



Point O' Woods Board of Governors

2022 Fall Newsletter

November 2022

From the President

Dear Residents,

I hope your families had a healthy and enjoyable 2022. There is not enough space in this newsletter to thank every member of the community whose efforts enhance POW's appeal as a special place. As you know, it is not just our incredible setting that makes POW terrific, but the amazing people who reside here and inject energy into the community. I would specifically like to thank members of the POW Administrative team, the POW Water Pollution Control Authority, the POW Board of Governors, and the POW Women's Club, as well as other community members who may not be part of an official organization but who contribute to the community in some way, even if it is simply being kind and respectful to our neighbors.

One of the biggest initiatives over the past couple years has been the effort surrounding the Boat Basin Bulkhead Restoration Project. Funding for the first phase of the project was approved at the 2022 annual meeting and work has begun this Fall. At the time of this publication, work had commenced on this first phase of the restoration effort which involves the East ("ice cream") Wall, the boat ramp, and small dock. Assuming the weather cooperates and no supply chain issues arise, the plan is to have the first phase completed by January 1, 2023. I would like to thank the community for their support and patience during construction. As a reminder, the west and south walls will comprise the subsequent phases scheduled tentatively for 2025-2026 and 2029-2030.

Below are some topics that are a focus for the board heading into 2023. They include (but are not limited to) the following:

- ⇒ Working to improve golf cart enforcement, specifically surrounding under age and unpermitted golf cart use. This was a concern expressed by many residents over

the last summer season and the board will be working to improve this enforcement.

- ⇒ Planning for phase two of the Boat Basin Bulkhead Restoration Project (the "west" wall) that is projected to begin in 2025-26.
- ⇒ Supporting board commissioners so they can continue to best serve the community in their respective areas. These include our commissioners for Recreation, Security, Beach, Roads, Grounds, Ordinance and the Boat Basin.

As a reminder, we are seeking to improve our means of efficiently communicating with property owners and residents (i.e., in the event of an emergency; to distribute important general information; and if there is an emergent need to contact an owner due to issues with guests/renters). As a result, we are asking all owners to complete the **Contact Update form** available on our website, or through the following link: [Contact Information Update Form](#). If you have already completed this form, there is no need to complete it again. Please be aware that phone numbers and emails will only be used by POW administration. Thank you for your cooperation with this voluntary effort.

I would like to welcome Sara Chamberlain who is POW's new office administrator. Sara joins the POW Team (in addition to Helen Francis, Rick Frascarelli, Tom Cretens and Joan Lanzo) to manage the day-to-day business in the office. Please welcome Sara in your travels.

I am grateful for the opportunity to serve as board chair over the past season and look forward to continuing to fulfill this responsibility. If you have any concerns or interest in communicating about a POW issue, feel free to reach out to me at 860-690-0650 or krisst@juno.com.

Have a healthy and safe winter.

Abe Krisst, President

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Beach

Fred Callahan, Beach Commissioner

We were fortunate to have great weather this summer for enjoying time at the beach. Due to no impactful storms or environmental issues, there are no major items to report. For the safety and enjoyment of our community, we do encourage everyone to abide by POW rules regarding no food, no dogs and no smoking on the beach.

This summer, thanks to the volunteer efforts of resident Lou Patria, a new paddleboard rack was built and added to our

beach storage system in early July. The creation of this new storage space has freed up additional spots for kayak storage, and we were able to move several people up on a very long waitlist. There are now 72 spots for kayak storage, and 20 spots for paddleboards. Beginning in 2023, we will have two different “Boats on the Beach” waitlists for each type of vessel. If you are interested in being added to the waitlist, please complete a waitlist application (available on our website) and submit to the Administrative Office.

Boat Basin

James Noel, Boat Basin Commissioner

Thank you to all the community members who made the 2022 boating season safe. The Boat Basin Bulkhead Restoration Project continues to move forward. I would like to personally thank everyone for their continued patience as we undertake this important restoration of one of our community’s favorite assets.

In addition to the summary of work provided in Abe Krisst’s brief narrative above regarding the Boat Basin Bulkhead Restoration Project, please note the following:

- In the Spring of 2022, the POW Board of Governors approved another small slip fee increase that will begin in the 2023 season. This increase will bring the slip fees more in line with local marinas, and will help generate approximately \$85,000 annually for the POW community.

- This past season, there were numerous occasions where vessels broke loose due to poorly moored boats. Next season, we will be implementing suggested minimum standards for mooring lines to prevent boats from breaking loose.
- Next season, all community members may tie up to open bulkhead space during the launch and pulling of a boat for a period not to exceed twenty (20) minutes. Please follow this guidance which is articulated in the POW charter.

Please feel free to contact Boat Basin Commissioner **James Noel** at noels15@comcast.net with any questions on the restoration project, or **Abe Krisst** at krisst@juno.com with any questions on slips/mooring boats.

Grounds

Bud Phelps, Grounds Commissioner

After a busy summer, our maintenance team of Rick Frascarelli and Tom Cretens turned their attention to fall clean-up, including trimming shrubs and grasses around the tennis court area and on the roadways, as well as any other areas that need pruning. The main focus of the fall work will be leaf pick-up and removal. **The annual P.O.W. resident leaf collection began Monday, November 7 and will continue through Friday, December 16.** Please remember that only leaves placed in paper bags will be picked up. No sticks, twigs, or grass trimmings will be accepted. As in prior years, there is no residential or commercial drop off at Anderson Park. The Association purchased a new leaf vacuum that will make the work easier and less time-consuming for Rick and Tom.

During the winter, streets are maintained by our own maintenance crew. In the event of snow, streets will be plowed and sanded using our truck. Additionally, there is

Fall Leaf Pick-Up

November 7 – December 15

- Leaves must be placed in biodegradable paper bags (no plastic)
- No sticks, twigs, or grass trimmings
- No residential or commercial drop off at Anderson Park



always plenty of work to be done during the off-season, including refurbishing and maintaining all our equipment so it is ready for spring. It remains important during the off-season months that you, your guests, and your contractors observe all of our street regulations.

The community garden was a huge success again this year thanks to Phil Schmidt and the efforts of several other volunteers. Additional information regarding the community garden is available on the website. Anyone who is interested in getting on the Community Garden waitlist should email the Administrative Office.

For seasonal residents who have left or are leaving soon, and for those who remain year-round, know the grounds crew will continue their work to keep Point O'Woods the beautiful place that it is.

Ordinance

Carl Filios, Ordinance Commissioner

Over the past few months, a board subcommittee worked to address an issue brought up at the annual meeting regarding the creation of an ordinance and/or rules and regulations pertaining to short-term rentals. The committee met several times over the summer to review information from surrounding towns and beach communities. They also heard from several homeowners, and discussed the matter with the board's attorney. A presentation of the Committee's findings and proposed recommendations was provided at the October board meeting. The board's attorney was also on hand to answer questions and provide additional input. It was brought up that some issues have been caused by owners and guests, rather than by short-term renters. It was also suggested that the issue may

actually be more relevant during the winter when short term rentals are more likely to occur for the purposes of indoor socialization and parties rather than time spent enjoying outdoor beach activities.

Since this is a complex matter with many nuances yet to be identified and resolved, the Board decided to table the issue until 2023. The committee will continue to evaluate and gather additional information through next summer, allowing us to evaluate legal challenges faced by other communities as well as study ordinances passed by other communities. Anyone who has questions or comments regarding short-term rentals is encouraged to email the Board.

Recreation

John Sulick, Recreation Commissioner

What an incredible summer! This year we held more than 25 different events and activities from May through September. Each event was a resounding success and it was the residents who made it happen! Hopefully the variety of items included on the activities calendar provided something for everyone and accommodated different interests and vacation schedules.

In addition to the annual Beach Bonfire Party, the Mass-Conn-Fusion concert, Halloween in July, the annual Point O'Woods Golf Tournament, the annual 5K Road Race, and the Labor Day weekend concert, this summer we introduced some new events which will be back in 2023.

The first ever High Stakes Bingo Night was held in July with more than 280 participants playing under the tent plus overflow under the Pavilion. While there were a few hiccups in navigating the process for such a huge turnout, some of the changes will help us to make next year's event even better.

Since pickleball has emerged as a popular sporting activity in the community, the Recreation Department purchased two additional pickleball nets which means four courts are available at any given time. In support of the new pickleball trend, we sponsored a pickleball clinic which was so popular, we had to expand it to include three separate sessions for 48 participants! Another pickleball clinic will

be offered in 2023; it will be earlier in the season to ensure those who participate have the rest of the summer to practice what they learn. Last, a pickleball tournament was held over Labor Day weekend. It was a huge success, and next year's tournament will be expanded to include different formats for varying skill levels which we hope will be more inclusive for all pickleball enthusiasts.

The Recreation Department also championed efforts to purchase and install new picnic tables at the Pavilion. The existing tables were in a state of disrepair and replacement was long overdue. Thanks to donations made in the name of long-time community member Marilyn Stitham, the Board of Governors approved acceptance of the donation upon the recommendation of a board subcommittee which included a resident and a member of the Women's Club. (Please note, due to Association policy, no memorial plaques or names will be affixed to the tables.)

Based on the response from everyone who enjoyed the tasty offerings from the Hershey ice cream cart and the Del's frozen lemonade truck, it is clear that Point O'Woods beachgoers loved their mid-afternoon treats! The weekend gourmet ice cream truck was also a bigger than expected hit. All three programs will be back for 2023.

One of the things that contributed to the success of all our offerings was communication and marketing efforts of

Stephanie Kimball. Stephanie volunteered her time to enhance the promotion, communication and marketing of summer social events through platforms such as Instagram and Facebook. This allowed everyone to stay up to date with the events schedule throughout the summer. A huge thank you to Stephanie!!

Sara Chamberlain and Helen Francis were also extremely helpful in organizing events that required exceptional detail in their planning. Whether it was setting up the logistics for high stakes bingo or efficiently collecting payments from any given event, they were both there to volunteer their exceptional talents. I could not have done it without them and can't thank them enough!

I also want to thank Rick Frascarelli and his team for help all season long. Whether an event banner needed to be hung, trash cans were needed for a beach event, or equipment needed to be set up, Rick got it done and I can't thank him enough for his hard work and insight.

Finally, once again, a big thank you to the Point O'Woods residents and community members. The events we put on throughout the summer are only as good as the people who show up for them. The more residents who participate means the more successful (and more fun) the events are going to be. The energy and enthusiasm from participants are a large part of why everyone shows up as a community. In early spring, we will be publishing a full 2023 events calendar, and hard copies will be available for everyone. We are always looking for volunteers, so if you're interested in helping out, please email [John Sulick](#) or the [administrative office](#).

For anyone who missed out on the events of this past summer, we encourage you to take part in 2023. In addition to the laughs and overall good time, you will make new friends – something that helps to bring the community together. That was and is the goal since I started as commissioner.

Security

Randy McHugh, Security Commissioner

In early spring, the board met to review proposals from security companies that responded to the RFP published during the winter. Over the 2021 season, unfortunately security ran significantly over budget. Therefore, due to the looming boat basin restoration project, it was agreed that we had to reduce the amount spent on security. Of the two companies who responded to the RFP, Arrow Security was selected for their lower cost and flexibility. Although Arrow was an improvement, there were still some issues pertaining to training and continuity of staffing. Most of the specific security issues involved eating and drinking on the beach; golf cart moving violations; excessive noise from the basketball court late at night; and parking without a sticker. The Old Lyme Police supplemental patrol helped with some of these issues.

Before the season began, the Board also discussed the possibility of not having a security company work the gate at the front entrance. In response to a concern about the ability to manage staffing ourselves, Fred Callahan volunteered to assemble and manage a front gate team. This change was a tremendous success; not only did it save money, but the watchpersons who served in this role were professional, diligent and courteous. Well done, Fred!

Golf Carts. With the transition to a new sticker distribution system and electronic invoicing, we experienced some confusion regarding golf cart registration this year. As a reminder, all golf carts must be registered with Point O'Woods on an annual basis if they are going to be used on Point O'Woods roads (this includes golf cart rentals). Office staff worked hard to reconcile golf cart records and identify owners who had not registered as well as owners who have

duplicate golf cart numbers, or who were never issued golf cart numbers. (Those without golf cart numbers will be issued decals in the spring.)

Due to a noted increase in reckless driving and underage drivers, letters were sent to parents of children whose behavior on golf carts was not appropriate. These made some impact. As many Point O'Woods ordinances align with Old Lyme town ordinances as well as state law, next year we will be coordinating with the police to enforce the applicable town ordinances – especially the underage driving of golf carts.

Golf Cart Reminders

1. All golf carts must be registered on an annual basis (including rentals)
2. Cart numbers must be affixed to both sides of the golf cart
3. All drivers must have a valid drivers license
4. Golf carts must adhere to CT motor vehicle laws, including stop signs and speed limits



Parking. In an additional effort to save money, we started the season with no parking lot attendants. Unfortunately, this resulted in an increase in the number of people parking without the red "POW 22" **parking** sticker. Mid-summer, we posted staff at the parking lot entrance on weekends which improved the situation. We will revisit the parking lot issue next year.

Parking and Security Violations. Regrettably, as is the case each year, we had to issue tickets for ordinance violations. We only issued tickets when we felt the violation warranted the same. Some tickets were paid, some were successfully appealed, and others remain unpaid. For those who have not paid a ticket, please note that you will be invoiced, and no stickers will be issued in 2023 until the tickets are paid.

This includes resident, boat, kayak, and golf cart stickers, as well as community garden plot privileges.

Now that the summer has ended, we have winter watch in effect. If you ever need to call the police, the number is **(860) 434-1986** for routine calls. In an emergency always dial **911**.

	<p>2023 Annual Meeting</p> <p>Saturday, June 3, 2023 @ 6:30 p.m.</p> <p><i>Old Lyme Middle School</i></p>	<p>Keep Your Address Current</p> <p>Per our charter, the call to the 2023 Annual Meeting will be mailed via USPS to all property owners on or about May 19, 2023. Among other things, the packet will include the annual meeting agenda, the BOG Commissioner’s reports, the WPCA annual report, 2022-2023 financial report and the 2023-2024 proposed budget.</p> <p>All POW mailings are sent to the address of property owners on record at the <u>Old Lyme Assessor’s Office</u>. Therefore, if you have a change in address or property ownership, you must notify <u>both</u> the Old Lyme Town Assessor’s Office as well as Point O’Woods.</p> <ol style="list-style-type: none"> 1. Old Lyme Town Assessor’s Office, 860-434-1605 x219 2. POW Administrative Office, 860-434-5686 or email: powbeachoffice@gmail.com 																																												
<p><u>2023 Board Meeting Schedule</u></p> <p><i>Monthly board meetings are generally held on the 4th Tuesday of each month at 6:30 p.m. in the Phoebe Griffin Noyes Library in Old Lyme, CT. Virtual participation may also be offered. POW residents are welcome and encouraged to attend. (Meeting locations are subject to change; please check the published agenda on the bulletin boards or website.)</i></p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 5%;">⇒</td><td style="width: 25%;">Tuesday</td><td style="width: 25%;">March 28</td><td style="width: 45%;">Regular Meeting</td></tr> <tr><td>⇒</td><td>Tuesday</td><td>April 11</td><td>Budget Planning Session</td></tr> <tr><td>⇒</td><td>Tuesday</td><td>April 25</td><td>Regular Meeting</td></tr> <tr><td>⇒</td><td>Tuesday</td><td>May 23</td><td>Regular Meeting</td></tr> <tr><td>⇒</td><td>Saturday</td><td>June 3</td><td>Annual Meeting</td></tr> <tr><td>⇒</td><td>Tuesday</td><td>June 27</td><td>Regular Meeting</td></tr> <tr><td>⇒</td><td>Tuesday</td><td>July 25</td><td>Regular Meeting</td></tr> <tr><td>⇒</td><td>Tuesday</td><td>August 22</td><td>Regular Meeting</td></tr> <tr><td>⇒</td><td>Tuesday</td><td>September 26</td><td>Regular Meeting</td></tr> <tr><td>⇒</td><td>Tuesday</td><td>October 24</td><td>Regular Meeting</td></tr> <tr><td>⇒</td><td>Tuesday</td><td>November 14</td><td>Regular Meeting</td></tr> </table>		⇒	Tuesday	March 28	Regular Meeting	⇒	Tuesday	April 11	Budget Planning Session	⇒	Tuesday	April 25	Regular Meeting	⇒	Tuesday	May 23	Regular Meeting	⇒	Saturday	June 3	Annual Meeting	⇒	Tuesday	June 27	Regular Meeting	⇒	Tuesday	July 25	Regular Meeting	⇒	Tuesday	August 22	Regular Meeting	⇒	Tuesday	September 26	Regular Meeting	⇒	Tuesday	October 24	Regular Meeting	⇒	Tuesday	November 14	Regular Meeting	
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Coming in 2023!

A new Point O’Woods Owner Handbook and updated Welcome Booklet. Hard copies will be sent to all owners, and made available on the website.



Point O’Woods Association

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