



POINT O' WOODS 2016 NEWSLETTER

From the President

Another season with near perfect weather has smoothly come and gone. At this time, people are closing up for the winter and construction is underway on some houses. This summer we put a new paddleboard rack at the beach, with the intent of making room for additional boats. We should have some feedback soon about how that worked out.

The Board of Governors heard from the Harbormaster of the Town of Old Lyme at our September meeting. He clarified some things for us that will better prepare us to ensure safety of our swim areas and waterways next year.

Our treasurer continues to keep a good handle on the finances, and continues to chase down delinquent taxpayers. Our secretary helps keep us on task when we get sidetracked, and is invaluable in terms of researching items. Our office assistant has fit in well, and we look forward to keeping her for a long time. We have a number of tasks to keep her busy during the winter. All of these people are helping your Board of Governors keep Point O' Woods running efficiently.

Our maintenance staff continues to do an excellent job keeping things looking good, and responds quickly in case of problems. They have proven to be highly skilled and very versatile.

We resurfaced the parking lot, with the intent of improving it.

As we head into another winter season, give some thought to serving Point O' Woods in some capacity, either as a member of our Nominating Committee or as a member of the Board of Governors. We are always looking for potential candidates to fill vacancies as they arise.

Carl Filios, President, POW Board of Governors

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Point O' Woods Association

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Keeping Your Address Current

The 2016 Annual Meeting will be held June 3, 2017. The Call of the Annual Meeting with the meeting agenda, Commissioners' reports, 2016 Annual Meeting minutes, 2016 financial report and 2017 budget will be mailed on, or about, May 19, 2017 to the addresses in the POW database.

POW Association tax bills are sent to the addresses on record at the Old Lyme Assessor's Office. This past May, property owners had an opportunity to update their information in the Point O'Woods database when they picked up their parking stickers. We will repeat this process annually so we are continuously improving our records. The database has proven successful in streamlining several processes. It is a continuous effort to track property transfers, and modify mailing addresses.

When you need to update your address, be certain to notify all of the following:

1. Old Lyme Town Assessor's office,
2. WPCA at P.O.BOX 186, South Lyme, CT 06376
3. POW Administration Office at any of the following:
 - a. (860) 434-5686
 - b. Email powoffice@att.net.
 - c. The POW website also has an online form for address update at: pointowoodsct.com.



2017 Board Meeting Schedule

- . **March 28**
- . **April 11 Budget Workshop**
- . **April 25**
- . **May 23**
- . **June 27**
- . **July 25**
- . **August 22**
- . **September 26**
- . **October 24**
- . **November 14**

The monthly board meetings are held at the The Old Lyme Phoebe Griffin Noyes Library In Old Lyme, CT unless other-wise noted Meetings begin at 6:30PM, and POW residents are encouraged to attend.

**Annual Meeting
June 3, 2017**

Beach

As the leaves change to brilliant golds and reds, I am reminded that we had a near perfect summer beach season at POW. To start, beach grading was done by Al Bond in early May, followed by daily grooming by Harry Plaut Environmental. All of our swim lines, buoys, swim raft and safety lines were in good working condition and have now been removed for the winter months. Thanks to Rick, Tom, Al and Harry for their continued dedication to making our beach exceptional.

This year we tried out a storage rack for paddle boards. A special thanks goes out to Lou Patria for his volunteered time to design and build this rack. I checked the rack several times throughout the summer and found it to be of great use. This too has been removed and stored for the winter. It will be used again next season.

The Boats on the Beach program saw a record number of vessels registered for the 2016 season. Keep an eye on the website for future developments. Enrollment will start April 1 for the 2017 season on a first come first serve basis again.

Recommendations and comments for the future and beautification of our beach are always considered and welcome.

Hope all of your holidays are healthy and happy.

Jennifer Reyes, Beach Commissioner

Boat Basin



The boat basin went very well this year with no major issues. There will need to be some pole repairs in the spring as always. We will start replacing the metal supports for the fence as needed and ladders. The wait list is posted for 2017 on the website and the bulletin boards. The cost of the slips will remain as is for 2017. Remember the invoices for slip owners will be

mailed out in February and are due back by March 15, 2017. This summer we are installing two no wake buoys, one at the entrance to the channel and the other at the west side of the swim area. The rule states no wake within 100 ft. of shore or marked swim area by any motorized craft.

Pete Roberge, Boat Basin Commissioner

Grounds

Another summer has come to an end after numerous warm and sunny days. It was an extremely dry season and it took extra effort from our staff to keep our grounds looking their best. Special thanks to our second year maintenance crew headed by Rick Frascarelli. Rick and his seasonal assistant Tom Cretens, not only did a great job of maintaining the grounds but they have maintained our equipment, avoiding the need for major repairs.

The annual street leaf pick-up will begin on Monday, November 14th and run for five weeks, ending Friday, December 16th. This service is strictly for POW residential pick-up in paper bags. There is NO commercial or resident drop off at Anderson Park.

Again this winter season, from mid-December to mid-March, our narrower streets will become one way to provide better access in case of heavy snow. These streets are Walnut, Oak, Seaview, Carrington, and Ridgewood. Signs will be posted indicating one-way traffic direction. While this may pose a minor inconvenience to some, your help in adhering to this short-term change will be appreciated by those trying to maintain our winter roads.

During the "off" season, Rick will continue to work on our grounds as well as initiating small projects to provide a better appearance next summer.

Wishing everyone an enjoyable off-season. I look forward to seeing returning residents in the spring!

Bud Phelps, Grounds Commissioner

Ordinance

As we head into the off season months please remember that many of our ordinances still apply in the winter months and tickets and fines can still be issued. **“Property owners are responsible for any fees or fines incurred by your contractors, so please inform them of the ordinances and urge them to comply.”**

If you are undergoing construction or selling your home please pay attention to the following ordinances.

There is no street parking or parking on Right of Ways. If your home is under construction please inform your contractor that they cannot block road ways, must park off the street and not drive or park on the Right of Ways or fines could be imposed.

If your house is on the market for sale please let your real estate agent know that there are sign size restrictions and you as the homeowner will receive the fine. The size restriction for signs is four square feet. The size restriction applies to contractor signs as well.

The Point O Woods Charter and list of ordinances can be found on the POW website at www.pointowoodsct.com. If ever you are in doubt or have a question you most likely can find the answer on this site or you may contact a board member to find the answer. The POW Administrator and board members contact information can be found on this site.

Have a good winter.

Faith Weiss, Ordinance Commissioner
Point O'Woods 2016 Newsletter

Recreation



In reflecting on the summer activities and what the community responds to, the most successful events were those that are inclusive, commitment free and allow for flexibility. This is the reason the concerts, trivia night, movies and bingo are so popular. With this in mind, the daily rec club will be considering making changes to reflect this for next summer. A more event driven, drop in schedule is being worked on. Despite low enrollment, the rec club continued to succeed in nurturing friendships and building summer memories.

Halloween on July 31st is a summer favorite - not to be missed! We had 15 houses participate and over 100 children in costumes trick or treating! We even had a visit from Donald Trump and Barack Obama!! Movies on the beach and Monday Night Bingo allow us to linger on the beach a little longer. The summer beach concerts maintain popularity and are a wonderful way to catch up with friends on a summer evening. This summer we hosted 5 bands, with 2 being from our own POW community. What wonderful talent we have!

The basketball and tennis courts will be painted next spring. The pavilion, which has become a great asset to our recreation area and community will be looked at to see if any maintenance is required. The Women's Club recognition walk, at the pavilion, has become an added attraction. Lots of interesting family names, sayings and comments have been inscribed. If you are interested in purchasing one the form can be found on the website at pointowoodsct.com

Lastly, the POW Polar Plunge on New Year's Day will take place at noon on January 1 on the beach. All brave souls are welcome to attend. Last year, over 50 people jumped in, with well over 100 spectators!! It's always a fun time.

See you on the beach!! Best wishes for 2017

Beth Kelly, Recreation Commissioner

Roads

The roads at Point O' Woods are in good shape and Rick Frascarelli is working hard to make sure our winter maintenance equipment is up and running and ready for ice and snow. The resurfaced parking lot held up well over this season, we will continue to monitor it.

Flooding under the bridge has been an issue during big storms and this is being looked into. There has also been some recent damage to our roads from recent construction. The contractor has been notified and we hope to get this resolved soon.

There have been some issues with people planting trees up against the road this season. Please remember that POW property extends to at least the property that the electrical poles are in. A small sapling planted near the road will turn into a pruning issue within several years and potentially damage the road. Please make sure that all new trees are planted a sufficient distance from the road and not in POW property.

Michael Aron MD, Roads Commissioner.

Security



Security has good news to report. We had a great summer and fall season. No major problems or issues. I wish to thank all Point O'Woods residents for making my job easy by respecting and obeying all our association ordinances.

The winter season is fast approaching. 90% of our residents have closed up and gone home. With the winter weather in mind, please be sure your cottage – all valuables and property – is secure. Several residents have boat trailers in their yards or driveways. Please be sure these are locked for the winter season.

As always, if you have any questions, concerns, complaints or suggestions regarding security at POW, please give me a call on my cell number 860-209-2944.

For anybody interested in a position as parking lot attendant in the 2017 season, please contact me by March 1, 2017. Candidates must be 16 or older.

Thanks!

Fred Callahan, Security Commissioner

Harbor Master



In September, Harry Plaut, the Old Lyme Harbor Master, attended the Board of Governors meeting to enlighten the Board about the various regulatory requirements and jurisdictions regarding Point O'Woods abutting waters. In recent years there have been efforts by the Board to ensure both compliance and safety but the Board needed to better understand the Association's rights and responsibilities. Mr. Plaut covered several issues of concern and discussed with the Board possible ways to address them. During the winter the Board will work on several identified opportunities. Key points included:

Permitted Swim Area: Point O'Woods has a permitted swim area and has the right and responsibility to establish how that area is used. CT DEEP regulations state that any motor, paddle, or oar-propelled watercraft is not allowed (kayak, canoe, rowboat, paddleboard, etc.). He stated that allowing fishing in the swim area at any time is not a good practice since loss of tackle and hooks present a serious danger to swimmers. A \$220 fine applies to anything that gets tied up to swim lines. He recommends a separate line for jet skis. All swim line buoys must be orange and he recommends painting them each year to extend their lifetime.

Boat Basin and Channel: Mr. Plaut reported that the Boat Basin and the boat channel (Three Mile River) out to the sound are controlled by Point O'Woods. He stated that Point O'Woods, therefore could establish the rules they feel necessary to

ensure the enjoyment and safety of the people. He suggested Point O'Woods find out how these issues are handled by other marinas.

Communications: Posting signage of all regulations, ordinances, etc. is a good practice. Additionally, use our existing communications tools to let the community know what is or is not allowed and that there will be enforcement.

Enforcement: Based on the issues that the Board brought up, Mr. Plaut stated that there could be more oversight by his office in 2017. He stated that if infractions are witnessed by anybody, they could take a photo of the situation, get the registration number and send the information to his office. A ticket will be issued and the DEEP fines will apply, not Point O'Woods.

Mooring Permits: Mr. Plaut commented that there are moorings in place on the east side of Point O'Woods along Seaview Rd that do not have permits and the owners are at risk for fines. This will be more strongly enforced in 2017. Permit fees are minimal and the form is available on the town website - <http://www.oldlyme-ct.gov>.

Hatchett Beach Association



Most people at Point O'Woods are aware of the beach on the other side of the woods at the west end of the beach, known as Hatchett Beach.

Representatives from the Hatchett Beach Association came to a Board of Governors meeting to address the board regarding problems on their property. They described their association as being similar to Point O'Woods; as private property with rules very much like ours. They stated that it is a common misconception that the property is a conservation area open to the public. Although a conservation group protects the land, it is actually the private property of Hatchett Beach Association.

They described escalating problems of litter, underage drinking, fires, vandalism, loud parties, camping, etc. on their beach association property adjacent to Point O'Woods and requested assistance in curbing this activity. They are working with the CT state police on ways to correct the situation. They want to be good neighbors and allow use of the property for reasonable and respectful activities like fishing, crabbing, etc.

The Board of Governors requests the cooperation of Point O'Woods property owners and urges them to emphasize to their families, guests and tenants that Hatchett's Beach is private property and we should cherish its natural beauty and respect our neighbors and their property, as we would expect at Point O'Woods.

Point O' Woods Block Party

A volunteer group of property owners, led by Mark Stankiewicz, has continued their work as a benefit committee at Point O'Woods and in 2016 held a Block Party Labor Day Weekend to raise funds. Each year, they decide on a deserving recipient for the benefit proceeds

The benefit event this year was a great success and the charity selected was the Lyme-Old Lyme High School Band. The band is one of two bands chosen from New England and they will represent the

State of Connecticut this December at the Pearl Harbor 75th Commemoration event in Hawaii. The donation of \$1,350 will be used to offset some of the equipment expenses the band will incur on this trip.

The first 2 years of this Benefit provided support to our late maintenance manager, Jeff Keish and the past 2 years donations went to Old Lyme town youth programs. Future block party proceeds will be directed to Point O'Woods. The committee is requesting written suggestions for use of future benefits proceeds and a 3-person team will make the final selection. Suggestions can be sent to the office by email or US Mail.

Tree Removal Policy



If a property owner believes a tree that is next to their property and believed to be on Point O'Woods property, is dying or dead and believed to be in need of removal, the property owner will need to do the following:

- Provide a recent survey of their property showing the tree on Point O'Woods property with dimensions, markings or "pins" to show the property lines.
- If the property owner does not have a recent survey, they will need to have said area surveyed by a licensed and certified survey company.
- They will need to have their property "pinned" or marked with proper markings so we can review land titles and verify property lines.

- They will need to send this information to the Board of Governors for review.
- Once verified, the Point O'Woods Board will take steps to have said tree(s) removed.

Stumps will not be part of the removal process. The Board is only willing to take down tree(s) to protect property and for concerns of safety.

Old Lyme Alerts

The town of Old Lyme has launched Old Lyme Alerts, an Emergency Notification System. Individuals can register their contact information in order to receive automatic messages about emergencies or urgent situations from the town. The contact information you provide is protected. It will not be used for any other purpose. Even if you have already registered for notifications through the state system (ctalert.gov), it is recommended that you also register for local alerts.

Register online: www.oldlyme-ct.gov or applications are available at Town Hall, Old Lyme Library

Or applications are available at Town Hall, Old Lyme Library and the Lymes' Senior Center

Register online:

www.oldlyme-ct.gov

Or you can obtain a hard copy form at the Town Hall, Lymes' Senior Center, or the OLPGN Library