



# THE ACRES REPORTER

brought to you by  
AuSable Acres Property Owners' Association

NEWSLETTER

[www.ausableacres.org](http://www.ausableacres.org)

SPRING 2014

## BOARD MEMBER ELECTION AT JULY MEETING

by Rosemary Barry

An election will be held at the AAPOA General Membership Meeting on Saturday, July 5, 2014 at 10:00 am in the Community Center in AuSable Forks. There are three seats up for election, each one for a three year term. The seats are currently held by Pat Levine, Rosemary Barry and Loyd Brewer. All members in good standing are eligible to run. Rosemary and Loyd are running for reelection and their bios are included below.

Board members are important positions as they determine the direction of the AAPOA. Our current project, in its fundraising stages, is to build a pavilion for the use of our members at Lake Eaton. The board is responsible for enforcing the deeded Covenants and Restrictions as well as approving construction plans before any structure is built in AuSable Acres. We also prepare and submit an annual budget for member approval and then, of course, manage the 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 held annually. Board members generally take on some additional responsibilities, as needed, during their term.

If you are interested in running for one of these seats, you may be nominated from the floor at the July 5th meeting. If you are considering running and have some questions, please call me at (518) 217-8519. I will try to answer any questions you may have. You can also send me an email at: [president\[at\]ausableacres.org](mailto:president[at]ausableacres.org).

### **Rosemary Barry**

My husband, Doug, and I have owned our home in the Acres for 14 years. Since we retired as elementary school teachers we spend about 5 months a year here enjoying our home. We have grown to love the beauty, amenities and people in the Acres. I have served on the

board for eight years, three as vice-president and the last three as president. During my terms, we have completely renovated one tennis court, installed a volleyball net, completed a bocce court and celebrated the 50 anniversary of AuSable Acres last year with a great picnic and fireworks display. Our upcoming project is to build a pavilion at the lake for all our members and their guests to enjoy. It is something the board has been discussing for a long time.

The board and I are continuously working with property owners to enforce the deeded Covenants and Restrictions so the Acres will be beautiful for present and future owners to enjoy.

### **Loyd Brewer**

Hi, my name is Loyd Brewer. I have lived in the Jay area since I was 3 years old. I am a homebuilder and the first houses I built were in the Acres back in 1978. My wife, Pam, and I live in a log cabin on AuSable Drive that we built in 1990 and we raised 2 daughters here. I have been on the Board for 15 years, served under John Irvin, Bill Selzer, Paul Finn and Rosemary Barry.

I served as President for 4 years after Paul Finn resigned. During that time the Board settled the issues over the Recreation Area and trails and we became owners of the tennis court.

During the last 2 years I have been working with the Board on plans for a pavilion at the lake. With the donations that we have received so far we can start the foundation this summer. I would like to serve another 3 years to help build the pavilion and see it to its completion.

## AAPOA Launches Lake Eaton Pavilion Project

We are so excited that plans are in place to build a pavilion at Lake Eaton and fundraising is in full swing. See the flyer included in this newsletter for more information.

## FROM THE PRESIDENT'S DESK

by Rosemary Barry

I thought this would be my last letter as president because I really didn't plan to run again. However, I have decided to run for one more term. It seems there is still work to be done and working with the current board has been a pleasure. I have enjoyed a great deal of support from all of them and AAPOA members as well. Thanks to Pat Levine for her three years serving on the board. She is not running again. I am very happy to say Loyd Brewer will run again. His contributions to the board are invaluable. There is still one vacancy to fill.

For all of us who live in the cold northeast, winter seemed endless but downhill skiing was great. By the time you read this, hopefully, spring will have arrived and with it leaves on the trees and flowers in our yards. For those in the south, how nice for you!

Like all of you, I am hoping for a sunny, warm spring and summer so members can enjoy the outdoors in AuSable Acres and the surrounding area. Check out the trails, which are improving all the time, thanks to Paul Longenderfer and his trail committee. The Johansons are working to control the undergrowth in the lake and now have begun a water quality study. The tennis court will be well cared for again by Tony Germano so I know our members will enjoy using it for tennis and pickle ball. Our new bocce court is going to get a final top coating of Har-Tru and then it is ready for use. The volleyball net will be put up soon.

Our next big project, the pavilion by the lake, is in the fundraising stage. There are other places in the newsletter where you can read about its design and find out how to donate funds and/or time. It is a two year project and we hope to get the foundation poured this summer.

I know many of you want to know when Charter will be installing the cable lines. The grant money was formally approved at the state level Board of Directors of Community Renewal. The town is continuing to work with Charter, the Public Service Commission, NYSEG, and Frontier. Randy Douglas sees no issues as the project moves forward. Hopefully, the whole project will be completed by the end of fall. **It is important to remember if you have underground electric lines and want Charter to place your cable lines underground, you need to contact them.** In the last newsletter, which is on the website, Charter placed a full page ad explaining what you need to do. You can contact Mike Smith at michael.smith2[at]charter.com. If installation is completed this year, there is no cost to the homeowner.

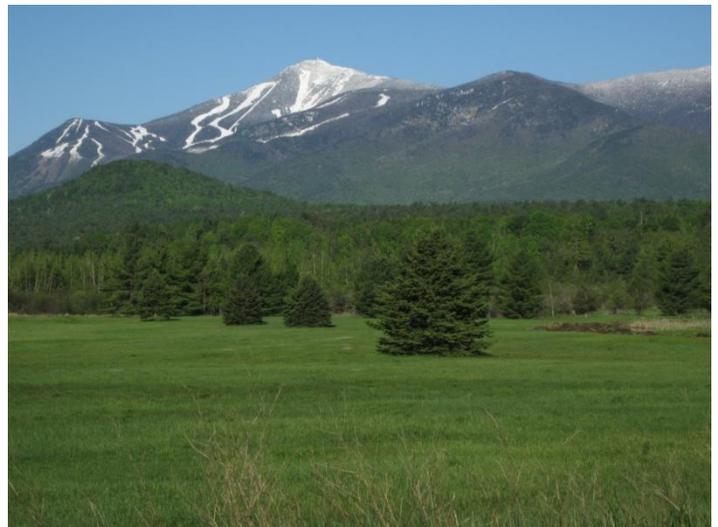
We have a new feature in this issue, "Around Town". It contains interesting information about happenings in and around the Acres. I hope it will be a recurring feature. Even though we all love the Acres, it is good to know what is happening around us.

Hope all of you have a wonderful spring and I look forward to seeing you this summer. By the way, we still have AuSable Acres t-shirts. They will be on sale at the July meeting and at the picnic. See website for picture and price.

## UPCOMING EVENTS

Trail Maintenance Day	May 10 8:30AM
Roadside Cleanup	May 24 9AM
General Membership Meeting	July 5 10AM
Summer Picnic	July 5 2PM
Roadside Cleanup	Aug 30 9AM
Labor Day Picnic	Aug 31 2PM
Trail Maintenance Day	Oct 4 8:30AM
General Membership Meeting	Oct 11 10AM

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



May Snow on Whiteface by Phil Dooley

## 2014 MEMBERSHIP OVERVIEW

by Pete DeFina

Our membership numbers have been slowly increasing in recent years. Approximately 55% of home owners within the Acres (and, 30% of those owning only a lot) belong to the AAPOA. While that's not bad for a voluntary association such as ours, it certainly leaves a lot

of untapped growth potential. Increasing our membership base is the only way we can hold our dues at their current levels into the future.

Being a voluntary association, we have to begin to build our membership numbers each year starting at zero. Luckily, we have a substantial nucleus of owners who support the AAPOA with dues money every year. If you haven't already joined for 2014, please consider completing the membership form elsewhere in this newsletter and submitting your dues for the year.

Your dues money is used to keep you informed via our newly re-vamped website and these bi-annual newsletters. In addition, the AAPOA maintains all of our trails, the lakefront area, the tennis/pickleball court, and the access points on the AuSable River for fishing. Last year, our 4<sup>th</sup> of July picnic was the best attended single event in recent years.

Your membership support means more than ever this year as we begin to plan to construct a pavilion by Lake Eaton—more on this elsewhere in the newsletter.

If you are not sure what your membership status is, just look at the mailing address label on this newsletter. If there is a '14 on the label, you are a current member.

**Please note: If you sent your dues money in after March 15<sup>th</sup>, your name will not be listed in the newsletter as a member or reflected on the mailing list. However, when you receive your 2014 membership card, please understand that we have you listed as a current 2014 member.**

A big thank you to all of our current and future 2014 AAPOA members, your support is truly appreciated!

## AUSABLE ACRES WELCOMES NEW OWNERS

by Rosemary Barry

The following people have become new Acres' property owners since we published our fall 2013 newsletter:

1. Fran & Steve Shumway - home on 92 Tannenbaum Ln
2. Roger Robidoux - home on 84 Sawmill Drive
3. Marta Alsdorf - home on 12 Red Fox Drive
4. Gregory & Laura Lawrence - home on 75 Evergreen Ln
5. Ingrid Rand - lot on Forest Lane
6. Stephen Ramsey & Amy Dillenback - home on 60 Scenic Point Lane.
7. Edward Giroux & Susan Tremmel - home on 31 Cherry Street.

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

\*\*\*\*\*Please note\*\*\*\*\*

The AAPOA gets new owner information from an Essex County publication called "The Bugle". The county changed "The Bugle" format in January, 2014 and it is now much more difficult to find out names and mailing addresses of new owners. 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. We are very sorry about this inconvenience for all concerned.

## AROUND TOWN HAPPENINGS

by Randy Douglas and Susan Richards

The Town of Jay is working in conjunction with Elizabethtown Hospital officials to secure a location for the new hospital within the "Downtown Au Sable Forks Business District".

There has been a lot of behind the scenes work to bring Broadband into the Au Sable Acres this summer. Licensing agreement negotiations have been ongoing with NYSEG and Frontier between Charter Communications, Inc and the Town of Jay. Construction will begin as soon as the weather breaks in the hopes of completion by the end of fall.

With spring here, routine road inspections will be conducted throughout the Acres to see what roads need to be addressed.

The Au Sable Forks Revitalization Committee is in the beginning stages of planning the "Forks Summer Fest Fridays". The goal is to market Main Street in "The Forks" by bringing in a possible combo of farmers market/trunk sales and entertainment in late afternoon/early evening on Fridays during the summer with an eye toward a possible Fall/Winter market on Saturday mornings.

The NYS DOT has been conducting test holes on the Main Street Bridge that was damaged by Hurricane Irene, in anticipation of replacement in 2014/2015. The Stickney Bridge is currently closed for necessary repairs and is anticipated to reopen on May 12, 2014. On April 15<sup>th</sup>, work will begin to replace the Rolling Mill Bridge with a two lane bridge downstream from its current location. The current bridge will be used until the new bridge is constructed and then it will be relocated to replace a Keene walking bridge that was destroyed by Hurricane Irene.

The NYS DOT has recently conducted several tests to see what is causing the Main Street drainage issues and once their report is issued to the Town of Jay, they will discuss procedures to correct the problem.

On March 19<sup>th</sup>, 2014 the 1<sup>st</sup> of 23 FEMA Property Acquisition and Buyout Program homes was demolished. Two years and seven months after Tropical Storm Irene caused devastation to our town, we are finally beginning to see closure.

Numerous federal and state projects; including but not limited to replacing culverts, sidewalks and infrastructures are under way to repair and make them more resilient. Town of Jay officials have worked closely with Federal, State and County officials to secure funding that would keep the cost of these projects minimal to the Town of Jay taxpayers.



Deer on River Road by Pat Levine

## FOREVER WILD IMPROVING THE WATER SYSTEM

by Rosemary Barry

On Friday, April 11, I had a conversation with Bret Keeney, owner of the Forever Wild Water Company. I don't need to tell our readers how difficult the winter was because of the cold, cold temperatures. All the municipalities had difficulty with frozen water lines and AuSable Acres was no exception. He assured me that all our lines are well below what is required to prevent freezing but the frost this year was six feet down in some places. 8-12 homes were without water and nothing can be done until the ground thaws. He acknowledged that customers should be notified if there is a water outage.

**Brett is asking all residents to either include your email address with your water bill or send it to him separately.** This is very important so Forever Wild can communicate with all customers in the event of any issues or outages.

Forever Wild spent \$19,000 a month this winter for ground heaters in strategic areas trying to keep water mains that cross roads from freezing. Prior to this winter, there hasn't been a water outage for three years. The water line heating placed a large dent in their operating budget. Further complicating the situation, the roadways get a little lower over time from constant plowing. There is a heater on each water storage tank to prevent them from freezing.

Forever Wild takes in about \$125,000 per year from 435 customers. People who own vacant lots pay no water bill unless they place lines on their property in preparation for building.

Over the last few years generators were installed at all pumping stations to prevent water outages during electrical outages. Forever Wild is trying to secure financing and NYS permits to replace the 150,000 gallon water tank on Summit Lane. This is the main tank in the Acres and will cost a few hundred thousand dollars to replace. It is still at least a year away.

I invited Bret to speak with us at the July meeting and will post a notice on our website if he is planning to attend.

## 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. Congratulations to the three winners, Mr. and Mrs. Blake North on Cedar Street, Mr. and Mrs. Joseph Dumoulin on Scenic Point (a repeat winner) and Mr. and Mrs. Kevin McDonough on Scenic Point. A big thank you goes out to Mike and Merry Stuart who enthusiastically drove around our neighborhood on several evenings to choose the winners. Finally, a 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 following information can be found on the Town of Jay website [www.jaynewyork.com/assessor.htm](http://www.jaynewyork.com/assessor.htm)

Grievance day is Tuesday, May 27<sup>th</sup> 2014 from 2:00-4:00pm and 6:00-8:00 at the Jay Community Center by appointment

A written complaint must be filed on the officially prescribed form (RP524) available from the assessor or online at [www.tax.ny.gov](http://www.tax.ny.gov). In addition, a residential form

311 needs to be completed which is available from the Assessment office or Town of Jay Web Site under the Assessment department.

Original copies of all forms and three additional copies of each (one for each board member) need to be submitted by Wednesday, May 21<sup>st</sup> to be heard on May 27<sup>th</sup>. Applications will be accepted until 8:00pm on May 27<sup>th</sup>. Additional questions should be directed to the Town of Jay Assessment department.

## 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 hearty group of volunteers removes trash from our neighborhood roads. Committee chair Rosemary Barry is assembling a team for this spring's clean-up on May 24 and wants your help. Please email Rosemary at president[at]ausableacres.org 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 plunge1[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. Bob Santasiero is once again chairing the security patrol committee and is looking for volunteers. Please contact Bob with questions or to volunteer at 919.870.1153 or bobrams[at]aol.com

### Picnic

Each year, the AAPOA sponsors a summer picnic (this year on July 5) for all our members. Last year we added several new events such as the canoe race and children's face painting, which were 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 plunge1[at]gmail.com if you're interested to share your ideas, meet new people and help plan the Get to Know Your neighbor 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.



Lake Eaton photo from 1960's

## TRIBUTES THROUGHOUT THE NEIGHBORHOOD

by Paul Longenderfer

So many residents have volunteered their time over the years to make AuSable Acres a better place to live. In fact, there are too many to name in this newsletter since our neighborhood is now celebrating its 51<sup>st</sup> anniversary.

However, over the years a few outstanding individuals were honored with the dedication of an Acres landmark in their name. Here's a bit more information on these individuals.

Dick Shampany was the original house builder of the Acres. He worked with almost all the original owners who bought a lot in the Acres then chose one of the popular designs offered by Dick. A rock between the picnic grove and the shore of Lake Eaton is inscribed with a few nice words about Dick.

Bernie Roberts was at one time the sales manager of the Acres. He would show everyone around the neighborhood and help them choose the perfect lot. Bernie was also known to be on call for anyone who lost their keys or needed other help with their house. The field at Lake Eaton is named after Bernie.

John Irwin was a past president of the AAPOA and donated the money to resurface the tennis courts many years ago. He was also instrumental in creating the land trust to preserve donated parcels as forever wild. Our tennis court is named after John.

John Eaton was the mastermind behind AuSable Acres. Mr. Eaton was from Vermont, but envisioned a vacation getaway community in the Adirondacks. It was from this vision he developed the Acres starting in 1963. Lake Eaton is named after John and stands as a testament to him and all his efforts to build our neighborhood into what you see today.

## POTENTIAL ACRES ARCHITECTURAL TOUR

by Susan Arena

"Historic preservation" is a term that is often met with a slightly confused expression. Well, it's about the appreciation and protection of the built environment. More blank stares. Built environment? This is a great term because it truly encompasses what Adirondack Architectural Heritage is about. Living in the Adirondack Park there is a lot of emphasis on the natural environment, but what about the man-made stuff? The buildings, the bridges, the barns, and the fire towers. Roadways, prisons, dams, industrial sites. All these things are vital to telling the story of the history and culture of a place, and it is the goal of those in historic preservation to ensure their continued existence.

Adirondack Architectural Heritage (AARCH) is the private, nonprofit historic preservation organization for New York State's Adirondack Park. AARCH was formed in 1990 with a mission to promote better public understanding, appreciation and stewardship of the Adirondacks unique and diverse architectural heritage. Though AARCH's services cover a wide range, what we're most recognized for publicly is our series of educational tours. Every summer we offer over 30 day-long outings to sites of interest throughout the park and beyond. These have included Farming in the Champlain Valley, Camp Pine Knot on Raquette Lake, the work of William Coulter, Dannemora Prison, and Rustic Architecture on Big Moose Lake. We've also sought to not live too much in the past, by working with current architects to explore trends and influences, and visiting more modern sites, such as a Cold War Missile Silo.

The development of AuSable Acres is a great example of mid-century architecture. The A-frames and the Swiss chalet style that define the houses there are representative of broader trends, both locally and on a national level. AARCH is interested in creating a tour of

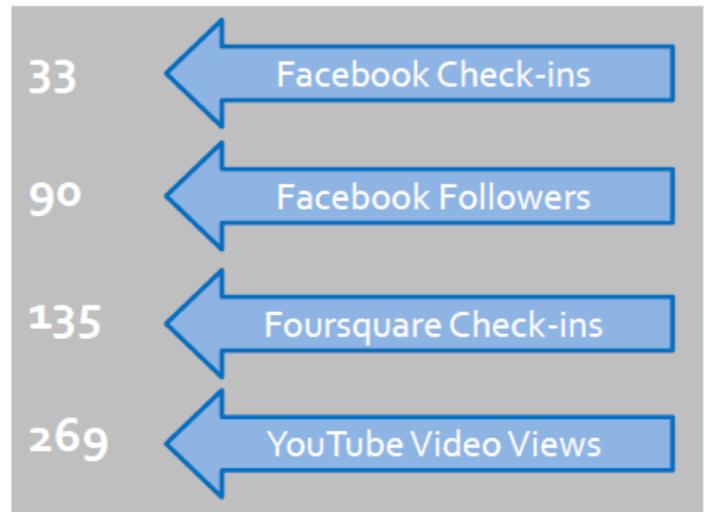
the Acres that will bring to light the relevance of these themes. We're looking forward to meeting you and discussing this possibility further.

For more information about AARCH or if you're interested in participating in the tour, please contact us at (518) 834-9328. Ask for Steven Engelhart, executive director.

## AAPOA SOCIAL MEDIA REACHING RESIDENTS

by Paul Longenderfer

Over the past year, the AAPOA updated its online presence through the launch of a new website and additions to several social media tools. The goal is to better share information in a timely manner with our members which will help us build a stronger community. Please read the website for blog updates and the calendar of events, follow us on facebook to see pictures from community events and watch the Acres historical video on our YouTube page. Here are a few fun facts from the past year.



[www.facebook.com/ausableacrespropertyownersassociation](http://www.facebook.com/ausableacrespropertyownersassociation)



[www.foursquare.com](http://www.foursquare.com) search for AuSable Acres



[www.youtube.com](http://www.youtube.com) search for AuSable Acres

## TOWN OF JAY CLEAN-UP DAY

reprinted from Town of Jay email distribution

Saturday, May 17th, 2014, 8:00a.m. – 4:00p.m.

For Residents Only. Sorry, No Businesses.

All Residents must bring items to the collection site at the Town of Jay Highway Department on Valley Road, Jay NY.

Allowed Items: Clothing, furniture, televisions, empty paint cans, vacuum cleaners, carpeting, copper, cast iron, steel, aluminum, old computers, stereo systems, radios, bikes, lawn mowers, light fixtures, lamps, refrigerators, freezers and air conditioners.

Not Allowed: Tires, construction or demolition debris, no hazardous materials, fencing, propane tanks household garbage or returnables. Proof of residency required upon request.

This is a free service to Town of Jay residents. Please, all children must remain in the vehicle.

For further information, please call (518) 946-7170.

## 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 2014 MEMBERS

Charles Adams	Theresa J. Cleary	Greenheart Corporation	Greg Mac Donald	Robert Santasiero
Michael Ales	Thomas C. Colabella	Thomas Grogan	Angelique Maier-Hallinan	Eileen Sanville
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Dennis Bakos	Tyler Dabravalskas	Jane Hallick	John Mehrman	Thomas Selzner
Gerda P. Barcomb	John G. D'Angelo	William P. Hanson	Tina Merrihew	H. Bryan Sheetz
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Vivian Boyd	Philip Dooley	William Johnson	Jeffrey Perry	Hanns Streuli
Roger Bradley	Randall T. Douglas	William Kanauer	Susan Petersen	Ernst F. Stroebel
Eugene Bragoli	Steven J. Duclos	Claudia Kasserra	James Phillips	George M. Sweetman
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Richard Bremer	Tony Eckert	Katherine Kim-McDonnel	Stanley J. Polcyn	Dolores Tromblay
Mark E. Brennan	Kenneth Eicher	Martin Kirschenbaum	Janet Politi	Cecil R. Trueblood
Loyd C. Brewer	John Eng	Dobrin Kolev	Diane Ponzio	Anthony Tyler
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Michael C. Caffrey	Matthew Fisher	Raymond Le Tourneur	Ramon Rivera	Glenn Watt
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George Carroll	Mark Geller	Ronald Levine	Arthur Rosenzweig	Eugene Williams
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James P. Ciesielski	Edward Giroux	Paul Longenderfer	Mark Rowland	Ester Wylen
Anthony Cincotta	Arthur Glay	Raymond G. Longo	Jack Rowley	Terrance D. Young
Salvatore P. Cioffi	Paul Gottwald	Robert Looney	Robert Rusignuolo	Ronald Zukoski

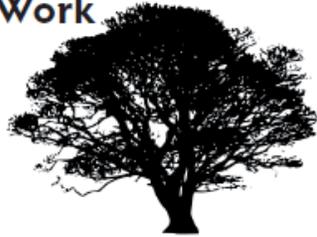
Please note: If dues were received after 3/12/14 your name will not be listed in this article or reflected on the newsletter mailing label. You'll receive your 2014 membership card in the coming weeks and that indicates we have you listed as a 2014 member.

## ADVERTISERS

Please support the businesses that advertise in the AAPOA newsletter. Not only are they wonderful, local businesses, but their advertising dollars help us offset the costs of printing and mailing our semi-annual newsletter to every household in AuSable Acres. If you or a business you know would like to advertise, please send an email to [plonge1@gmail.com](mailto:plonge1@gmail.com).

### Care Taking Snow Plowing Yard Work

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