

Road Four

NEWSLETTER OF THE GOLDENS BRIDGE COMMUNITY ASSOCIATION



Fall
2009

From the Editor

"Road Four" is now available in electronic (PDF) format. If you, or any friends or family would like to get the electronic version, which is now in color, contact us with the recipient's e-mail address. Road Four is also available on the GB web site: www.goldensbridge.org/GBsite/roadfourmain.htm

Road Four is a community newsletter. If you have any news, be it personal or whatever that you would like to share, please send it to us.

Road Four prints 4 issues per year.

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A Tour Of The Updated Branch Street Water Facility—by John Bergherr

Over the past several years the water system in the Branch Street water shed has been gradually upgraded by the Water Committee. I had assumed that the only stuff inside the shed was a well and a pump that distributed water to those on the water system. There is a lot more than that and there isn't even a well inside the shed. Protruding through two of the walls are the ends of two massive, 10,000 gallon holding tanks. What appears above ground is the second story of a two story water chlorination and pumping facility built by Chiam Dubno and Ron Arnstein about 20 years ago.

I was present for some of the earlier discussions about the upgrade when I was president but since then have been out of the loop. So I was more than a little

shocked when I walked into the water shed with Drew Orr in mid October.

THE NEW PUMPS

The first thing you hear upon entering the shed is a whirring sound. Drew pointed out that this is the sound of the new variable speed water pumps, one of which is always running. The pumps and all of the other mechanical components are on the lower level. The motors run on 3-phase electricity which allows them to run continuously without overheating or wearing out. The variable speed motor/pump assemblies are expensive

but Drew was able to get them for less than half-price because he was able to mount our existing pumps onto the new motors. Two of these water pumps are mounted to a platform, with room for a third, in the center of the floor on the lower level. They are the heart and soul of the system. They each work on alternate days keeping the water pressure at a constant 65 pounds per square inch as it leaves the shed. They pump about 11,000 gallons of water a day, up to 13,000 gallons a day during the summer. They never stop. This

is important since approximately one third of our electricity usage was for pump startup. Because they work constantly, maintaining pressure in the system, they never need to stop and start again lowering the cost of providing water to the community. It also allowed us to lower peak pressure and eliminate the old pressure tank.

THE COMPUTERS

Mounted to the wall of the upper level of the shed are two computers, one for each pump. They control the pressure and communicate to one another. If one pump goes off-line or needs help, the other will sense this and jump in to help



THIS IS WHAT \$25,000 BOUGHT

out. They can also detect a sudden surge in water usage indicating a large break in a water main. In this case the system shuts down. In the past some leaks could go undetected until a high electric bill arrived indicating that the pumps were running continuously. The computers have a whole menu of functions which Drew reviewed with me.

CHLORINATION

The chlorination system has been updated as well. A recurring problem for some community water users is the amount of chlorine in the water. This is especially the

case for water system users with homes close to the water shed. Enough chlorine has to be added to ensure that the last user on the water line gets sufficient chlorine. The problem was aggravated by an antiquated chlorination system that may have resulted in periodic surges in chlorine levels.

The new system should preclude periodic surges in chlorine levels. The new chlorination machine is very small, modern looking (dark blue transparent plastic with a little red light in the middle) and is mounted to the wall. It is set to add a small amount of chlorine every second or two. Drew has joined the pipes bringing water from our two wells into one pipe. Chlorine is added to this stream of water. The chlorinated water then flows into the two 10,000 gallon holding tanks where chlorine mixes with the water. Ron tests the chlorine at his house to ensure there is some residual amount at the far side of the service area. Drew explained that chlorine will decrease over time even while sealed within the water pipes. The chlorine is added at a steady rate and must be adjusted if the flow from the wells vary. This is the reason why we test our water daily.

The upgraded system is still a work in progress.

Presidential Thoughts

At the last membership meeting, which was held to approve the yearly Budget, we again had a difficult time assembling a quorum of 20 members. We have a community membership of 110 households. I looked around the Teen Center and was very concerned. Where were all the other members about whose money we were deciding? A simple majority of 11 people were deciding how 110 people's money would be spent.

Where are you? What are YOU thinking we should do with our budget? Do you care? Please

take some time to write to Road Four, or the Wiki at gbca.pbwiki.com, and we can start having a "multilogue" (as different from a dialogue), or group conversation, about how we would like our community to function in the future.

There have been many intentional communities in the past that have not survived because of the aging and death of the original members. The founding ethos was overtaken by changing times. I think our Community is still a valuable, living resource. If we can keep it relevant by serving the needs of our current members, we can maintain its value. Those needs and values can only be served if they are expressed by everyone; if we can find common purpose among them.

At the next membership meeting, January 21, 2010, I will set aside time, on the agenda, to discuss this topic. If the same twenty people show up, there won't be much reason to discuss this. Please take the time on that Sunday to attend and participate.

Eric Stand, President

Joe Crookston and Pat Wictor at The Barn—by Mike Brown

On the evening of August 29th, the social committee brought us singer-songwriters Joe Crookston and Pat Wictor in concert. Our own Lisa Wenzel was instrumental in getting these fine performers for our entertainment. Joe and Pat had previously performed here individually but together made it special. Joe gave us his songs about working people and their struggles including "Hands Metal and Wood", the somber "Able Baker Charlie and Dog", the foot-stomping "Red Rooster In The Mash Pie", and a cover version of Supertramps "Logical Song" that wowed the audience. He was also joined on vocals by former Goldens Bridge resident Robin Joseph, wife of Albi Gorn, on two numbers including the

beautiful "Wandering Shepherd". Pat Wictor accompanied Joe with his dobro guitar styling's as well as singing his own bluesy "That's The Way It's Gonna Be", the funny-sad "Whiskey Vacation", the rocker "Thick-Skinned Blues" and the poignant civil war ballad "Marching Still". I continue to enjoy these and other songs on Joe's CD "Able Baker Charlie and Dog" and Pat's CD "Sunset Waltz" which also includes a great cover of Phil Ochs' "Changes". Incidentally, all the collage artwork on "Sunset Waltz" was done by our own Ruth Dombrow and it is beautiful.

I'm happy to report that our shows, Trio con Brio, featuring Eric Stand, the Dixieland big-band stylings of The Bearcats, the screening of the films "Defiance" with special guest Essie Shore, a survivor of the story depicted and "At Home In Utopia", the story of life in the Coops with special guest, Yak Zeibel and Crookston/Wictor were all well attended.

Also, a special thanks to Chris Rietsch for two great barbecues at the beach.

I would be remiss if I did not give kudos to the Social Committee for the 2009 season, John Bergherr, Judy Fast, Judy Gressen, Martha Levites, Lisette Orr and of course Pearl Klainberg under whose leadership we had the most successful summer in many years. A special shout out to Pearl as the driving force behind the annual Banquet. The food was great and The Chorus as well as Rick Cousin were a big hit as the entertainment.

Anyone who would like to join the Social Committee for 2010 and be a part of all this are welcome and should contact Pearl Klainberg at 232-5402.

A Time to Remember

—By Nat Yalowitz

On Thursday night, August 27th at the GB barn, we were all en-

tranced with the film "Home in Utopia" about life in the "Coops", a co-op in the Bronx which was home to over 600 families guided by progressive and left wing groups. The film was discussed by Yok and Bebe Ziebel, two of its stars who are close friends of Nat and Wendy Yalowitz.

The film has been shown around the country in various movie houses and on public TV. It captured the imagination and memories of many of those in attendance about the similar situation in the GB colony; some of the founders and early residents of the colony were also residents of the *Coops*.

The discussion following the film followed a somewhat predictable course of how life in the *Coops* as well as the GB colony meant so much to its residents. Much good came from cooperative efforts which built a great housing co-op and a great summer community.

It's time to bring back some of that good thinking and feeling as well as actions. The "town hall" meetings this past summer of shouting mobs of people against any progressive actions being considered in Washington is not in our country's best traditions.

Ain't Gonna Study War No More

—by *Marty Adelman*

On a recent Friday, as usual, I was standing around at the barn. I greeted Sam (and Selma) Sokoloff and observed that he was sitting near the World War II "Honor Board" on which his name appears. We examined it together and while I only recognized one or two names (Charles Schneider, Max Ahrons [sic]), Sam recounted that he knew most of them (his family came to GB when or soon after it was founded). It appears that those listed on the board were residents in the Colony before or during the war, which would explain why, for one, Leo Kaplan, who served with distinction but arrived in Goldens

Bridge around 1970, is not listed.

All this might have passed without public remark, save for an event which connected for me - an obituary which appeared in the Times, on the following Sunday. It seems that Harry Patch, 111 years old, died recently; he was the last surviving English soldier of the millions in World War I! Patch had fought with the Duke of Cornwall's Light Infantry at the battle of Passchendaele, near the town of Ypres, Belgium, a battle in which a half-million English and Germans died. The article stated that of the multitude who fought in the English, French or German armies in the Great War, none now survive, and Frank Wodruff Buckles, 108 years old, is the sole surviving American veteran.

Patch was revered as England's "The Last Tommy" - a photo shows many medals on his chest (see BBC article at http://news.bbc.co.uk/2/hi/uk_news/8168691.stm) and the article contains many notables' tributes. An exchange with Patch was quoted in the Times, when asked "do you think the deaths of so many in that battle was worth what was achieved?" he replied "no, not the death of even one."

Time has moved on, how many now recognize the names Passchendaele, the Somme or Ypres? Yet only the locations of slaughter have changed. Americans are in Iraq longer than World War II lasted, over 4,000 have died on "our side" and the numbers of Iraqis killed - combatants and civilians - is incalculable. We've now doubled our escapade, in Afghanistan, and one fears that former President Bush's lunatic challenge - "bring 'em on" - will come true there, as it did in Iraq.

So one can look at Harry Patch as interesting, if at all, as an historical anomaly, around for 90 years after participating in what now seems a far remote event. Or we might see him as a messenger from the past,

but "when will they ever learn?"

Remembrance of Things Past

Lately I have been reminiscing and thought about Goldens Bridge, I was amazed at the web site and some of the past pictures. My parents Ben & Edna Levinson and my uncle Edward Rich were involved with the colony during the 40s and I think up to 1955(?) . I may have been in the 1947 picture . In any case , the Barn picture reminded me of stories charging ice cream for my friends on several occasions. When we first came up the house was on stilts, later to have a cement block lower level built. I also remember the outdoor shower- a heated 55 gallon barrel atop a wood frame. The property extended a way into the woods where we found an old Indian campsite-as well as a stream filled with fish.

I remember the walk to the lake and trying to ride a bike on the dirt roads, and my dog generally getting out of the house and meeting us at the lake. A long time friend of my parents Arthur & Florence Kagle were a few houses down from us as I recall.

I go on too long, the web site brought back many memories , and I am glad that the colony has continued .

Joe Levinson

THE FOLLOWING ARTICLE IS COURTESY OF THE LEWISBORO LEDGER, HERSAM ACORN NEWSPAPERS

Town To Pave Chapel Road

Written by Jane K. Dove , 10/29/09

After listening to years of pointed complaints from Lewisboro residents, town officials said last Thursday they have decided to move forward with paving Chapel Road in Waccabuc.

No official vote was taken but the board made it clear this was a longstanding problem they wanted to resolve.

The 0.7 mile of dirt road connects Mead Street and Route 121 and has become a popular short-

cut for many drivers over the years. As a result, the fragile road is heavily used, with 940 cars per day passing over it.

Town officials discussed paving Chapel Road after hearing a requested presentation from town Wetlands Consultant Bruce Barber. Mr. Barber, in collaboration with town Highway Superintendent Peter Ripperger, has completed preliminary townwide dirt and gravel road cost analysis that he presented at last Thursday night's meeting.

Lewisboro has approximately 12 miles of dirt roads. In the past, some residents have used the town's Master Plan as an obstacle to road paving, because it recommends that dirt roads remain unpaved to preserve the rural character of the town. But Chapel Road appears to be an exception to the rule for many residents — although vocal proponents of keeping it a dirt road definitely remain — who say, "enough is enough" to the dirt surface, dust, mud, flat tires, front-end jobs, and near-collisions.

When contacted by *The Ledger* on Monday, Mr. Ripperger said he estimated the cost of repaving Chapel Road "between \$150,000 and \$200,000 depending on the cost of oil and labor." His estimate did not include prep work.

Town Supervisor Edward Brancati told *The Ledger* the decision to pave Chapel Road was based on a number of factors, including materials, cost per mile, traffic counts, and environmental factors such as presence in the watershed and discharge into wetlands.

"When all factors were considered, Chapel Road was the road of greatest concern," he said. "The recommendations of our Stormwater Management Committee and the experts from the Center for Dirt and Gravel Road Studies at Penn State was to pave the road."

Mr. Brancati said that even "conservative estimates" show the town

could achieve significant cost savings from paving Chapel Road. "The savings would pay for the improvement and provide additional savings to the town, while improving air and water quality around the road," he said.

When asked how the town would come up with the funds to pave the road, Mr. Brancati said, "The money could come from existing funds the town receives from the state for road improvements, other available grant funds, or a bond anticipation note, since this is a capital improvement that would pay for itself through realized savings, or a combination of these sources."

Cost analysis

Mr. Barber's ranked Lewisboro's 14 dirt roads in the order of their need for attention and estimated the total average annual cost of maintaining all of them is \$199,000.

The "top" dirt roads marked for attention, including improving drainage and "best management practices," are Chapel Road, Schoolhouse Road, East Street, Boutonville Road, and Petit Road. Chapel Road was deemed the highest priority while the dirt roads in the Goldens Bridge Colony were grouped at the bottom of the 14-road list.

Mr. Barber's figures showed the total average annual cost of maintaining Chapel Road as dirt would come to \$22,003 per year. Schoolhouse would cost \$24,301; East Street, \$24,003; Boutonville, \$7,204; and \$5,780 for Petit.

On the savings side, Mr. Barber's analysis showed that a dirt and gravel road maintenance program could result in substantial savings to the town. Including paving of Chapel Road, and 0.2 mile of Boway Road, proper drainage, and "best management practices" put in place, the "cost savings" to the town over a decade for all of its dirt roads could come to \$493,243.

Board reaction

Town Board member Peter DeLucia agreed that the town's dirt roads needed improved maintenance. "When you look at these numbers, it is an investment," he said. "I think this is a great way to look at this but we need to keep in mind we have had some unusual weather events over the past few years."

Mr. Ripperger said "routine maintenance" was the key to keeping the dirt roads in shape.

"You've got to stay on top of things," he said. "Ideally you do 2.5 miles of repairs on the dirt roads each year. Currently, we work on the dirt roads with the budget we have. We think our next major project should be Chapel. Looking at the list, the worst areas should be handled first."

Mr. DeLucia told Mr. Barber and Mr. Ripperger the town needed to develop a five-year schedule for road maintenance. "That way we can all see what we need to borrow or what we can do with the funds already on hand."

His fellow Town Board member Bruce Pavalow agreed. "We have to know where we are going and keep moving forward methodically on this," he said.

Mr. Ripperger told officials he would develop the requested five-year schedule and present it to Mr. Brancati. "We can then go from there," he said.

A Tag Sale From On High— by Mollie Arons

Maxie's attic was renowned for his esoteric "treasures". His collecting passion encompassed all manner of worldly goods: bric-a-brac, jewelry, china, props for G.B. plays, metalware, ephemera and much, much more. If he were asked if the item was authentic, he would say, "It's a subsidiary" and generally people would laugh and then purchase the item. Another favorite retort to that same question would

NOTICE FROM THE GOLDENS BRIDGE DAY CAMP

A member of the camp committee will contact you by phone or e-mail to inform you that the Summer 2010 registration and health forms for the Goldens Bridge Day Camp will be available for downloading from our web site: Goldensbridgedaycamp.com. Important Dates: Session 1: June 28–July 23, Session 2: July 26–August 13. Early registration ends March 31, 2010. Regular registration April 1–June 25. Final Payment and Medical Forms are due May 15, 2010. For questions check our web site Goldensbridgedaycamp.com or call 914-232-9488.

Board & Membership Minutes

GBCA Board Minutes July 19, 2009

Present: Stand, Rosedale, Brown, Sircus, Orr, Bergherr, Eisen, Shulman, Arnstein, Gordon, Schmid

Absent: Fast, Levites, Finkelman, Callen

The meeting came to order at 10:40 am.

May Board minutes will be finalized in August. —June Board Minutes were approved as amended.

Correspondence- Eisen read a letter from our scholarship awardee and his high school principal.

Committee Reports-

Finance- A report was distributed. K. Donovan has the probate file on the Rios house. She is in the process of determining who is now the owner of record, and/or the executor of the estate.

Motion- to defer De Angelis water turnoff for six months; he states he will try to rent his house, and that will give him ability to pay. Seconded. 8 in favor, none opposed, 2 abstentions. Passed. If no payment is forthcoming, he will receive a water shutoff letter 6 months from June 1.

Will send water shutoff notices, from the Board, to other non-paying members on the Colony water system.

Barn- No report • Beach/Lake- No report

Town- Westchester County is adopting regulations, to be enforced by each Town, to mandate septic tank pumpouts and inspections every 3-5 years. They will be enforced Countywide starting in 2011 and in Lewisboro next year. Lake Communities may be required to do so every two years. There is a very good likelihood that a significant percentage of our older septic tanks will fail the inspection. Any tank which is not pre-cast concrete or fiberglass probably will not pass. Those made of concrete block and those missing any of their baffles will fail. It will be expensive for that homeowner to install a new tank, and it may be very expensive, if they are needed, to install new septic fields. The Lewisboro Lake Committee, including our liaison Stand, met with a representative from Delaware Engineering who explained the possibilities of decentralized sewage treatment plant options on a small 3-10 home basis. There is a NY State revolving fund that is available for low-interest loans to build these. The target cost is about \$600/ year for the thirty years of the loan.

Camp- No report

Environment- Trees to be topped at the beach and dead tree at the handball court to be removed. Will add tree work around the pump house to estimates regarding other winter tree work around Colony property.

Hospitality/Social- No report • Legal/sales- No report • Roads- No report • Maintenance- No report

Road 4- The board suggested that the summer issue be distributed in sufficient time for all to receive it prior to the August membership meeting.

Water- The Colony water system is under computer operation in the pump house and working well. A system shutdown for piping hookup is still needed. This is anticipated for fall, 09. The Committee will meet to iron out the details.

Stand reported a request from Carol Lewis to include a separate distribution from the new 3" Hall Ave. water main to the Leatherman property.

Garbage- No report—New business- None

Next meeting: August 16th at 10:30am in the Teen Center. The meeting was adjourned at 12:30 pm

Thanks to Bergherr and Levites for taking minutes for the second half of this meeting.

GBCA Membership Minutes July 26, 2009

The meeting was convened at 11:17 AM.

Announcements:

Reading of the Minutes: The minutes from April were read into the record. A motion to approve was made and seconded to accept as amended- carried unanimously.

Board minutes will be available on the Wiki.

Nominating committee: Tauber read the Nominating Committee report. The proposed slate was as follows:

Stand- President, Arnstein- Vice President, Rosedale- Secretary, Levites- Treasurer

At-Large: Bergherr, Brown, Eisen, Orr, Paul Stewart-Stand

All accepted. No nominations for the floor; the slate was closed.

Motion is to ask the Secretary to cast one vote for the slate at the August membership meeting. Seconded, passed unanimously.

Motion to thank each member of the nominating committee for its work:

Mike Brown, Richard Tauber, Fred Margolies, Dan Fast, Georgann Stewart-Stand

There is no need for absentee ballots since none of the positions on the Board are contested.

Committee Reports-

Environment- Tree work being assessed now, to be done in wintertime when rates are most favorable. Request to re-face the handball court.

Benches at the lake have been working out well and should be maintained in function and appearance.

Barn- Deteriorating condition of the back stairs was noted.

Finance: Seven non-paying members remain. The board has voted to send water shutoff letters.

The Rios house is in foreclosure. Kelly Donovan is monitoring the situation. \$280,000 is outstanding on the mortgage- prospective buyers notify Levites if somebody wants to buy. Finkelman, as liaison to the Legal/Sales committee, should know if there is anyone on the list who wants to buy.

G. Stewart-Stand asked that a list of members not in good standing be posted at the beach. She also reminded the assembled members that the Association does have the right to buy a member's property when it is put up for sale.

Schmid did an inspection and felt that the Rios house would need to be torn down and rebuilt to be habitable. Information and photo may be posted to the wiki or the GB Web site. The street address is 20 Hillside Avenue.

Garbage- No report.

Water- New computer-controlled variable speed pumps are in operation but some aspects of installation are ongoing. Power outage protection and recovery has been improved. Final hookups and shutdown at night will be coming before the frost.

The 3 inch line on Hall Avenue will be hooked up after camp is done.

Beach/Lake- Brandon Orr was commended for saving the life of a visitor to the lake yesterday. We have a high-quality, serious staff at the Beach. We have been trying to keep the sand clean after all the rain. The members thanked everyone who has been doing gardening at the Beach. There is a plan to top some trees to create more sunlight at the beach; the work will be done after the season is over.

There will be a Beach Committee meeting before the August membership meeting to establish consensus on a raft recommendation.

Questions about a defibrillator: The BOH does not require it. Staff has requested an ambu-bag that can be connected to an Oxygen supply. Question- should we rent a defibrillator? Orr indicated that it costs approximately \$200/summer.

Motion (Shulman)- The Colony, not the Camp, will rent two defibrillators every summer and purchase two ambu-bags. Equipment to be located at the Beach and Barn. Seconded. Everyone except one in favor (one abstention).

Richie (Asst. Camp Director) will assist with the purchase. JoAnn Ehnes will coordinate these rentals and purchases.

Storage locations and use instructions will be publicized on the wiki or the web site.

There was a request to budget for new sand next year; six families have expressed interest in this. We used to bring it in every year; it is expensive and washes into the lake.

A question came up about draining the lake. The lake can be drained using a valve in the earthen dam- but the valve may fail since it has not been exercised in a long time. The suggestion has been to install a second valve as a failsafe. This is a capital project and will need budgeting. The Fire dept. would need to approve draining the lake since it is a primary water source for firefighting.

Stand thanked to Barbara Tauber and Kathy Mikus for organizing the Water Carnival.

Chinese mystery snails, an invasive species, have been discovered in our lake. Remove the snails from the lake if you see them. They are dark brown, and about 2 inches long. Fishing in our lake is prohibited for anyone other than members, tenants and guests; if you encounter fishermen who do not belong to one of those categories, please ask them to leave.

Town- No report.—Legal/Sales- No Report.

Camp- Joann Ehnes gave the report. Camp is going well- session 1 is done. There are a number of returnees for Session 2. Camp staff are working on planning a trip- possibly to the Maritime Aquarium. Suggestions are welcome.

Maintenance- Our usual maintenance man has been unavailable; Brandon is covering.

Roads- Schmid is not running for re-election to the Board. He will continue working on the Roads Committee.

Questions about the Roads poll: Has the legitimacy of polling been researched by the board?

Klainberg remembers the Association conducting a poll in the past. There is nothing in our constitution or by-laws to prohibit it. Polls can serve as guidance to the board and give a sense of the membership's view on an issue.

Rosedale reported that the response to the Roads Poll was significant; opinions on considering selectively paving trouble spots were varied and eloquently expressed. More importantly, the poll drew responses from people who do not normally come to meetings or work on Committees. The success of reaching out to the membership through online interactive means should be acknowledged and encouraged. The results of the poll should inform the Roads Committee in its work, and any follow-up is the responsibility of the Board according to the recommendation of that Committee.

The question was raised: Has anyone who expressed an opinion in the online poll joined committees or come to meetings? We have no evidence either way at this time.

Roads maintenance should be improved, regardless of the question of paving. Schmid does an excellent job but can always use help. Adelman offered to help Schmid identify trouble spots. Stand wants more committee activity and expanded committee membership in general.

The Town has no money for paving. Other roads are in worse shape than ours. Repair and maintenance should be improved. There was general agreement on the continued need to identify trouble spots on the roads as they become apparent and report them to Schmid.

The tally of responses from the Roads Poll will be reported at the August membership meeting.

Road 4- The Summer issue should be out soon. Send news items or articles to Circus or Kroun.

Social/Hospitality- Thanks to Martha Levites for organizing a successful art show. \$383 was raised through the raffle. \$2,650 came from art sales- 25% of that amount will be donated to a school in Darfur.

Volleyball and BBQ are on Saturday, 8/1- bring side dishes and desserts.

Wed. 8/5 is the book discussion-Guernsey Literary and Potato Peel Pie Society discussion.

On the following Saturday, Trio Con Brio will play.

Thanks to Pearl and the Social Committee for all of their work.

Old Business: There is handicapped parking for the Beach in front of the Yalowitz house. Anyone needing to use this facility should apply to the Board. Simply displaying a handicapped parking sticker does not convey permission to park there. In consultation with Yalowitz, the area needs to be cleared and gravel put down.

New Business: Adina Koles' husband died last week.

Meeting was adjourned at 12:53 pm.

GCBA Board Minutes—August 16, 2009

Present: Stand, Fast, Rosedale, Brown, Schmid, Sircus, Levites, Bergherr, Eisen, Shulman, Finkelman, Gordon, Arnstein

Absent: Callen, Orr

The meeting came to order at 10:35 am.

May Board Minutes were read and accepted into the record. July Board minutes will be revised and approved by e-mail between meetings.

Correspondence- Board letter sent registered to Gecaj regarding placement of his fence was read to the Board. Finkelman suggests using regular postal mail in addition, and hand delivery of the letter if possible.

Committee Reports-

Finance- A report was distributed. We are in good financial shape; numbers don't yet reflect August Camp paychecks. A lien was filed on the Rios property. We need to bring this legal expense to the membership for retroactive approval, as follows: Total legal bill from Calcagnini (our attorney)= \$1565.74. An additional \$375 was spent for a title search. Kelly Donovan volunteered her services to implement this. She also consulted with Calcagnini as a community volunteer. Original budget includes \$1000 for legal fees.

Remaining non-paying members: A registered letter was sent to Brennan, and Certified letters have gone to Harris and Gecaj; neither of the latter two signed for their letter, so both were followed up with a regular postal mail letter. 8/31 is the stated water shutoff date for those two properties.

A member had an idea of considering accepting payment in kind against unpaid dues in the event of financial distress. Levites recalls that this has been done in the past on at least one occasion. The Board will gather information and, if it seems plausible, will bring this idea to the membership for discussion.

The draft 2010 budget was distributed and reviewed.

There was a question as to how to record the accounting of scholarship money since it is separate from dues. Levites is considering ways to make this clearer, but we do not want the overhead of maintaining a separate account for scholarship funds.

New rafts are accounted for under capital expenses.

The barn stage project will be discussed at a membership meeting. The concept of repairing it this coming year was approved by the Board; 10 in favor, 2 abstentions. Board members involved in construction work will try to get estimates for repair or replacement. The goal is to arrive at a recommendation that the Board can make to the membership. A subcommittee (Stand, Schmid- and Orr will be invited to join) will help Brown come up with a proposal and estimate.

Current raft repair budget is for one raft, but Stand has a proposal to repair all three that he will present to the Beach Committee next week.

Orr will be asked to come up with a detailed estimate for back stairs repair work at the Barn.

Handball court resurfacing should include painting lines on the slab. Shulman suggested we take on the project in phases, considering the likely costs. Schmid will bring in a contractor to get an estimate that can guide our planning.

Stand expressed concern about inadequate capital reserve funds remaining if all projects for 2010 are undertaken. Levites and Bergherr will draw up 2 alternative budgets with more money for the capital reserve fund.

Beach Sand (2 small truckloads) may be an additional expense under the budget line, "repairs and maintenance- beach and lake." The Beach Committee will get a quote for this material and pass the number on to Levites.

Thanks to Levites, Bergherr and Fast of the Finance Committee for their hard work and dedication.

Barn- We have had a successful social season; a number of maintenance projects are needed for next year, as reflected in the draft budget.

Beach/Lake- There will be a meeting next week to vet proposals on raft refurbishment.

Town- No report—Camp- No report; Camp is finished for the season.

Environment- Hawthorne's estimate for topping 3 trees at the beach is ca. \$2000; taking down the tree at the handball court will come in around \$440. We got a Pump-house tree removal estimate from Hawthorne, last year. Corbett Stone suggested topping 2 trees at the beach instead of 3. His estimate was \$600 for each location. We are still finalizing estimates based on additional work needed.

Benches at the handball court can be brought into the beach building or barn for the winter.

Hospitality/Social- Cost will be \$25 apiece for banquet tickets. Catering is the same as last year. Attendance has been taken at social events as promised, and has generally been very strong!

Legal/sales- No report

Roads- The Highway Department deliberately held off on grading until the camp was finished. They added materials on Hillside Ave. They cleaned out storm drain covers. Call or e-mail Mark Schmid promptly to report roads problems.

Maintenance- No report

Road 4- Submissions should be sent to both Sircus and Kroun.

Water- No changes regarding pump house or water line work. The Committee will be developing a plan for getting Hall Avenue work done in the fall.

Garbage- No report

New business- Thanks to Dawn for acknowledging the camp connection to the Community and working hard to make the Camp a success.

Shura Saul came to the meeting to request a release for filming a documentary on our property. M. Saul (Shura's grandson) is creating his first professional film and is following proper procedure as he was taught. Filming is completed. Approximately 40 people were interviewed. Moved: Finkelman to draw up a release for the Saul family documentary. 11 in favor, 2 abstentions. Passed. K. Finkelman wrote out the release to satisfy this request on the spot.

Paper membership meeting announcements are coming out late this time. The secretary apologizes for the delay, and will attempt to supplement the mailing with a voice broadcast this time.

Eisen distributed a list of committees and responsibilities. Committee liaisons are asked to look this over and send revisions if needed. Stand would like a list of projects created. These documents can be maintained and updated collaboratively on the wiki.

The summer 09 issue of Road 4 is available online, and paper copies have been sent.

The now-abandoned Colony well on the Elias property was originally drilled with the permission of Shirley Elias.

Next meeting: September 20 at 10:30am in the Teen Center.

The meeting was adjourned at 1:11 pm..

Membership Minutes: August 23, 2009

The meeting was convened at 11:21 AM.

Announcements:

Yalowitz addressed the group regarding the rescue at the lake- the man who had the incident is OK. Thanks went out to Dave Levy, Lisa Weinstock and Brandon Orr. The efforts of everyone involved are testimony to the good will of our members.

Stand addressed the issue of guests coming to the beach without their host members. This may happen with members' relatives as well as friends. Enforcement of the Beach Rules is for guests' and their kids' safety. Klainberg suggested that the member should be the target of enforcement, not the guest. Stand said that according to the rules, unaccompanied guests are asked to leave the beach.

Schmid is leaving the board- Stand thanked him for his work on the Roads Committee. Schmid continues to work very well with the highway department. Members with roads concerns are encouraged to contact Schmid directly by phone and/or email; he will relay the information to the Highway Superintendent. The membership suggested sending Schmid a letter of thanks.

Reading of the Minutes: The minutes from July were read into the record. A motion to approve was made and seconded- carried unanimously.

Board minutes are available on the Wiki.

Elections: As instructed by the membership in its previous meeting, the secretary cast one ballot for the election slate:

Eric Stand- President • Ron Arnstein- Vice President • Jeff Rosedale- Secretary • Martha Levites- Treasurer

At-Large: John Bergherr, Michael Brown, Mera Eisen, Drew Orr, Paul Stewart-StandCommittee Reports-

Environment— There was a discussion regarding topping trees at the beach. Pros: There is not enough sun, even as early as 4PM.

Cons: Shade is more important than sun in summertime. This is not a safety issue, as with other tree work in the Colony.

Sircus observed that the beach faces east... so there is full sun from morning until 2pm. Topping a tree could increase vulnerability to disease- although there is disagreement on this.

Winter tree work should be scheduled when the road surface is firm, so as to cause the least road damage.

Motion (Halpern): Not to top the trees this year (seconded). In favor: 12. Against: 2. 5 abstentions. Carried.

Since several members who are interested in this issue and connected to the Beach Committee were not present for this discussion, Orr and Rietsch suggested this be on the agenda for the October membership meeting.

Barn- The slate stairs in front of the barn are a tripping hazard. A mason is coming to repair these stairs. Motion to approve expenditure of up to \$499 for this safety-related work (Stand)- seconded, passed unanimously. Will be done within the next two weeks.

Floors will be redone (3rd coat of poly at a cost of about \$500) in spring.

Finance- we need about \$10K per month to operate; we currently have about \$44K of operating funds. This means we're OK until next year's dues start coming in. Question: how have actual expenses compared to line items in this year's budget? Answer: The only discrepancy was in legal expenses. We had budgeted \$1000 and have spend \$2200, due to the Rios issue. That sum, by the way, is attached to the lien on that property.

We need a motion to spend an additional \$1,500 in legal expenses, retroactively, to file the lien on the Rios property. Moved (Arnstein), seconded, carried unanimously.

Question- Will we collect interest and penalties on unpaid dues? Levites said she would do so, although she is skeptical about that motivating some late-paying or non-paying members.

Garbage- Someone dumped raw meat in the bin at the beach- the container had to be disinfected. Household trash has been placed in the dumpster at the barn. Beach and Barn dumpsters are not for household trash; misuse of our dumpsters can result in penalties in the hundreds of dollars.

Water- The Board has informed two non-paying members of impending water shutoff. This action is scheduled for September 1.

Orr will be hooking up the new Hall Avenue line. This will involve some traffic disruption.

Arnstein noted that if the water is temporarily over-chlorinated, letting it stand or boiling it will resolve the issue.

Beach/Lake- Stand delivered the report. The Beach Committee met yesterday. On rafts: The Committee recommends purchasing an 8x16 raft (same size as present) with an aluminum frame, and IPE wood decking. Price, delivered with floats is \$5,750 each, plus tax. The

new rafts will sit higher in the water than the existing ones, in order to make them code-compliant. We need to add to the \$3,500 budgeted for rafts to make this purchase. This will be reflected in the draft 2010 budget for approval in the October membership meeting. If funds allow, we may opt to buy 2 rafts.

Beach sand- The Committee recommends purchasing 10 yards of sand for the beach and another 10 for the volleyball court. Stones on the court are to be removed before the new sand is spread.

Beach chairs: A shed for storing chairs is to be built at the end of the fence by the volleyball court. This shed will accommodate all chairs currently stored in the boat house. Gross asked that the chairs be stored vertically for easy access. The work will be done for the next season. Motion (Gross)- until the new storage shed is built, all chairs left on the beach must be stored folded against a wall. Seconded. 13 in favor, none opposed. Passed.

Request (Klainberg) to have the entrance to the ladies' room at the beach made easier to enter. Stand suggested that this work be budgeted as a capital project.

Town- no report—Legal/Sales- no report

Camp- Milliot reported. The camp is over. Session 2 went well. They did take a trip to the maritime center. Finances are healthy. BOH had reported there is a tree limb over first base on the ballfield. It will be dealt with before next year.

Maintenance- no report

Roads- Rosedale read the results of the paper Roads ballot, as to whether members would consider selectively paving trouble spots on the roads: 23 voted in favor, while 20 were opposed. This is strikingly similar to the tally of the online poll- giving some validation to that method of getting input from the membership. Also, the result indicates that the membership is split on the issue- so both points of view should be treated with respect.

K. Gross expressed some concerns: It would be good to reach out to more members to get opinions. There are certain trouble spots year after year- paving some of them will not change the rural character of the community. The areas now covered by aprons at the entrances from rte 138 were hazardous before they were paved, and the unpaved areas just beyond the pavement are prone to instability. We could consider extending the aprons. In general we should consider low-impact, high benefit solutions.

Lieman supported the idea of identifying trouble spots. Paul Stewart-Stand will be liaising to the Roads committee. Please let both Paul and Mark know if you have input about the roads.

Kroun noted that the year-round residents and those who live furthest away from the entrances to the Colony are the most affected by roads issues.

Arnstein worked with Schmid to mark up a map last winter and this map has been given to Ripperger. The map will be made public so others can add their comments.

Water runoff from Hillside Avenue has been a problem. Road 4 can be used by members to express their opinions; please send submissions to Sircus and Kroun for consideration.

Milliot suggested that Committee chairs email the membership when they plan to hold a committee meeting. All agreed this is an excellent idea.

Yalowitz suggested that when contentious issues come up, the board should review committee process and structure to ensure a fair and balanced outcome.

Road 4- Sircus is encouraged by a good response on the roads issue; members are encouraged to submit articles and letters to the editor on this and other topics.

Social/Hospitality- Klainberg gave the report. This summer has been very successful; Trio con Brio and the barbecues were especially well-attended. There will be folk music next Saturday night. The banquet is on September 5. Everyone will be contacted- ask Klainberg if you need tickets or are willing to volunteer.

Old Business: None

New Business: Yalowitz asked about members paying for services that they don't use- in his case, winter garbage. This may affect 4-5 families. He had asked for a modified fee structure but was refused by the Board.

Our Constitution says there is one way to charge members- by the unit. Yalowitz suggests our by-laws or constitution could be changed.

Motion (Yalowitz): The Board should direct the finance committee to explore options on garbage charges and report back to the membership. After discussion and consideration, Yalowitz withdrew this motion.

Stand is sympathetic to the sentiment that Yalowitz expressed. A motion to change the Constitution needs to be brought before the membership if someone has a more equitable system in mind.

Levites: We do have summer and winter garbage fees (for summer water users only). According to a 1965 court case, a property within the boundaries of the Colony must pay its "fair share" of the expenses of the community.

Orr noted that our services come at a very low cost because vendors do not send out individual billing notices or customize services. The administrative cost to split it up would make everyone's charges higher.

Bergherr made the point that budgeting in advance would be impossible if members could opt in and out of services at will.

J. Gross asked that all Board members who are liaisons to Committees should come to membership meetings and give reports.

There is paperwork to be completed to get defibrillators for the barn and beach. It is not as simple as just renting. The equipment will be in place for next year. All lifeguards are already trained to use this equipment; volunteer firemen are also trained. The equipment uses voice prompts.

Thanks to Dan Fast, Paul Stewart-Stand and George Levites for setting up chairs, and Maggie Hayes for tending to the flowers.

Reminder: Thursday night- a film will be shown: At Home in Utopia.

There will be a Tag Sale in the Barn on September 12th-13th for Breast Cancer- Call Chris Rietsch at home if you have stuff to donate. 232-8842 until 9:30pm.

Meeting was adjourned at 12:54 pm.

GCBA Board Minutes —September 9, 2009

Present: Stand, Rosedale, Brown, Sircus, Orr, Levites, Bergherr, Shulman, Arnstein, Finkelman, Stewart-Stand (one position vacant)
Absent: Fast, Eisen, Gordon. The meeting came to order at 10:35 am.

Bergherr reminded Board members that they are strongly encouraged to come to all membership meetings. See minutes from the August Board meeting.

August Board Minutes were read and accepted into the record.

Callen is off the Board since he missed five meetings last year. Arnstein says Callen would like to come back on the Board. Fast is willing to be the camp committee liaison. The Board will explore alternatives. Motion- Finkelman- move the meeting to 9:30am. No vote was taken. We need to find out when prospective Board members will be available. Stand would prefer to add a female member to promote gender balance on the Board, and we need someone who will commit to attending Board and Membership meetings.

Correspondence- The Lewis letter was read into the record.

Committee Reports-

Finance- We need to arrive at a budget to be mailed to the members in time for the October meeting. Financial balance now takes camp-related income into account. Gecaj did pay dues, thanks to a visit by Arnstein. We could go to town court and make a claim to recover unpaid dues from Brennan. Our attorney recommends this. Legal cost should be relatively minimal. Filing a lien without a lawsuit or confession of judgment would be more expensive. Moved, seconded, Passed unanimously.

Danny Apter (West Main st.)- is in a convalescent home- he may not be able to return home. Owes town taxes- property will likely be in foreclosure by 2010. We will search for a water shutoff letter to be sent to Apter (pipes could freeze over the winter). Apter asked for retroactive dues relief because this residence is not a 2-family according to the Town. Moved to meet his request. All in favor. Passed.

DiAngeles- Stand approached him- he is willing to do work as payment in kind; partial payment of outstanding dues. Bergherr noted that this might make sense if DiAngeles is qualified to do the work; we have no expectation of recovering dues in another manner, and there are legitimate capital projects that need to be done anyway. He will need to be supervised; Stand offered to do so. Arnstein suggests he remit partial payment since he must be paying some of his bills. Orr stated that in general, all jobs should be subject to a competitive bid process. Motion (Arnstein): DiAngeles should pay the water portion of his dues and pay the rest in kind. (Not seconded). We could ask to see his bank statements and tax records for the past couple of years. Needs letter (sent by both registered and US mail)- indicating that his water will be turned off in 30 days if we do not receive this year's dues (\$1,365).

2 budgets have been drafted- adding \$10k or \$12k to capital reserve fund instead of \$8k as in the past. Line items are basically the same as reviewed in the last Board meeting.

History Committee budget line is adequate to begin exploring means and expenses for preserving some of our paper documents that are at risk of falling apart.

2010 surveying money is not needed so that line item will be removed.

Major water testing expense for next year is budgeted, but needs to be reconciled in the capital budget numbers.

The Board recommends that the membership consider an increase to \$12000 to the Capital Reserve fund. Under present assumptions, resulting dues changes will be modest- slightly down for water users and slightly up for non-water users.

Motion to recommend budget as amended (Levites): All in favor. Passed.

Barn- Halloween party on 10/31 is planned. This past summer's social season was very successful. Fire alarm pull stations will be priced out for barn exits. This is to upgrade our system for code compliance. Could cost about \$1000. This expense will go into final draft budgets.

Stage repair work costs were revised; supports are all that is needed. Some outdoor work will be done to seal up the underside of the barn from the front, including improvements to the door.

Beach/Lake- The Chinese Mystery Snails are an ongoing problem.

Town- No report. Camp- No report.

Environment- Estimates on tree topping at the beach were received. This item will be included in the announcement of the agenda for the October membership meeting. Some members would like people to enclose garbage cans in sheds but this is controversial because animals can seek shelter in them and can be dangerous to garbage collectors. Ball field tree work will be done before next spring. Trees needing removal near the pump house will be marked.

Stewart-Stand noted that we may have a gypsy moth caterpillar problem next year.

Hospitality/Social- The change to barbecue and volleyball made for improved finances this year. The Committee actually came in under budget.

Legal/sales- No report.

Roads- Stewart-Stand talked to Schmid. Grading was done this past week. A number of repairs were done. The highway department has begun to cover the exposed septic pipe connecting to Halpern's property on Main Street.

Maintenance- See Barn.

Road 4- Kroun is busy, so the next publication may be slightly delayed. Submissions are always welcome.

Water- No report. Orr talked to Carol Lewis and her request will be met when the Hall Avenue work is done. The Association wishes to begin to bill for Colony water once the Colony system is fully disconnected from water system hardware on her property. Stand will discuss this with her.

Garbage- No report.

New business—Smoke alarms in the barn will be temporarily turned off during the Halloween party (about 2 hours) because of fog machines.

Film crew came and recorded footage for a film called "Man from a dying planet."

Next meeting: Sunday, October 18 at 10:30am in the Teen Center.

The meeting was adjourned at 1:14 pm.



Road Four Fall 2009