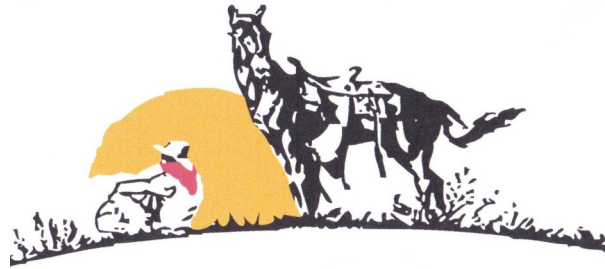


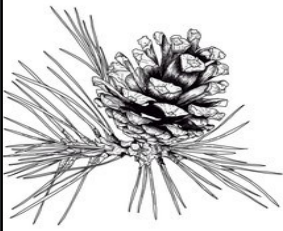
# The Northwoods News

Lake Luzerne

New York



Spring 2022



**The Northwoods News** is a publication of the Northwoods Assoc., Inc. 2 Tall Pines Dr. Lake Luzerne, NY 12846

Our mission is to maintain, enhance, preserve, improve and protect any property of the Association for the benefit and recreation of its members.

#### **NWA Officers**

Rose O'Boyle, President  
George Buhmaster, V.P.  
Cathie Wall, Secretary  
Bill Fitchett, Treasurer

#### **Board of Directors**

Jerry Artale  
Sharon Herlihy  
Anne Reed  
Neil Rotman  
Lauren Scutari

Visit our website at [NorthwoodsAssociation.com](http://NorthwoodsAssociation.com)

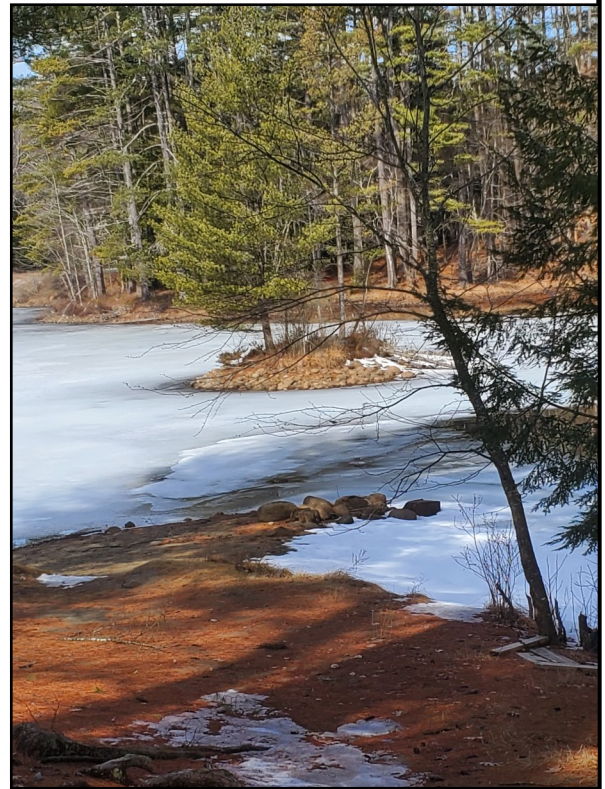
## Much Ado About Nothing

There hasn't been a new edition of the *Northwoods News* in way too long. Despite the hard work of many, there has been NO news to report, proving that no news is not necessarily good news. Fortunately, it looks like that's about to change.

The Board spent the summer and early fall working with the Town of Lake Luzerne to lay the groundwork for the tax district to fund our much-needed dam repairs. Unfortunately, political mayhem broke out during a highly contested election for Town Supervisor and several Board positions, as well as the resignation of the Town Attorney. Gratefully, things seem to have calmed down and we have again renewed our efforts to get some financial assistance for the dam project. We are working with the Town of L. Luzerne, they seem committed to getting this done but it will be a long process. We will move forward with the repairs once we are confident of the funding of the project.

We also explored other options for raising funds. Dues have always been our main source of income. Historically we have been lax on those members who chose not to pay their dues. The NWA will actively make every effort to collect dues from ALL our residents.

Logging our common woodlands is an important source of revenue for the NWA. This year we worked with Saratoga Land Management and their forester and loggers. They harvested on Beech Mt. and we



*Spring is in the air as the ice begins to melt.  
Photo taken 3/17/2022*

realized \$14,000 income for the Northwoods treasury. Further logging is scheduled to start this summer. This money will be targeted for Lake Management, specifically the control of the aquatic vegetation which has gotten out of control lately.

The Board will continue to pursue the formation of a tax district which would guarantee that all members pay their fair share for dam repairs. In the meantime we hope that every family will do their part by paying dues annually.

## Where Do Your Dues Go?

At the September General Membership meeting the members in attendance voted unanimously to raise Northwoods dues to \$250 per year. The increase was deemed necessary to keep up with the inflation of our regular expenses.

Some believe Northwoods dues are used to fund parties and social events. The truth is that NWA did contribute \$5 per member in good standing who attended the Holiday Party. This is a small thank you for the support, and recognition of the hard work of our many volunteers. The picnic has paid for itself thanks to the \$5 entry fee, proceeds from the 50/50, and the generous contributions of dishes by our members.

The mission of the Northwoods Association is to maintain, enhance and protect over 750 acres of property for the benefit and recreation of its members. As a member you benefit from the great recreational opportunities that our lakes and forest provide. Think about it, you can paddle, fish, swim, hike, snowshoe, ski, hunt, ride, or just sit and enjoy the views. All you have to do is step outside and go! These benefits also greatly enhance your property values as witnessed by the bidding wars and excellent prices for the properties that have sold recently. All these benefits come at considerable cost, and this is where your dues go.

- Property taxes on Northwoods property are \$3300 annually.
- Liability and Dam insurance has doubled in recent years to almost \$9000 annually.
- Property and lake management averages \$4000 annually. This includes dam inspections, control of aquatic vegetation and the maintenance of docks, walkways, beaches, bridges, and trails.
- Miscellaneous expenses like National grid, Portasans, Newsletter, and fees amount to another \$2000 annually.

The Budget for 2022, at right, illustrates, we are running on a very tight budget. Dues are \$250, a small price to pay for the many benefits of membership in the Northwoods Association. You recently received a dues invoice in the mail. Please make your payment by April 1. To ease the burden, you can opt to make 2 payments of \$125, due April 1 and July 1. Thank you for doing your share.

## 2022 NWA Calendar

### Spring Clean-up

*May 21 @ 9am (rain date May 22)*

### Board Meeting

*June 25 @ 11 am*

### General Membership Mtg.

*July 2 @ 10am on the beach*

### Annual Picnic

*July 2 @ 2 pm*

### Board Meeting

*August 27 @ 11 am*

### General Membership Mtg.

*Sept. 3 @ 10 am on the beach*

### Holiday Party

*TBA*

### NORTHWOODS ASSOCIATION BUDGET FOR 2022

EXPENSES	
Insurance	\$7,800.00
Taxes	\$3,300.00
Lake Management	\$2,500.00
Property Management	\$1,500.00
National Grid	\$500.00
Newsletter	\$750.00
Association Fees	\$550.00
Meetings	\$100.00
Operating Expenses	\$2,000.00
<b>TOTAL EXPENSES</b>	<b>\$19,000.00</b>
INCOME	
Dues	\$20,000.00
Return from picnic	\$700.00
Interest on Savings	\$20.00
Logging Income	\$14,000.00
<b>TOTAL INCOME</b>	<b>\$34,720.00</b>
CASH ON HAND	
Checking	\$4,640.00
Savings	\$18,500.00
<b>TOTAL CASH</b>	<b>\$23,140.00</b>

# Northwoods Volunteers

Volunteers play an especially important part in the Northwoods Association. Our volunteers come in all shapes and sizes, and they save us thousands of dollars every year. Most obvious are the folks that help to maintain the grounds. Led by Anne Reed there is a group of volunteers who landscape the beach area on a regular basis throughout the summer. If you've ever paid a landscaper to maintain your lawn you know the value of this service. Many of you have joined us for the spring and fall beach cleanups. We were paying \$2000 in 2008, you can imagine what a professional cleanup would cost today.

Some of our volunteers work behind the scenes. Lenny Sanz is our new webmaster. He has set up a great new website at [NorthwoodsAssociation.com](http://NorthwoodsAssociation.com). Check it out if you haven't seen it yet. This is the place to go to see what is going on in the Northwoods. Again, we have saved a substantial amount with Lenny's generosity. Others offer advice and wisdom in their areas of expertise; construction, engineering, real estate, to name a few. Their guidance helps the Board to make important decisions on how to best maintain our properties. The list of volunteers is quite long, and they deserve the thanks of all of us who benefit from their work. If you haven't helped out recently, please consider volunteering in some small way.



Tom Reed, Lenny Sanz, Whip & Rose O'Boyle, Butch & Angel Fisher, Tony Elia, John Scutari, Steve & Beth Gurzler, Clay, Anne Reed, Donna Sanz, and Cathie Wall help to put up the tents.

## Volunteers Needed

- ⇒ Design and/or build a new bridge across Lake Allure spillway
- ⇒ Design and/or build Canoe and kayak racks for the beach area
- ⇒ Photographer to record the fun at the Annual Picnic and other events

Email Rose at [woboyle@roadrunner.com](mailto:woboyle@roadrunner.com) for further details if you can help.

## Lake Update

As usual, our lakes have passed the CSLAP tests for 2021 and they are in excellent ecological shape. We have none of the common problems like invasive species, polluted water and harmful algal blooms. Thanks to all the residents who respect the lakes and help to monitor them for problems.

What can you do to maintain a healthy lake?

- Many invasive species hitchhike a ride from lake to lake. Wash your boats with bleach after they have been in foreign waters.
- Limit the use of fertilizers. They leach into the lake and encourage the growth of algae and aquatic vegetation.



- Maintain your septic systems to keep the wastewater from seeping into the lake.
- Maintain a buffer of grasses and other vegetation along the shoreline to keep sand and soil from washing into the lake.

Nuisance aquatic vegetation has been a real problem lately. Our inability to draw down the lake during the cold winter months has inhibited our

ability to control them. We will be getting an estimate for cutting some of these weeds as soon as the ice is off the lake. With the extra money we made from logging we hope to be able to afford some relief.

The Northwoods Holiday Party at the newly opened *Hitching Post Lounge* was a great time for all in a unique Northwoods setting. (photos by Sharon Herlihy)



Bill Fitchett and Tony Elia



Neil Rotman, Sharon & John Herlihy, and Tom Reed



Tony & Cathie Elia, Jerry Artale and Whip O'Boyle



Whip O'Boyle, Tim Dunn and Bob O'Boyle



Mrs. Claus aka Pat Fitchett



Teresa Wilson, Peter Girard, Kaylee King and Linda Barret



George Buhmaster, Beth Gurzler, Don Klein



Jan & George Buhmaster, Neil Rotman, Anne Reed, John Herlihy, Tom Reed



Steve Gurzler and Lenny Sanz