

**Property Owners Association Lake Hayward Meeting  
June 23, 2013**

The meeting was called to order at 10:10 a.m. by President Gail Grzegorzak at the East Haddam Fire Department Co. #3, 260 Haywardville Road. Gail thanked the Fire Department for allowing us to use their facility for our June meeting. Gail also asked members who wished to speak to identify themselves and provide their Association address before speaking.

Roll Call of the Board of Governors

Present at the roll call of the Board of Governors were Dave Edgington, Dave Glazier, Gail Grzegorzak, Larry Lusardi, Linda Nuzzo, Gary Petersen, Bonnie Sudell and Mike Trocchi. Diane Nelson was absent. Also present were Lee Griffin, Treasurer; Brenda Armstrong, Tax Collector; Ed Bader, Budget Chair and Bob Sudell, Pavilion Committee.

Acceptance of Minutes

A motion was made, seconded and passed to waive the reading of the August 19, 2012 POALH Annual Meeting minutes. A motion was made, seconded and passed to accept the minutes of said meeting.

A motion was made, seconded and passed to waive the reading of the April 7, 2013 POALH Special Meeting minutes. A motion was made, seconded and passed to accept the minutes of said meeting.

Receipt of Communications

Gail read a letter (attached) from Kathy LeDonne, John LeDonne and Roger Kindschi, which asked that the water drainage problems on Glimmer Glen be addressed as an item of new business at the August Annual Association Meeting. A resident of Pilgrim Way asked that their water issues also be addressed.

Gail also read a letter (attached) from Peter Doyle who was not awarded the mowing contract for 2013. There was lengthy discussion as to how the contract was awarded. Dave Edgington said that the committee carefully reviewed the bids received and was comfortable with its decision. Peter Doyle's bid was \$100 less than the contractor awarded the contract, however the Properties Committee considered other factors in awarding the contract. Gail stated that the Association was making an effort to broaden the field of contractors who provided services to us. A member of the Association reminded all that they elected the Board of Governors to make decisions and that they should respect their decisions. The contract was not, in fact, awarded to a member of the Association.

Financial Reports

Tax Collector

Brenda Armstrong reported that taxes in the amount of \$160,781 have been collected so far, including approximately \$31,000 in back taxes. There is still about \$38,000 in back taxes due. Sixteen (16) new liens were placed this year, and three (3) liens have been paid and removed. Tax bills will be going out at the end of June in the amount of \$176,377. Our new mill rate is 4.0. In response to a question, Brenda explained that all lots (without cottages) were taxed at a flat rate of \$50 per lot last year. If you had property with a cottage and another lot, you received a tax bill for your cottage property and another for the lot. Brenda went through the records to associate individual lots with the cottage property owners. This year, if you have property with a cottage and another lot, you will receive one tax bill with line items, based on the assessment of each piece of property. For the dozen or so members who only own lots, they will be taxed at the \$50 flat rate. If all taxes were paid this coming year, including back taxes, we would realize \$215,056.80. Brenda said that she would set up payment plans for those who desired them and encouraged members to email or call

her. She also stated that, based on the most recent Board Meeting, she would be placing additional liens.

### Treasurer

Lee Griffin reviewed the budget that was included in the June 22, 2013 newsletter. He reported that revenues were slightly below projections, but even with the purchase of tables and chairs out of capital expenditures, we would not go over budget. Lee has copies of the latest financial review for those who would like to see it. He reminded members that they could contact him to make an appointment to review the books. Gail interjected that there would be a budget referendum in East Haddam June 27<sup>th</sup> and Association Members with a tax bill of \$1,000 or more are able to vote. As our properties represent about 20% of the Town's tax base and we have a grant request for \$5,000 to support our weed control program in the not yet approved budget she encouraged members to vote. A motion was made, seconded and passed to accept the Treasurer's report as presented.

### Budget

Gail commended Ed Bader and his committee for their work on the budget. Ed said that the committee would submit a budget for the 2014-2015 year at the August Annual Meeting.

### Guest Speakers

Gail introduced Craig Mansfield, East Haddam Emergency Management and Administrative Training Officer and Toni McCabe, Director of Youth and Family Services. Toni talked about the five year grant that East Haddam has specifically for substance abuse prevention. They are hoping we will join them in the neighborhood watch program and would be happy to come to the Association to do a presentation on it. They are also looking for Lake Hayward representation in the local prevention council. Craig also explained the confidential tip line and encouraged members to use it to report suspicious activity. However, it is not designed for ongoing crime and he requested that we call 911 or the local trooper for urgent crime matters. Craig also explained the Request for Patrol form, to be used when you are away for an extended period of time. He said that they cannot guarantee that your property would be checked every day, but that the police would occasionally drive by in your absence. He also encouraged members to enroll in Everbridge, the emergency notification program, and to fill out the Special Need Enrollment Form, if oxygen dependent, mobility impaired, visually impaired, among other concerns. Gail stated that the three forms would be available on our web site.

### Special Committees

#### Weed Treatment

Tim Pelton reported that in March, we were advised that we needed to do an invertebrate species study before we could treat for weeds. The optimum time for the study was July, but we needed to treat the weeds in June for maximum effect. We were able to waive doing the study this year, but it is likely that the same requirement will be made next year. Tim described the evolution of the weed treatment program at Lake Hayward, from total treatment ten years ago to the spot treatment model used today. He emphasized that we are "controlling" the weeds, not eliminating them entirely. Two surveys are conducted yearly, one in the fall to identify areas of concern and one in the spring to confirm areas to treat. The weed treatment company that we use believes that we can continue spot treating for another 3-4 years. Weed treatment this year will cost \$16,000 versus \$180,000 to treat the entire lake. Tim advised Ed Bader to allow \$20,000 in the budget for the next three years for weed treatment. A member asked if the State would help us control the weeds. Tim explained that while the State required us to demonstrate that we had a weed problem when we were starting the program, and we have to get a permit from the State to treat, they will not assist us financially. We are getting a little from the Town (\$1,500 last year and hopefully \$5,000 this year). Bob Sudell remarked that the north end of the Lake appears shallow, but is very mucky and dangerous, and that if you get stuck in the weeds, you should not get out of your boat or you will be trapped in the muck.

A north end resident complained about the weeds there and that she had not seen any improvement since the weed treatment program began. Tim replied that that area is considered an important breeding and feeding area and DEEP will not allow aggressive treatment there, although they are hoping to get further north this year. We apply yearly for the most aggressive treatment permit that we can, and need to be approved by seven different divisions of DEEP. We have also gone from an absorption model (which takes time to kill the weeds) to a contact model (which takes only a few days) of weed control. We have been treating fanwort for years, and this year are treating also for a hybrid milfoil. A member asked if the DEEP would monitor boat traffic at the public boat launch to ensure that weeds were not introduced to Lake Hayward; they will not. A member asked if our weed treatment affected the Eight Mile River Watershed area; Tim said to his knowledge – no. A member remarked that copper sulfate with bluestone used to be distributed by the State to control weeds, and the Lake used to be raked to remove the weeds. Tim replied that although raking was considered a good idea at the time, it only increased the weeds. A member asked if water crossing Lake Shore Drive to the north end of the Lake presented a problem; Tim said to his knowledge, no.

#### Eight Mile River Watershed Buffer Planting Project

Gary Zawistowski commented on the plantings done at Second Beach this spring, under the direction of Pat Young and with a \$1,000 grant, supplemented by \$100 from the Garden Club. The native plants should filter water entering the Lake and hold back the soil. Brian Bagnati and Don Fantozzi were recognized for their assistance preparing the areas for planting, as well as 15 members who helped plant. He will share the final drawing of the plants when he gets it, as well as the website explaining the project.

#### Pavilion Update

Bob Sudell introduced all members of the Pavilion Committee and asked for all volunteers who have assisted so far to stand for a round of applause. He acknowledged the contributions of committee members Steve Nelson, Felicia Tencza and Don Fantozzi, who have devoted countless hours to the project. He gave July 31<sup>st</sup> as the target date for completion, citing start delays due to questions from a member of the community regarding the bid process and other delays due to weather. He directed members to the spreadsheet prepared by Lee Griffin, detailing expenses so far. He was confident that the project could be completed under budget, and acknowledged the pro bono work and guidance provided by our roofing contractor and electrical contractor. He stated that, through the competitive bid process, all contracts had been awarded to local contractors and encouraged Association members to support these contractors also. He reported that, when removing the old slab and preparing the site for the new slab, they had encountered materials that had been buried. Current code does not permit the burying of demoed materials, and the cost to remove such had added \$9,500 to the project. Additional fill was also needed to replace the “unsuitable” materials removed. Bob reported that part of the parking lot at First Beach was now available, and said that the entire parking lot would be available soon. The tennis courts were also available for members as of that morning. He thanked all Association members for their patience regarding the parking situation. There was a question regarding where activities would be held until the pavilion was ready and Bob asked members to check the newsletter, website and posted notices. He and Steve Nelson said that the pavilion would be available for use as soon as it was deemed safe for members to use it. Several members volunteered to have activities at their cottages. Answering a question about tables and chairs, Bob said that they had been ordered under this year’s budget. Responding to a question about warped boards, Bob replied that there were no warped boards and that we would have a one year warranty on the pavilion. Responding to another question, Bob explained that a cupola would be installed and the storage area would be on the concrete pad. Answering another question about permits and inspections, he stated that the Town was inspecting and approving all work as it progressed. He said that the Town had been extremely cooperative and helpful throughout. There was considerable discussion regarding the location of the porta potties, ending in the decision to move them from the shade into the sun closer to the pavilion.

## Reports of the Board of Governors and Committees

### Parking and Security

Dave Glazier said that parking permits, guest passes and boat stickers were available from him and members should call him to arrange pickup. He said that he was printing on demand to cut costs. He asked that members write their vehicle registration number in the yellow box before affixing the sticker. He spent \$38 to date on passes versus approximately \$300 for a roll of 3-year passes. Gail reminded members that, in addition to stickers, boats should have the name and address of the owner on them. In response to a question about vehicles without stickers at the beaches, Dave said that he has a progressive ticketing program in place. Vehicles without stickers will get two warnings, followed by towing. Dave intends to issue new parking permits and guest passes yearly.

### Communications

Gail reported that we are launching a Global Connect Notification System similar to the Town's Everbridge system for timely notification, either by text, email or phone. The first test of the system will be regarding the weed treatment, but it can be used to advise of swim lesson cancellation and other time sensitive issues.

### Properties

Dave Edgington reviewed the work that had been done this spring, including clearing trees and brush from the dam area. This work had been undertaken as a result of a survey conducted by the State, advising us to remove the trees, as their roots could undermine the sluiceways. The north end of the lake has been surveyed, the land will be cleared and a split rail fence will be installed along the property lines. Materials have been purchased for a boat rack for installation in that area. Plans are also underway for a dock in that area, which will require a permit from the Town. Working with the DEEP, the Properties Committee has ordered new swim lines. The lines will be placed as soon as they come in. Although the rafts, placed in at least eight feet of water, are in some cases outside of the swim lines, the DEEP advised that we are covered legally, as boats are not allowed to be within 100' of authorized swim areas. Dave advised that if we observe boats within 100' of the swim area, that we write the registration number down, take a picture of the boat, and report the violation to DEEP. Dave said that plans for the First Beach parking lot include Jenniting and restriping this fall. The beach clean up will be moved to a date closer to Memorial Day next year, as volunteer participation this spring was minimal. Dave recognized two members of the committee, Don Fantozzi and Brian Bagnati, who have volunteered for many years but who are stepping down from the committee this year. Don volunteered for over 50 years, and Brian, with his equipment, has saved the Association considerable money over the years. Dave thanked everyone on the committee for their hard work in improving Lake Hayward for all, and for their diligence in saving money for the Association. He asked that anyone who would like to serve on the committee contact him, or the next chair, Gary Petersen. Lastly, Dave said that he built a stainless steel time capsule to bury at the Pavilion, and was looking for ideas of what to put in it. Gail thanked Linda Glazier for taking on the job of project historian and taking pictures of the pavilion as it was being built, and some of those pictures would be placed in the time capsule.

Sandy Zawistowski interjected that there was a plant and book sale going on outside the firehouse. Gail mentioned that the "Lake Hayward" store was open with merchandise bearing the Lake Hayward name and to please support them both. She thanked Gail Edgington for coordinating the purchase and sale of these materials.

### Recreation/Social

Diane Nelson, Social Chair was unable to make the meeting so Linda Nuzzo reported on both Recreation and Social. Linda reported that swim lessons would start after the 4<sup>th</sup> of July and run for five (5) weeks this year. Registration materials, including a waiver, were in the newsletter. They are planning yoga classes Friday evenings and Saturday mornings Arts and Crafts and Kiddie Bingo will run again and she urged members to read the newsletter, Facebook and the blog for more information. A setback tournament is in the works as well as a golf tournament on August 3<sup>rd</sup>.

### Lake Hayward Days

Larry Lusardi said that despite repeated attempts to find a chairperson, he has been unable to find someone to take over for him. He has agreed to coordinate the event, but said that events would only run if someone volunteered to run them. As we lost everything in the fire, we will have to recreate all games and activities. Dee Hamill volunteered her daughter to paint new props.

### Cookbook

The cookbook was close to being published when the on-line software was changed, so the recipes are still being inputted. They are still looking for recipes and hope to have it published before the end of the season.

### Hospitality

There are many new people at the Lake and welcome baskets are being delivered to them by Lynn Booth, Hospitality Chair. Gail asked that members contact Lynn if they know of any new members.

### Pavilion Reservations

Don Smith is getting requests from people who want to reserve the as yet unfinished pavilion. The pavilion reservation form is on line.

### Unfinished Business

In response to a question from the membership, Gail said that our 4<sup>th</sup> of July celebration will be the Saturday after the 4<sup>th</sup>.

A question was raised about the amount of insurance that we received when the pavilion burned. Gail said that we were underinsured and that we received \$23,000, but that we had adequate reserves to fund the pavilion without a special assessment, and that going forward, proper coverage amounts would be placed. Bob Sudell chaired the Insurance Committee and we have a new broker of record to better serve our needs.

A member complained about trash on the beach and asked that everyone police the area and take their trash with them. The member also asked Dave Glazier to address the speeding issue. Dave reminded everyone that the East Haddam Police force is small, but that they had doubled their patrols in recent years. Use of the "radar wagon" not only identifies speeders but also counts the cars that pass. Dave will look into getting the "radar wagon" back. Bob Sudell commented that, if you are here off season, you will note that it is our own residents who are speeding, so we all need to slow down.

Gail said that the dog swim area is being used, but people are leaving the bags of poop on the fence, which is unacceptable.

A member complained about the goose poop, which prompted Gail to ask that members not put the goose poop in the water if you clear a raft or the beach area. She said that Mike Trocchi, new Board Member, was doing weekly water testing, and that all results had been well below levels of concern.

Mike is also looking for help testing. We will look to acquire signs to post if the e coli levels restrict swimming, but so far this year, it has not been an issue.

There was a question about maintaining adequate reserves to do a full weed treatment if needed in the future. Gail said that the Budget Committee was addressing this.

A member complimented the entire Board for their communications efforts over the past year.

The meeting was adjourned at 12:10 p.m.

Respectfully submitted,

Bonnie F. Sudell  
Recording Secretary

To:

Gail Grzegorzak, President, POALH

From:

Peter Doyle, Lake Hayward resident, 126 Longwood Dr

Dear Gail,

I am writing in regards to the POALH property mowing contract for 2013.

I provided a written proposal to the properties committee.

I was told I was the lowest bidder, but I was not awarded the contract to mow.

The reason I was given for not receiving the contract was,

**"Because some people asked why Pete Doyle was always given the mowing contract."**

Two things,

First: I was not just given the contract; it was awarded based on a fair proposal process.

Second: As far as I know I was doing a good job. In other words I was never told I was not doing a good job, and to my knowledge no one ever complained.

I would understand not getting the contract if I were not the lowest bidder, or was not doing a good job, but I don't understand not getting it for the reason I was given. In fact I don't even consider what I was told a real reason.

Perhaps there is a different reason I didn't get the contract. If so I would like to know it.

Thank you,

Pete Doyle

P.O.A.L.H.

PO Box 239

Colechester, CT 06415

John and Kathy LeDonne

44 Henry Street

Manchester, CT 06040

June 18, 2017

RE: Road Water Run-Off Glimmer Glen

Dear Sirs,

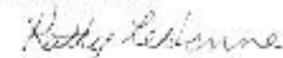
As a long time lake resident at 40 Glimmer Glen, I am writing to you regarding an on-going water drainage problem. Glimmer Glen was put in as a right of way many years before John and I bought our property. When the road was constructed and later as it has been repaved, no thought was given for sloping and drainage of water run-off and no drains have ever been installed to deal with the problem. Glimmer Glen slopes down from both ends with the low spot for the road at 38 and 40 Glimmer Glen. Properties next to ours are also affected to a lesser degree.

For the 33 years that we have owned this property, I have watched my husband try to manually deal with the massive amounts of water that run from both ends of Glen Glen. Most summers he is forced to manually dig ditches to direct the water away from the cottage itself to the property borders. Our neighbor, Roger Kindschi, has tried putting in drainage pipes to help direct the water away from his house. None of these strategies has been effective long term. During heavy rains water pours onto our properties and creates waterfalls down our steps, under and around our cottages. Roger Kindschi is emailing a video that shows the water flooding down his front steps during a storm.

We, as individual property owners, are trying to deal with the results of the poor engineering of Glimmer Glen itself. We believe that it is necessary for the Association to step up and review this problem to determine and implement the proper drainage needed to deal with the water that is coming off of this right of way and causing serious erosion and threatening the stability of the structures on our properties. I am writing to formally request that this be added as a New Business Agenda Item at the Annual Association meeting.

Sincerely,

Kathy LeDonne



John LeDonne



Roger Kindschi

