



*Roaring Brook
Lake Property
Owners Association*

(RBLPOA)

Serving Roaring Brook Lake Residents Since 1948

Newsletter

March 2010

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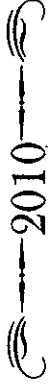
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SAVE THE DATES

Save These Dates for RBLPOA Meetings and Events



2010

RBLPOA RESIDENTS' MEETINGS (Everyone welcome!)

9:30 AM at Children's Beach

Saturday, May 22

Saturday, June 26

Saturday, August 14

A 4th meeting to be scheduled

RBLPOA ANNUAL REGATTA (for all family members!)

Saturday, July 24 at Children's Beach

Rain Date, Sunday, July 25

RBL Town Sponsored BOAT AUCTION

2:30 PM, Saturday, June 26, North Beach

RBLPOA ANNUAL FISHING DERBY

Date and location to be determined

RBLPOA FIRST ANNUAL 5K RUN around Roaring Brook Lake

Sunday (early AM), September 5

Starting Line and Finish Awards at Children's Beach

2010 WINTER PARTY for ADULTS

Saturday, December 4

Details of the meetings and events planned for 2010 will be available in forthcoming newsletters. If you would like more information or have suggestions, please contact any Board member listed on the last page of this newsletter. Thank you.



WELCOME, NEW NEIGHBOR

Welcome to Marnie's Asian Kitchen as the first store in the recently reopened market building at 64 Pudding Street. Marnie Henriksson, the owner, lives in Roaring Brook Lake with her two daughters. She rented the middle store on December 1st and spent the next two months renovating the space. Marnie's sister, Ann, is here from San Francisco for a few months to help with the start-up. Marnie's had a well-attended open house on February 2nd for neighbors and friends and opened formally for business on February 3rd. The store is now open Tuesday through Sunday, from 11am to 8pm. Marnie had a similar, popular restaurant in Greenwich Village in the 1990's and has written a cookbook with many of the recipes you can now sample at her shop. Stop by and say hello, pick up a menu, and try some of her tasty food. There is activity in the other two stores of the market building, and we're looking forward to having more NEW NEIGHBORS to welcome soon.

RBL YOUNG PEOPLE DOING GOOD

Hi, Mrs. Hanson,

My mom asked me to write a paragraph about the blanket drive. My name is Anders Spittal and this past week my friends, Lauren, Eric and Lenny Rein, Harrison and Maddy Deegan, my sister, Amelia and I brought over 150 blankets and towels to the Putnam County Humane Society. If you don't already know, the Putnam County Humane Society depends on donations to help take care of the animals. The dogs stay outside all year long so blankets can help them to stay warm. I think we are going to try to do this every year, so whenever you are cleaning out your linen closet please think of the dogs. We were able to collect so many blankets and towels because we asked all of our friends and family to help. Lauren and two of her friends, Caitlyn Schroeder and Leeza Tarrant, hung posters at school and set up boxes for people to leave their donations. We were happy with how much everyone wanted to help the animals. And the animals are happy too. Thank you to everyone!

RBLPOA ANNUAL DUES

If anyone would like to get a head start on paying their dues for the next calendar year, please send your check for \$35 payable to the Roaring Brook Lake Property Owners Association (RBLPOA) and mail it to David Morrison, Treasurer, c/o 262 Lake Shore Road, Putnam Valley, New York, 10579.

You can see by the list on the inside front cover of this newsletter the events planned for this year. Your dues ensure these ambitious and enjoyable plans can be realized.

When you receive dues solicitations for organizations in Roaring Brook Lake, please look carefully to make sure you are sending your check to the Roaring Brook Lake Property Owners Association (RBLPOA) if that is where you want it to go. **PLEASE DO NOT BE CONFUSED** by similar sounding organizational names. Thank you.

WHERE IS YOUR OIL TANK?

If the answer is "in the ground," seriously consider having it removed and a new tank installed above ground or in the basement or crawl space. The longer the tank sits underground, the more potential for corrosion and leakage exists. People might think that the quality of the steel used when their tanks were built and installed was superior and that the chance of a spill therefore is slim. That has not proven to be the case.

The cost of removal and replacement of a tank depends on several factors but generally ranges from \$2,000 to \$3,500 for a 550 gallon tank. Some oil companies suggest "decommissioning" an existing in ground tank which entails cutting a hole in the top, having someone climb in and scrub it, then filling it with sand, as a less expensive measure. On the other hand, the cost of cleaning up a spill begins at \$30,000 and can be much more.

When contemplating selling your home, an in ground oil tank can be a major stumbling block to a sale. Many banks will not give a mortgage for a house with an in ground oil tank and require the tank to be removed in order to receive a commitment. If a spill is found or even suspected, authorities are notified and a spill number is filed. To clear the spill number often takes six months or more. No mortgage will be issued and no title can pass during that time. In fact, "decommissioning" a tank may not be enough to accomplish a sale in the future. In Massachusetts and Connecticut a house cannot be sold with a tank in the ground and hints are given on the internet on how to discover an abandoned tank before purchasing a property.

Tank removal companies can be found on the internet and in the yellow pages. Some companies will give a discount if more than one resident has the work done. Oil leaching into the lake would be an environmental disaster. As responsible residents, let's take care of our lake. (Thanks to Ula Swenson for this article. Please contact Ula with any questions.)

determined that it is not operating in the same manner as now.

We could move forward with the repacking of the valve this year but we must also be prepared to do a complete replacement if an issue arises during construction meaning that you need to have at least \$80K available to complete the work.

Please let me know if you have any other questions.

Thanks,
Todd

In BOB TENDY's email reply to Cathy Hanson when she asked him if she could print this letter and what his thoughts are, BT answered that he currently "believes we should put money aside for the next two years (2011, 2012) and replace the valve in the fall of 2012, assuming it continues to operate as it currently does. However, mindful of the fact that it is over fifty years old, the district may want to consider bonding it for replacement in the fall of 2011. The cost differential of not putting money aside for an extra year would not amount to much for a bond. Finally, it is important to note that the valve is working fairly well right now and we should be able to get by with it. I (BT) do, however, believe that preventive maintenance/replacement is the way to go."

If you, RBLPOA newsletter readers, have any thoughts or questions on this topic, please contact Bob Tendy at btendy@putnamvalley.com.

BEACHES COMMITTEE

Musatye Rutledge, Chair

The RBLPOA Beaches Committee will meet on Saturday, March 20, at 11 am to 12 Noon at 262 Lake Shore Road, the Hansons' house. All residents are welcome to attend RBLPOA committee meetings. Please email to Cathy at cathflag@aol.com if you plan to attend. She and Mus would like to be able

o contact you in case there is a last minute change to the schedule. Bring your ideas for RBL beaches for 2010. Mis will have available the 2010 expenditure amounts for the beaches agreed to at the district budget meetings last summer. And we can talk about how to stretch a dollar.

BOAT COMMITTEE Gary Smith, Chair

At the PV Town Board meeting on February 17, the Town Board approved the resolution to support RBL's boat auction to be held on Saturday afternoon, June 26 (see activity schedule on first page of newsletter.) The objective is to remove abandoned and dangerous boats from RBL district properties. The method is to get boat owners with boats on RBL district properties now displaying blue or red boat registration tags to replace those tags by June 13 with the currently in use green tags. Any boats on district properties after June 13 without green tags will be moved to North Beach to be auctioned on June 26. Please contact Judy Travis, PV Town Districts Clerk, to get your new green tags. There will be many notices (supervisor letter to all residents, two newspaper ads, RBLPOA newsletter, signs around RBL) to inform residents of this event. Any questions or suggestions, please contact Gary Smith or Cathy Hanson. And please let them know if you can help with the auction. Volunteers needed. Thanks in advance!

WEBSITE COMMITTEE Musatye Rutledge, Chair

The RBLPOA Board of Directors approved funding for the development of a new RBLPOA.COM website. The new site will host pages specific to the RBLPOA volunteer committees working in the interest of RBL residents.

LAKE COMMITTEE

Peter Farkas, Chair

Princeton Hydro, a consulting company, completed its recommendation for a carp fence design for Roaring Brook Lake and submitted it to Bob Tandy, Town Supervisor, to be forwarded to the DEC with a permit application for DEC approval. Town officials approved Princeton Hydro's recommendation, added it to other application materials and forwarded the request to the DEC for permit approval for carp and carp fencing.

LAKE COMMITTEE—RBLPOA partnership with PVHigh School

Sam Lee, Friedel Muller-Landau, Bill Brigham and Cathy Hanson, all RBLPOA members, met at Putnam Valley High School in December with Jason Horr, science teacher, and other members of the faculty, staff and ten students to discuss ways the RBLPOA could partner with the Science Department's AP program's study of ecology. Everyone left the meeting very enthusiastic about the possibilities for using Roaring Brook Lake as a science laboratory for Putnam Valley High School students. Sam's proposal is to involve RBL residents and PVHS students in a program to control emergent macrophytes, such as invasive giant reeds and purple loosestrife, in Roaring Brook Lake. Sam will work with Bruce Barber, PV Town Wetlands Inspector, and Judy Travis, PV Town Districts Clerk, to put the plan in motion. For details of the plan's objectives and recommended actions, please contact Sam Lee. His contact information is on the last page of this newsletter.

LAKE COMMITTEE—Maintenance of water level control valve in RBL

As you may recall, the January, 2009 issue of the RBLPOA NEWSLETTER printed a copy of a letter from Town Engineer, Todd Atkinson, to Town officials giving his recommendations at that time for maintaining the valve that controls filling and lowering of the water level in Roaring Brook Lake. We thought you might be interested to see Todd's updated recommendations to Town Supervisor, Bob Tendy, dated February 5, 2010. Following are Todd's updated recommendations to Town Supervisor, Bob Tendy, dated February 5, 2010.

Bob,

After further review of the valve at RBL dam, and discussing with two contractors that specialize in this work, repacking of the valve to stop it from leaking and to keep it operating for years to come could have some serious consequences. The work can be done but the valve has been submerged in water for a long time and shows excessive rust. My worry (contractors as well) is that if the bolts are rusted on the gland and we have to basically torque them off, due to the rusting condition of the valve, it is possible that one of the studs from the core of the valve may shear off rendering the valve useless and requiring the replacement of the complete valve. A complete valve replacement could cost as much as \$80K because of the design costs, bidding process, size of the valve, cost of valve, diver to plug and unplug the line and confined space working. We would more than likely have to get a crane to do it as well because it is not a good idea to place a load on the top of the dam for a vehicle with a picking device, it will have to be off the dam.

The valve's current integrity is good. Ron has stated it is still operating as usual. It is approaching 50 years old and should be repacked/replaced within the next three years or sooner if it is

The site will include a brief RBL history, a calendar of important events, photo galleries and a section for residents to ask questions of Board members. There will also be sections for the POA Constitution and for minutes of residents' meeting. The site is scheduled to be online by the end of March. For more information about the site and to offer any suggestions contact Mus Rutledge, Web Committee Chair, at the following email address - admin@aolpoa.com or any other member of the RBLPOA Board.

SOCIAL COMMITTEE

Jonathan Bronsky, Chair

The RBLPOA's Social Committee has been busy planning this year's summer events: The RBLPOA ANNUAL REGATTA will be held on July 24th at Children's Beach with a rain date of July 25th and will feature many exciting events including boating and swimming races, a boat decorating contest, various games (including tug of war and an egg toss) and a bake off. Awards will be presented. This year's Regatta will bring the magician back. The event is free and fun for the whole family and for all residents of Roaring Brook Lake and their guests. Food (including vegetarian choices) and beverages will be provided. Participants are encouraged to bring a homemade dessert to share and of course to be judged.

The RBLPOA FISHING DERBY will be held in late summer and, as in the past, there will be contests for the most fish caught as well as the largest fish caught. Fish will be caught and released, depending on the type of fish.


This year the RBLPOA is pleased to announce it will hold its first 5K RUN on Sunday, September 5th. The course will be around Roaring Brook Lake on Lake Shore Road. This is an adult only event (participants must be 15

years and older.) Prizes will be awarded. Refreshments will be provided at the end of the 5K in addition to a water stop halfway around the lake. The 5K committee will seek corporate sponsors for the event. There will be a \$5.00 per person entry fee. Thank you in advance!

We hope you will contact Jonathan to volunteer to help with an event. His contact information is at the end of this newsletter.

GARDEN CLUB

The members of the Roaring Brook Lake Garden Club would like to thank RBL residents for supporting us by purchasing our annual calendar and holiday wreaths. We hope you enjoyed the beautiful tree near the dam that was lit through the holiday season. Please mark your calendars for our annual plant sale in front of Marnie's Asian Kitchen on Saturday, June 5th. Club members grow all the plants, so you know they will be the right climate zone for your garden. All proceeds from our sales go towards the public plantings including the entrance garden, the buckets at the beaches, and the Bridges Park. This spring they plan to have a workshop on organic lawn and garden care open to everyone in the community. If you would like more information on the Garden Club please contact Kate Cunningham at 845-528-3818 or email kate@nicekids.org.



RBLPOA BOARD MEMBERS

NAME	POSITION	PHONE	EMAIL
Cathy Hanson	President	917-733-1608	catnflag@aol.com
Musatye Rutledge	VP, Website & Beach Comm	646-515-4369	musatyerutledge@yahoo.com
David Morrison	Treasurer	917-400-9749	davidfmorrison@earthlink.net
Friedel Muller-Landau	Recording Sec & Ecology Issues	914-299-1541 845-528-7658	friedelm@gmail.com
Jonathan Bronsky	Financial Sec & Social Comm	347-528-6382	jonathanbronsky@yahoo.com
Karla Ruth	Corresponding Secretary	845-528-6004	karlamarie1966@yahoo.com

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Gary Smith	Boat Comm	845-526-2451	perkydiz@comcast.net
Ula Swenson	Immediate Past President	845-526-8640	ulajeff@comcast.net