

AuSable Acres Property Owner's Association, Inc.

N E W S L E T T E R

P.O. Box 8, AuSable Forks, N.Y. 12912

www.ausableacres.org

Summer 2012

AAPOA Board Elections To Be Held This July

There are three (3) openings for the AAPOA Board. Each term is for three years. Since there are four candidates for three positions, absentee ballots will be available. Anyone wishing an absentee ballot must send a letter to Rosemary Barry requesting an absentee ballot. It must be received by May 19, 2012. You will then get a ballot and instructions for submission. It will be a secret ballot that will be opened only when all the other votes are cast at the meeting. Nominations can also be made from the floor at the General Membership Meeting on July 7, 2012. Below are autobiographies of the candidates.

JOSEPH DeMARCO

I am a permanent resident of AuSable Acres, Jay, NY. My wife and I have lived in Jay for the past 35 years. I have served as Vice President for the AAPOA in the past and I also have served on the board several times. I am currently on the Architectural Review Committee as well.

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.

I am a Veteran of WW 2, having served in the United States Navy, serving aboard ship in the Pacific Theater.

PAUL LONGENDERFER

I first visited the area almost fifteen years ago, renting a cabin in the Acres and being captivated by the beautiful surroundings. In the successive years, I've spent many vacations hiking the local mountains, competing in the Ironman Triathlon and making plans for a more permanent move to the North Country.

My now wife, Maureen, and I purchased a cabin in the Acres three years ago due to the serene surroundings, expansive trail system and wonderful neighbors. We've grown so fond of the area that we were married here last fall and spent our honeymoon, you guessed it, right here as well.

I believe a community grows stronger through the active involvement of its residents. To this end, I currently sit on the AuSable Forks Revitalization Committee and the Tawahus Lodge Center steering committee, helping promote the economic stability and enhancing the quality of life in the surrounding communities.

As a new board member, I'll use my experience in

strategic planning and product marketing to build upon the communication structure already in place. Making the information flow as seamlessly as possible keeps the Association members well informed which, I believe, also increases our resident involvement. By continually working together, we'll ensure AuSable Acres is a vibrant community well into the future.

LOUISA FORREST

My husband Rob and I own property on Summit Lane. We plan to retire here. I am a mother of three, grandmother of two and have had a love of the Adirondacks since I was a child.

I have a Bachelor of Science degree in IT from the University of Phoenix and I am currently employed by Ulster County BOCES in the IT field. Currently I serve on the Executive Board of Ulster BOCES United Employees, members of NYSUT.

I have a current real estate sales license which is held by B.A. Straight Real Estate in Jay. I have been a licensed real estate associate over the years with several agencies downstate.

In the past, I have been employed by a nonprofit organization in Florida. I worked for IBM in their environmental lab, analyzing water and soil samples as well as maintaining the lab's records.

I believe that my broad experience and my love of the Adirondacks and the Acres will be an asset to the AAPOA Board.

PHIL DOOLEY

My wife Marilou and I are originally from Connecticut. We discovered the Acres in July '05 and instantly fell in love with it. After years of looking at listings in Keene, Lake Placid, and the surrounding area, I stumbled on Straight's and Champeny's websites, and couldn't believe what I was seeing. We were booked for 4 days in Lake Placid around the 4th of July, and came up armed with the maps and listings for what looked interesting. Needless to say, we wound up in Straight's office putting in an offer on a piece of property before we even checked in to our room in Lake Placid. Although the first piece slipped through our hands, we kept going with the process until we wound up where we are (74 Muskrat Drive). We started building in Feb. '06, and spent as much time as possible here until we moved here full time in Dec. '10.

I spent 34 years in IT, starting at Travelers Insurance, moving to The Hartford, and finally getting outsourced to IBM in '07. I was finally able to retire at the end of July '11 from

continued >

AAPOA Board Elections continued:

corporate life. I just spent my first resident winter working outside as a lift attendant at Whiteface; it's amazing how many people I met there from the Acres. My next stop is Ward Lumber, I hope to be there for a while.

My wife Marilou spent most of her working life as a chef. She has been involved in several charitable causes, and continues to be involved in the community here.

We have 3 sons, the oldest in St. Petersburg, FL, with his wife and 7 yr. old daughter. Our next oldest is in Los Gatos, CA, with his wife, 5 yr. old daughter, and 2 yr. old son. Our youngest is a recent college grad, still living in CT.

I like to ski (both downhill and XC), fish, hike (a little more than halfway to becoming a 46'er), bike, golf, and am serious about photography. I would like to get involved in trail maintenance as a payback for all the enjoyment I've had on the trails in the area. I would also like to get involved in Habitat for Humanity as time allows. Marilou likes to garden (what the deer won't eat). We both plan on being active with the new community garden, which looks like it's really going to happen this year.

I am in awe of this community. I tell myself every day that I can't believe we live here. We have never been made to feel like "outsiders", and have felt like we belong here since we first set foot here. Not only is it one of the most beautiful places in the country, the people are the best part. Irene was a huge eye opener on how strong the people are, and this community is. We are proud to be a part of that, and hope to add positively to that.

Holiday Decoration Winners

Once again the AAPOA looked for the best outdoor decorations in the Acres. Vice President, John Sanpietro, drove all around and decided the prizes should be awarded to Mr & Mrs. Tom Moresco on Alder St., Mr & Mrs. Joe Dumolin on Scenic Point and Mr. & Mrs. Loyd Brewer on AuSable Dr. Their prize was a pair of movie tickets at the theatre in AuSable Forks. Thanks to everyone who decorated their homes this year.

Please Mark Your Calendars

The AAPOA Summer General Membership Meeting will be Saturday, July 7th at 10:00 AM in the Community Center in AuSable Forks. Elections will be held for three positions on the AAPOA Board. Candidate bios are contained in this newsletter.

Our holiday picnic will be at the lake on July 7th at 2:00 P.M. All are welcome.

AuSable Acres Welcomes New Owners

The real estate market is definitely slow but there are a few new owners that we would like to welcome:

1. Stefan Fodor & Terri Zelig bought a lot on Signor,
2. Darrin Goodrow and Sara Akey bought a home on Bruin Lane,
3. Mark Metzler bought a lot on Cascade,
4. Clifford J. Byrne bought a home on Cascade,
5. Anthony and Kathleen Eckert bought a home on Sequoia Mountain Lane,
6. James K. Lee bought a lot on Butternut Lane,
7. George Nolan bought a home on Dogwood St,
8. George Carroll bought a lot on Whitetail.

We hope to see you at our picnic and urge you to become AAPOA members.

New Signs for Hiking/Skiing Trails

To remind everyone that motorized vehicles of any kind are prohibited on the hiking/skiing trails, the AAPOA has worked with JLKN (who owns the trails) and has ordered new signs that will be posted this spring. It is important to keep motorized vehicles off the trails because they create deep ruts that ruin the trails for hiking, cross country skiing and snowshoeing. Please remind guests you may have or people to whom you rent about this restriction which has always been in place. Thanks to Tim Mainzer for taking care of this job. The signs have been needed for a long time.

Semi-Annual Roadside Cleanup

Saturday, May 26, 2012
9:00 A.M.

Meet at Lake Eaton

All are welcome!

From the President's Desk

Dear AuSable Acres Property Owners,

Like most of the country, Jay had an unusually easy winter. Little snow, not too much cold weather. Skiers would have liked more snow, I know. Now we are into Spring and things are beginning to happen.

Our membership chairperson, Pete DeFina, has written an excellent article telling all of you about the work that the AAPOA does for all of us. I thought you might wish to read about some of the other things we do as well.

You may not know that our Association works closely with the Town of Jay Supervisor, Randy Douglas, to resolve issues that affect all residents and owners in the Acres. He is easily accessible to us and gives us needed support on a variety of issues. The Highway Department Superintendent, Chris Garrow, is also very helpful to AuSable Acres. His department is very responsive whenever we call upon them. If you have been here in the past year, you can see how much work has been done on the roads in the Acres. We contact the town to have them remove any large items (for example, tires) that accumulate around the grounds and to take away the debris that we collect during our Spring (May 26, 2012) and Fall roadside cleanups.

The Association will again pay for and plant flower barrels throughout the Acres under the direction of member MaryAnn Dee and her team of volunteers. They look beautiful all summer. If one is near your home, all we ask is that you keep it watered.

Over the last few years the AAPOA bought and distributed the new E911 reflective house number signs for all property owners, including new owners. This is ongoing. If you need one, let us know.

We have a security patrol in the summer made up of volunteers from the AAPOA that drive around the Acres every evening to be sure that there is no vandalism and other dangerous or illegal activity. If they see a problem, they can and will call the state police.

Building season is upon us and, as you know, Ausable Acres has Covenants and Restrictions that are legally enforceable regarding building, lot clearance and other items. We have an Architectural Review Committee, chaired by David Plumley, that reviews plans for any structure before construction is started and approves or asks for modifications so that approval can be granted. The C & Rs are in every owner's deed and available on the website.

We are continuing to sign up owners in the 150 lot project which came about as a result of our settlement with JLKN several years ago. An article explaining the project and its importance appears in this newsletter. Please read it carefully and sign up. We are more than halfway there!

Part of our agreement with JLKN involves them cleaning up the excessive plant growth in Lake Eaton. They will be placing sterile carp in the lake. That project is getting APA approval at this time and should be started this Spring. It is a multiyear plan. Please read John Johanson's update elsewhere in the newsletter.

Thank you for joining the AAPOA and helping us become a stronger voice for AuSable Acres. I am proud to represent this fine organization and its members. I hope to see many of you at our picnic on July 7th.

Sincerely,
Rosemary Barry, President AAPOA

Lake Carp

by John Johanson

As written in my last update, we are proceeding with a sterile grass carp treatment for the weeds in Lake Eaton, which we found to be the best treatment because it is much more environmentally sound than chemical treatments.

Many of you bordering the lake may have received notice from the APA telling you that we applied for our APA permit earlier this year. The application has gone smoothly thus far, and we hope to have the stocking and project permits back in the coming weeks.

Steve LaMere has starting the process of sourcing the carp. To keep the costs reasonable, we are trying to link up within someone else that plans to stock; if anyone knows of anyone who is doing a stocking this year, please let us know! Also, the stocking should begin around May or June, so if anyone is interested in watching the stocking, please contact me. I don't know about you, but I am curious to see them up close. If you get in touch with a Board member, they will send your name on to me.

The 150 Lot Project

by John McAlevey

Following years of discussion and negotiation, Attorney John McAlevey and Loyd Brewer, then President of the AuSable Acres Property Owners Assn., negotiated with JLKN Associates and, in 2010, achieved the following:

1. Lake Eaton, the park and all the mapped and marked trails would be open and available to the AuSable Acres community year round.
2. The tennis courts would become the property of the AAPOA and, as such, be available to all members and guests.
3. JLKN will be responsible for the health and maintenance of the lake.
4. As an important result of negotiations for the agreement, if 150 lots and/or homeowners of AuSable Acres agreed to make their membership in the AAPOA mandatory, then JLKN would be bound to make all of their future homes/lots mandatory members as well.

To accomplish this, members must sign the attached form and send it to the AAPOA, PO Box 8, AuSable Forks, NY 12912. John McAlevey will then get in touch with you to follow up.

Some of you have shown concern about whether this will impede the sale of your lot or home. To the contrary, conditions like this are standard in any community with covenants and restrictions and which provide amenities as we do. Also, it guarantees us a strong dues paying organization into the future. If we don't get 150 lots filed, the people who already submitted their lots/homes will not have this go into effect. To date we have approximately 75 lots and homes committed to this project which will benefit everyone in the future.

Please consider participating in this endeavor and sign the attached form today. Let's make this happen.

Name: _____

Address: _____

Lot Location(s)

1. _____

2. _____

3. _____

Tennis Court Restoration To Begin

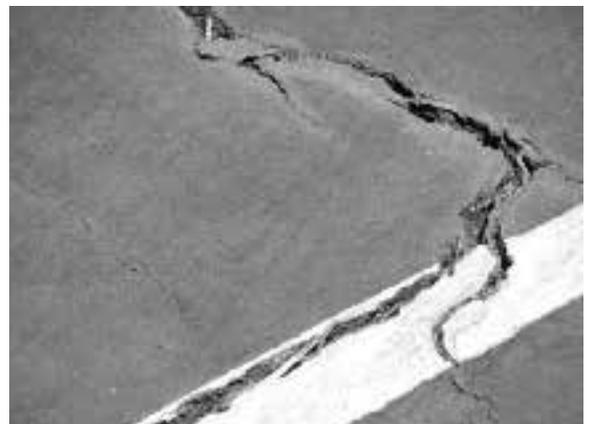
This Spring

After many years of neglect due to lack of funds, the AuSable Acres tennis court will be repaired and resurfaced. There is a drainage problem that must be addressed or the repair will not last.

Our dedicated tennis fund has \$10,700. Past President, John Irvin, and his wife, Sylvia, donated a fair amount and last September when the lawsuit was settled, Annie Scavo and Rob Farkas, added \$5000 to the fund.

We know we can't fix the court without doing the drainage. The AAPOA board asked for and received four sealed bids for the excavation work. After reviewing them, the board eliminated the highest and the lowest and settled on the bid that was the lower of the remaining two and had a two year guarantee. The work will be done by Loyd Brewer this Spring.

Rob Farkas, Frank Krueger and John Sanpietro are members of the tennis committee. They had a rep from Vermont Tennis Court come to look at the court last fall. He reaffirmed the fact that drainage work must be done before repairing the court. The board has decided to hire Vermont Tennis Court to do the resurfacing work on one court in late Spring of 2012.



AAPOA Thanks Our 2012 Members

Charles Adams	MaryAnn Dee	Brian Guest	Leondard G. Lisacchi	Michael L. Rossi
Robert Albert	Peter DeFina	Robert A. Halko	Philip W. Lobo	David Rowland
Richard H. Altieri	Robert Della Torre	James G. Ham	Paul Longenderfer	Jack Rowley
Anthony Amato	Joseph DeLuca	William P. Hanson	Ray J. Longinetti	Robert Rusignuolo
Peter Anuth	Joseph DeMarco	Maureen Harrison	Robert Looney	Angelo Santana
Harold Bacon	Diana B. DeNitto	Bryan Hembury	Greg Mac Donald	Robert Santasiero
Gary Barlow	Steven Diaczuk	Jonathan E. Hill	Carol Macinick	James N. Sanville
Douglas Barry	Michael Diehl	Mark J. Holowach	Thomas R. Mainzer	Knut F. Sauer
Lois Bauer	Matthew Dobbs	Henry J. H. Hom	Jeffrey C. Mancini	Louis J. Scavo
Richard Beam	Richard Dodge	David Horstmann	Maria Marino	Robert Schuelein
William L. Blodgett	Philip Dooley	Michael G. Humenik	James "Martineau, Jr."	Worth Shampeny
John E. Bottini	Randall T. Douglas	David Hunt	Kristin E. Mauks	Bryan H. Sheetz
Helen M. Branigan	Timothy Doyle	Mary Ilacqua	John F. McAlevey	Donald Sidat
Richard Bremer	Joseph Dumoulin	Charles Ingulli	Kevin McDonough	Frank Signorelli
Mark E. Brennan	John Eng	Sylvia Irvin	M. Munir Mian	Annalis E. Simpson
Loyd C. Brewer	Robert Engstrom	Jim Jacob	Steven W. Miller	Richmond Skinner
Peter Brinkley	Veronica Episcopo	Vincent Jordan	Nail Minai	Timothy G. Smith
Donald Buckley	Edna J. Farrell	William Kanauer	Homer Mitchell	David James Snare
John Burfeindt Jr.	James Ferullo	Claudia Kasserra	Harry Moresco	Robert St. Yves
John Byrnes	Kenneth J. Fisher	Dennis P. Kasun	Joseph Murphy	Hanns Streuli
Todd Byrns	Matthew Fisher	Katherine Kim-McDonnel	James Nally	Ernst F. Stroebel
Michael C. Caffrey	Tim Fitzgerald	Martin Kirschenbaum	Anthony Napoli	Michael Stuart
William Cain	Norman P. Fivel	Kevin Klebba	George Nolan	William Sutfin
John Callahan	Rich Fleischman	Gregory Knopf	Frank O'Brien	George M. Sweetman
Stephen Cassise	James Flint	Dobrin Kolev	Gregory Peacock	Michael Tedesco
Louis P. Castaldo	Terri Fodor	John A. Kroll	Frank C. Pellegrini	Gary Thornhill
David B. Chandler	Keith E. Ford	John J. Kroll	Jeffrey Perry	Frank G. Tosto
Salvatore P. Cioffi	Robert Forrest	Frank Krueger	Todd Peterson	Cecil R. Trueblood
Thomas C. Colabella	Douglas Fox	George Lamy	John Philo	Guy Tyler
Marie Colalucci	Aaron Gagnon	Roger Lancellotti	Robert F. Platt	Carlos Valverde
David Corriss	Laurie George	Stephanie Landis	Stanley J. Polcyn	Julio Vasquez
Brandi Cotrupe	Anthony Germano	Robert Lange	Alar Poldma	Richard F. Villa
Frank J. Culross	Arthur Glay	Dennis C. Lee	Janet Politi	
Robert Curtis	Paul Gottwald	Ronald Levine	Diane Ponzio	
Tyler Dabravalskas	Thomas Grogan	James C. Leyhane	Ken Proulx	
John G. D'Angelo	Robert A. Grom	Oscar C. Lirio	Rosemarie L. Reina	

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 importantly, 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 2012 (the mailing label on this newsletter will have a '12 on the label if you joined prior to 3/29/12). And, if you have some extra time, please consider volunteering for one of the many tasks that we perform.

The AAPOA is very active 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.

This year we are also renovating one of our tennis courts that fell into disrepair. We have contracted with a very reputable company to repair and resurface that court. When completed, we should have a wonderful top-notch court for all members to use.

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 3/29/12 your name may not be listed in this article or reflected on the mailing label. If you have received your 2012 membership card, understand that we have you listed as a 2012 member.

Pete DeFina
Membership Chairperson



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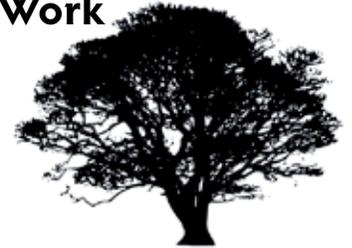
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MEMBERSHIP DUES

AMOUNT DUE: HOMEOWNER - \$55.00 LOT OWNER - \$25.00

RECREATION AREA DONATION \$ _____

TENNIS COURT DONATION \$ _____

LEGAL FUND DONATION \$ _____

JEMS DONATION \$ _____

AMOUNT ENCLOSED \$ _____

MAILING ADDRESS

Name _____

Street _____

City _____ State _____ Zip _____

Emergency Phone # _____ E-mail _____

(This number will not be given out. It is for emergency use only.)

Please add me to the AAPOA E-mail List (we will never share your information with anyone)

AUSABLE ACRES PROPERTY ADDRESS (for Homeowners only)

E911 Home Number _____ (Do you need an E911 reflective house number? _____)

Street _____ Local Phone # _____

Would you like to participate in any of the 3 "Year-Rounders" Dinners? Yes No
(You do not have to live here year round to partake of the dinners.)

Would you like to participate in any of the following committees? *Please circle:*

Security Patrol (one week)

Picnic Committee

Trail Maintenance

Roadside Cleanup

Planters (July & August)

Tennis Courts

Playground Committee

Architectural Committee

Governing Board

