member of the Board of Directors and I'm seeking reelection. Currently, I serve the Board as its membership chairperson and secretary. I strongly believe that Board members should play an active role within the Association and that would continue to be my pledge to you.

During the last 9 years of my teaching career (I retired in 2006) I was the president of my teachers' union. In that capacity I learned the importance of being frugal with the dues money of our membership. I consider being fiscally responsible to be an essential component of running any organization which is supported by the hard earned money of its members. My union position also taught me a host of other organizational skills— i.e. solving member related problems, evaluating the needs of the organization, deciding upon effective ways to move the organization forward. I will continue to use these skills if reelected to the AAPOA Board. I thank you for your consideration of my candidacy.

James Phillips

I am James L. Phillips, born and raised in Marcellus, NY. My childhood has many fond memories of exploring the woods out in the back of my parents' yard and beyond. That is probably where my love of the nature began. From there it expanded to spending time on the Finger Lakes, especially Otisco Lake that was not far from my Marcellus home.

My wife, Joyce and I married in 1977. Within a few years we purchased 10 acres of land in the town of Fabius, NY since we both have a love for the outdoors. From there, we proceeded to fulfill our dream of building a log home. I nearly single handedly constructed the home on my "off" hours from my full-time position as a draftsman at Carrier Corp.

In Fabius, we took advantage of living near two state forests and several ski centers. I was on ski patrol for 17 years at one of those local centers. Through all the busyness of home building, career and family, I would always feel the pull of the trails of the Adirondacks. I have climbed 44 of the 46 High Peaks, many of them more than once. I always feel a deep appreciation for the natural beauty of the awesomeness of God's creation especially here in the Adirondacks.

I am a graduate of Canton ATC where in 1975 I received a degree in Mechanical Technology. I worked for National Grid as a Computer Analyst, managing their CAD system. I retired from that position in 2008 and began working for my current employer, Bentley Systems.

We have decided to move in a direction of retirement and have now made the North Country our home. Beginning this spring, we hope to begin construction on our new home in AuSable Acres.

It would be a pleasure to contribute to our new community in the Acres by the giving of our time and talents to make it a better community in which to live.

Thomas R. Mainzer

I have been a full-time resident of AuSable Acres since my retirement in 1991. Trail maintenance and improvement has always been important to me. I have served on the Board over ten years in the past. Many good things have occurred but there is always more to do. If elected, I will serve as treasurer for one year only, then someone else will take over the position. I held the position as treasurer for several years in the past. AAPOA is where it is at, and volunteering is vital! Despite my name, I have always been called "Tim". Thanks for your consideration.

NEW WEBSITE AND FACEBOOK PAGES

by Paul Longenderfer

We are in the midst of redesigning the AAPOA website in an effort to better communicate to all of our members and residents. Enhancements are being made to many current areas of the site while adding several new elements including additional maps, FAQs, New Member Packet and Board contact information to mention just a few. The site should launch by the end of May and we encourage you to go to www.ausableacres.com to view the updates once they're made. Let us know what you think by sending an email through the 'Contact Us' section.

In addition, we recently launched a Facebook page. Please go to www.facebook.com/ausableacrespropertyownersassociation to view pictures of past events and the events calendar for upcoming Acres' happenings. 'Like' us to stay updated on additions to the page.

We hope you enjoy the site improvements and our Facebook page. They're both a testament to our great community and all the wonderful amenities we enjoy here in the Acres.

STORIES FROM THE PAST

reprinted from the Fall 2008 Newsletter
by Karen Curren

It was March 1968, the muddy season back before any of the Acres' roads were paved. My husband, Teddy, left from work with one of his friends in order to do some work on the A-Frame on Cedar Street that our family had purchased the year before. Teddy and Norman got to the Acres and their car proceeded to get stuck in the mud. They carefully rolled up their suit pants so they would not get muddy as they tried to push the car. A neighbor, Mrs. Vivian Burdick, came along and offered to give their car a push with her car. She placed her car in back of Teddy's and gave it a push and then she got stuck in the mud causing her to spin her tires which left the guys' suits covered in mud.

Labor Day Picnic, early 1970's – the canoe race. The crew on Teddy's birch canoe was Joe Bradley Jr. and Bob Halko. They were in the lead, but just as they were about to cross the finish line the guys put their paddles on the same side of the canoe causing it to capsize and dumping them in the lake to the great amusement of all gathered.

COMMITTEE REPORTS

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

Trails

Join us for our first official trail maintenance day on May 4. We'll meet at the Tennis Courts at 8:30AM and then gather in teams and disperse to work on different parts of our trail system. Everyone is welcome as we have a list of different projects, some of which don't include heavy lifting or a need for experience in trail work.

Please wear clothing you don't mind getting dirty including closed toe shoes and work gloves. We'll need tools for our work and would appreciate it if you could bring any of the following: shovel, garden rake, pick ax, pry bar and loppers. Bring your own water and lunch as we'll eat on the trail. Join us afterwards, probably late afternoon, to share tales of our work and a few supplied beverages.

The event is rain or shine and contact Paul at [plonge1\[at\]gmail.com](mailto:plonge1[at]gmail.com) to RSVP or for any questions. Please bring your neighbors and friends as we need all the help we can get!

Roadside Clean-up

Two roadside cleanups are scheduled for 2013., May 25 and August 24. We'll meet at the lake at 9AM for both events. Thanks to everyone who helped us last year and hope to see many new faces in May.

Roadside Planters

MaryAnn Dee and her team brightened the many planter barrels at the corners of our roads with holiday decorations.

Thanks so much for keeping us in the holiday spirit and helping make the Acres beautiful. We look forward to the flower plantings that brighten our community each Spring.

Architectural Review

The committee has been hard at work reviewing new applications and keeping up to date on current building projects. 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.

HOLIDAY DECORATION CONTEST WINNERS

This year's holiday decoration winners are Stephen Shambo, 30 Almweg; Mr and Mrs. Glendon Bower, 134 Scenic Point; and Ray Longinetti, 115 Whitetail Lane. Congratulations! Each winner received a pair of tickets to the movie theatre in AuSable Forks.

Thanks for making the Acres look so festive. We all enjoy seeing your lovely work.

ACRES HISTORICAL NOTES

by Jim Haig

In the early 80's I journeyed to the Adirondacks from Philadelphia in order to do some hiking in an area to which I had not previously ventured. During that first encounter with the North Country, I was mesmerized by its natural wonders and immediately felt that I had come 'home', never anticipating that many years later wife Katie, daughter Krista and I would regard Ausable Acres as such.

When we eventually purchased our Cherry Lane log home in the mid-90's, we relied exclusively on the expertise of Dick Champeny in order to familiarize us with the area and get in step with ADK ways and AA protocols. Needless to say, Dick was the consummate host, providing us with lifestyle tips and advice in the gracious manner that was his trademark. When we shared with him that our regular summer and winter getaways provided much-needed relief from the work-related stresses of two educators, he informed us that, as a lifelong Adirondacker, he had never experienced stress!

Despite the fact that we currently reside in Pennsylvania, Katie and I are contemplating becoming fulltime residents shortly in order that we can come 'home' to the natural splendors of the Adirondacks and savor the peaceful ambience afforded by the Acres lifestyle.

WILDLIFE IN AUSABLE ACRES

reprinted from the Winter 2009 Newsletter
by Pam and Loyd Brewer

We live in an area that was forested and without any houses until the 1960's. This was home for a variety of wildlife. Many of these animals and birds can still be found here. In the past year, we have seen many deer and raccoons. Before the ice storm of 1998, deer were seldom seen in the Acres. The storm destroyed the tops of many trees allowing the sunlight to reach the forest floor. This,

in turn, has allowed brush and vegetation to grow, which gives cover and food to the deer.

In April, we were surprised when a handsome coyote walked by our garage window!

Once, we looked out and 12 turkeys were under the feeder. It also attracts squirrels, chipmunks, mourning doves, chickadees, nuthatches, blue jays, tufted titmouse, grosbeaks, gold finches and juncos. Even bears like the sunflower seeds, but they tend to destroy the birdfeeders. The suet feeder attracts many woodpeckers including the large pileated woodpecker which can be up to 15 inches tall.

One of the most fearsome animals that had been on our property is the fisher, which is related to weasels, minks and wolverines. In the past 19 years we've seen four in our yard, but many more on AuSable Drive. To our dismay one of their favorite foods is cats. One morning we heard a commotion and looked outside to see a large fisher dragging our cat by its neck towards the woods. My wife ran after it with a broom and I was able to rescue our cat. With Dr. Sue's help, she made a full recovery. We had lost other cats before we realized what was happening to them. Now, our cats are indoor pets!



Photo by Pete DeFina

Before the Acres was developed, my father trapped this area for fishers. He only caught a few because they were rare. They had been over trapped back then because their hides were worth over \$200 each (a large amount for the time). Fishers have made a comeback because there is no longer a demand for their fur. The last I checked, they brought \$20.

This past winter, a porcupine had taken up residence in a dry culvert on AuSable Drive. I saw him many times on my way to work in the morning, sunning himself outside his manmade den. Foxes are also a common sight in the Acres, often with kits in tow.

150 LOT PROJECT

by Rosemary Barry and Paul Longenderfer

Several years ago JLKN purchased several thousand acres surrounding AuSable Acres. They acquired all the land that had not been previously subdivided by the Eaton family when they first began selling property in the Acres in 1963. JLKN's holdings run along Cross St, parts of Sawmill Drive, parts of AuSable Drive and part of the area known as the Cascades. There are other parcels, as well, but these are the largest. JLKN could subdivide the property and sell building lots in the future. This is the reason for the 150 lot project. A short history follows as well as the steps that you can take to insure the existence of the AAPOA and its amenities permanently.

HOW DID THE JLKN AGREEMENT HAPPEN? When John McAlevey, our former attorney and board member, realized the Eaton family was selling their holdings in AuSable Acres, he was concerned about maintaining our right to use the amenities that were promised to AAPOA members at the time they bought property. He solicited original owners and asked them to sign Quit Claim Deeds to ensure our permanent rights to use the trails, lake and river accesses as promised. In order to remove the Quit Claim Deeds and clear title, JLKN sued the AAPOA. Negotiations between JLKN and the AAPOA resulted in the AAPOA securing its right to the amenities mentioned above. The 150 lot agreement is part of the larger agreement between the AAPOA and JLKN.

WHAT IS THE 150 LOT AGREEMENT AND WHY IS IT IMPORTANT? The 150 Lot project is an agreement between the AAPOA and JLKN that stipulates if 150 AuSable Acres home/lot owners agree to make their AAPOA membership mandatory, JLKN will be bound to make all of their future home/lot owners mandatory members. If JLKN develops their land prior to 150 AAPOA members signing-up for mandatory membership, their homeowners have use of the lake and trails without paying AAPOA dues since the lake and trails are officially on JLKN land. In addition, the JLKN homeowners could start their own property owner's association which could compete with the AAPOA. This is an important agreement as it guarantees a strong base of dues paying members into the future.

HOW AM I AFFECTED IF I BECOME PART OF THIS? When you sign-up for the '150 lots' you agree to make your AAPOA membership mandatory for you and future owners of your property. An important fact of this agreement is that AAPOA members who sign-up for the 150 Lot project are only bound to mandatory membership if and when JLKN develops their land.

Approximately 75 of your neighbors have guaranteed their AAPOA membership. We hope you

support this important initiative and ask you to go to our website and click on the '150 Lot' info heading and download the notary form. Complete the notary form including your name, local address, Tax ID number and deed reference which are located on your annual tax bill. If you don't know your ID numbers, we'll use your address to research. Have the form notarized and mail to AAPOA, PO Box 8, AuSable Forks, NY 12912. The AAPOA will file the forms and have your deed amended at no charge.

TRAILS COMMITTEE NEEDS LUMBER

by Paul Longenderfer

Do you have extra pressure treated lumber leftover from a recent building project? The Trails Committee is in need of all sizes of pressure treated lumber for upcoming trails projects. If your lumber is in good condition and you'd like to donate it to the trails committee, please contact Paul at [plonge1\[at\]gmail.com](mailto:plonge1[at]gmail.com).

AAPOA THANKS OUR 2013 MEMBERS

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