

It is Important to Attend These Meetings!

GENERAL MEETING

CHAFFEE HALL, 2:00 P.M.

JUNE 24, 2007

1. Call to order
2. Acceptance of Secretary's Minutes of the August 20, 2006 Budget Meeting
3. Acceptance of Treasurer's Report
4. Chairman Reports:
 - a. Road – *Jerry Dufresne*
 - b. Constable – *Jerry Dufresne*
 - c. Beach –
 - d. Bingo – *Jack Pirzl*
 - e. Fundraising –
Laura Koropatkin
 - f. Environmental –
Diana Murray
 - g. Newsletter – *Kay M. Warren*
5. Correspondence
6. Old Business
7. New Business
 - a. Delinquent taxes update
 - b. Vote to allocate the delinquent taxes collected in 2006 to a line item
 - c. Discuss and/or vote on should the Board of Directors be allowed to issue variances based on our covenants (see separate page inside this newsletter)
8. Adjournment

ELECTION OF OFFICERS

CHAFFEE HALL, 2:00 P.M.

JULY 15, 2007

1. Call to order
2. Acceptance of Secretary's Minutes of the June 24, 2007 General Meeting
3. Acceptance of Treasurer's Report
4. Election of Officers
 - a. President
 - b. Vice-President
 - c. Secretary
 - d. Treasurer
 - e. 2 Director's positions
 - f. 3 Alt. positions
5. Chairman Reports:
 - a. Road – *Jerry Dufresne*
 - b. Constable – *Jerry Dufresne*
 - c. Beach –
 - d. Bingo – *Jack Pirzl*
 - e. Fundraising –
Laura Koropatkin
 - f. Environmental –
Diana Murray
 - g. Newsletter – *Kay M. Warren*
6. Correspondence
7. Old Business
8. New Business
9. Adjournment

BUDGET MEETING

CHAFFEE HALL, 2:00 P.M.

AUG. 19, 2007

1. Call to order
2. Acceptance of Secretary's Minutes of the July 15, 2007 Election Meeting
3. Acceptance of Treasurer's Report
4. Acceptance and vote on Budget 2007/2008
5. Chairman Reports:
 - a. Road – *Jerry Dufresne*
 - b. Constable – *Jerry Dufresne*
 - c. Beach –
 - d. Bingo – *Jack Pirzl*
 - e. Fundraising –
Laura Koropatkin
 - f. Environmental –
Diana Murray
 - g. Newsletter – *Kay M. Warren*
6. Correspondence
7. Old Business
8. New Business
9. Adjournment

LAKE CHAFFEE IS GETTING A STORE AGAIN!

IT WILL BE CALLED **SMITTY'S**

WATCH FOR THE OPEN SIGN

**CONVENANTS
BY REFERENCE A PART OF ALL DEEDS WITHIN THE LCIA**

When Lake Chaffee Incorporated was formed, the land surrounding Lake Chaffee was sold with deeds valid in perpetuity that guaranteed access to the lake and other common areas as well as guaranteed the quality of life within the Lake Chaffee community with a set of ten (10) covenants.

These ten (10) covenants were explicitly imbedded in every original deed between Lake Chaffee Incorporated and the first property owner to which each lot was sold.

Subsequent deeds should, but have not always stated:

"Said premises are conveyed subject to...Restrictions and covenants set forth in an instrument dated ____ and recorded in Volume ____ Page ____ of the Ashford Land Records"

While subsequent deeds may or may not make specific reference to those covenants, omission does not invalidate the covenants or exempt the property owner from their provisions.

These covenants in conjunction with the charter created under Connecticut Legislative Special Act Number 86 (1957) serve as the authority for and basis of LCIA by-laws and ordinances.

By example, the following is quoted directly from the deed for Lot 35, deeded to Helen K. Checkers on April 30, 1949 as recorded at Ashford Town Hall, Volume 43 Page 523. All other deeds found to date carry wording that is essentially identical.

Said premises are subject to the following restrictions:

1. Said premises shall not be used for any commercial, agricultural or manufacturing business of any kind.
2. The water upon which said premises borders or to which there is a right of way for said premises, may be used for bathing, boating, fishing, only.
3. No outside privy or toilet may be erected on said premises, and septic tanks must be not less than 5 feet from the shore line of the lake.
4. Said premises shall not be used as a public beach, boat livery or right of way to the lake for owners of any other property within a ten mile radius of the premises conveyed. The said premises shall not be used as a beach, public or private, except by the owner, his relatives or visiting guests.
5. No water may be taken from the lake for any business purpose, commercial, manufacturing or agricultural.
6. No building shall be erected on said premises except a one family dwelling house and private garage. Any garage erected on said premises must conform in general appearance and material to any dwelling on said premises.
7. No animals shall be kept or maintained except household pets.
8. Nothing but permanent structures shall be erected upon said premises. No trailers or tents shall be placed upon said premises except by written permission of the Board of Directors of Lake Chaffee Incorporated.
9. Any building with a wood exterior must be stained or painted with at least two coats of paint or stain, and no tar paper exterior finish shall be used. No metal exterior finished shall be used nor shall any "Quonset hut" so-called, be erected upon said premises.
10. No dwelling of less than 480 square feet area shall be erected upon said premises.

The Lake Chaffee Building Ordinance effective August 22, 1958 further interpreted deeded covenants as follows:

LAKE CHAFFEE BUILDING ORDINANCE

An ordinance in pursuance of the authority granted by the Connecticut State Legislature in an Act incorporating the Lake Chaffee Improvement Association, Incorporated, to promote the health, safety, convenience and welfare of the inhabitants by regulating therein the uses of land and the uses of buildings with a view to encouraging the most appropriate use of land in the limits and territory of said association.

Section 1: Land and Dwelling Uses Within Limits and Territory of Association

1. Buildings and land may be used and buildings may be erected or altered for the following uses:
 - a. Single dwellings only.
 - b. Fire houses.
 - c. Public parks and community buildings.
 - d. Professional office of physicians, dentists and members of other recognized professions. One sign not over two (2) square feet in area may be displayed.
 - e. Accessory uses to the above uses including "For Rent" or "For Sale" signs not exceeding six (6) square feet in area on the premises advertised for rent or for sale and garages for two cars or less per dwelling.
 - f. Accessories buildings customarily incident to the above uses, however, not including a business, may be erected only by special permission of the board of directors.

Section 2: Side and Rear Yards

- a. No side or rear yard shall be less than 7 feet in width.

Section 3: Building Lines

- a. No building shall be erected within 15 feet of the nearest street line or nearer the street line than the line of existing dwellings, whichever is greater.

Section 4: Floor Area of Residences

- a. No single-family dwelling shall be erected unless it shall have for living quarters a finished living area at least 480 square feet, not including the basement, or porches.
- b. No dwelling shall be erected over 2-1/2 stories in height and the minimum height shall be one story exclusive of basement.

Section 5: Materials

- a. Foundations shall be concrete or masonry. Dry wall construction not allowed. No building shall be erected on any foundation until foundation has been approved by inspector.
- b. Any building with a wood exterior must be stained or painted with at least two coats of paint or stain, and no tar paper exterior finish shall be used.
No metal exterior finish shall be used nor shall any "Quonset Hu" so-called, be erected.
Aluminum siding in the form of clapboards with factory paint finish is the only exception allowed for a metal exterior.
- c. Roofing materials shall be slate coated asphalt, wood or slate shingles.

Section 6: Septic Tanks and Wells

- a. All Septic Tanks and Wells shall conform to Sanitary Code 103 of the Connecticut State Department of Health.

Section 7: General Regulations

- a. Accessory buildings shall conform to building lines, side and rear yards applicable to main building.
- b. Non-conforming areas:

Any use existing in any building or on any premises at the time of the adoption of these regulations may be continued or if destroyed by fire or other cause may be rebuilt, no greater than the size at the time of destruction.

- c. Completion of existing buildings:

Nothing herein contained shall require any change in the location, construction or designated use of a building, construction of which has been started at the time of the adoption of these regulations.

- d. The superstructure or shell of any building above the foundation shall be completed, including paintings, within one year from date of issuance of permit.

Section 8: Administration

- a.
 1. No new construction or projecting exterior alterations to existing buildings involving an expenditure of \$250.00 or more shall be started until a permit is secured from the building inspector. The fee for said permit shall be \$5.00.
 2. All applications for building permits shall be accompanied by a plan showing actual dimensions of the lot to be built upon, the size of the building to be erected, the location of the building upon the lot, the dimensions of all open spaces and such other information as may be necessary to provide for the enforcement of this ordinance.
 3. No land shall be occupied or used and no building hereafter erected or altered shall be occupied or used for any purposes until a certificate of occupancy shall have been issued by the Building Inspector. A certificate of occupancy shall be applied for at the same time that the building permit is applied for and if approved by the Building Inspector shall be issued within 10 days after notification from the permittee that the premises are ready for occupancy.
- b. Enforcement and penalties shall be as provided in an act incorporating the Lake Chaffee Improvement Association, Incorporated, to wit; Section 7, Lines 15 to 19 inclusive: "Failure to build to plans as approved shall constitute a violation of the by-laws and regulations of the association and the executive board may petition any court having jurisdiction to direct the demolition of that part of any building or structure erected contrary to such approved plans."
- c. In addition to the aforesaid civil remedy, each violation of any of the herein Building by-laws, ordinances or regulations shall be subject to a penalty of not more than \$100.00 for each offense. The continuance of such offense for a period of ten (10) days after five (5) days notice, in writing by certified mail addressed to the usual place of abode of the owner or occupant, shall constitute a separate offense.

Section 9:

- a. The effective date of this ordinance shall be August 22, 1958.

Those aspects of the Lake Chaffee Building Ordinances dealing with "Building Inspector," "Inspections" and "Septic Tanks" are now the responsibility of the Town of Ashford or the Connecticut State Health Department.

Most other provisions of the Lake Chaffee Building Ordinances remain in effect including but not limited to Sections 1 through 5 and Section 7.

All changes to properties, structures or use of same within the boundaries of the Lake Chaffee Improvement Association not otherwise conforming to the foregoing Lake Chaffee Building Ordinances must petition the LCIA Board of Directors for variance.

Examples of non-conforming changes include but are not limited to erection of a shed, erection of an animal structure, erection of a portable car cover, use of the property for business purposes.

In recognition of LCIA's authority in the above matters, the Town of Ashford has suspended issuing permits for any new business within the boundaries of the LCIA unless the application for such is accompanied by previously obtained written approval from the LCIA Board of Directors.

Lake Chaffee Building Ordinances remain in effect including but not limited to Sections 1

Lake Chaffee Improvement Association, Inc.
P.O. Box 231
Ashford, Connecticut 06278-0231

Sweatshirts

We still have some Lake Chaffee sweatshirts left. If you would like one please call Laura at (860) 871-0327 or (860) 487-3595.



Bingo Kitchen Chairman Needed

We need a person to take over the duties of running the kitchen for bingo. This person would keep track of the personnel working on bingo nights and give Jack a list of supplies to be bought. This would help Jack out tremendously. If interested call Jack at 487-3736.



THANK YOU

to all the eighth graders for cleaning up the island and going around the Lake picking up the garbage.

Also a thank you to the people that helped to put the dock out at the main beach. A job well done to all!



!! Errors !!

If anyone has any errors on the tax bills that were just sent out please call the treasurer, Jack Pirzl, at 487-3736.



Officers Elected 2006/2007

OFFICERS

Laura Koropatkin – *President*
860-487-3595 or 860-871-0327
Term expires 2007

Kay M. Warren – *Vice President*
860-487-3744
Term Expires 2007

Deborah Coulombe – *Secretary*
860-487-3595 or 860-000-0000
Term expires 2007

Jack Pirzl – *Treasurer*
860-487-3736
Term expires 2007

DIRECTORS

Steve Donnell
Term Expires 2009
860-916-3151

Sandra Moquin
Term Expires 2007
860-487-3619

Thomas Martin
Term Expires 2009
860-487-3599

Robert Layton
Term Expires 2008
860-429-2417

Jerry Dufresne
Term Expires 2007
860-487-3590

Dianna Murray
Term expires 2008
860-429-4593

ALTERNATES

Pauline Backhaus
Term expires 2007
860-487-3721

Carol Natitus
Term expires 2007
860-644-2009

Marilyn DelGrasso
Term expires 2007
860-487-3740

The Board of Directors meet on the 2nd Wednesday night of each month at 6:30 p.m. at Chaffee Hall.

!! Thank You !!

A big **THANK YOU** to Debbie Coulombe for shopping and cooking two meals a month for the Bingo. Debbie works the 2nd and 4th Saturday nights. On these nights the kitchen profit will usually double because of her endeavors. Debbie will start her meals again in the fall.

State Boating Regulations

- Anyone 12 and over using an electric motor needs a boating license from the State of Connecticut. **NOTE: you boat needs to be registered.**
- Life jackets **MUST BE WORN** in all boats including canoes, row boats and paddle boats until May 31st. Thereafter, they must be in the boat/vessel with an appropriate life jacket size for each person plus one floatable device.
- THE STATE OF CONNECTICUT DEP will be conducting sporadic boat checks and inspections this summer.
- Anyone over the age of 16 must have a fishing license. Age 65 and over are free. Check with your town clerk.

Heads Up & Body Works



(860)763-2235
67 South Rd.
Somers, CT 06071

The Wooden Spoon Family Restaurant, LLP

217 Pompey Hollow Road
(Route 44 & 74)

Ashford Connecticut, 06278

Phone: (860) 429-3825

Closed Mondays

Tues - Sat 6 am - 2 pm

Sun - 7 am - 1 pm

Gene & Michelle Martin, Proprietors'

Catering Services Available



Water Testing

The 1st water test will be taken just before the Memorial Day weekend; thereafter it will be taken bi-weekly.

Roads

The dirt roads will be graded. The paving of Shorefront Drive was completed in the fall of 2006.

2006 Bazaar

I would like to thank all of you who baked for the bazaar. We had the best table that I can ever remember. The following is a breakdown of what we took in that day.

- Bake Table – \$106.00
- Kitchen – \$100.20
- Rental of Tables – \$75.00
- Raffle – \$700.00

Bingo

Bingo still needs volunteers. It only takes one night of training to work on the floor and in the kitchen. See if you can spare a few hours to help.

Letters to the Editor

Letters to the editor are welcome. Letters must be signed and include an address and daytime phone number. The Board of Directors reserve the right to edit the letters for length and content. The Board of Directors also reserves the right to withhold publication of letters.

Minutes

How to obtain monthly meeting minutes off the website:

- Go online and key in www.lakechaffee.org in your search engine.
- Click on archives tab up top of screen.
- Click on meeting minutes (minutes go as far back as 2001).

The 2007 Bazaar will be held on Saturday, November 10 from 9 a.m. to 3 p.m. Call me at (860) 487-3744 if you want to rent a table or know someone who does. Volunteers are always needed for the kitchen and bake table.

– Kay Warren, Vice-President

Volunteers

Volunteers are always welcome to help in the spring/summer/fall clean-up of the beaches and islands. As you see on the beach photo page there were several seventh graders that needed to do some community service by the month of May. We also had some adult volunteers as well. Thank you again everyone for volunteering.

Oh Poop!

The Board of Directors would like to ask residents once again who walk their dogs to please pick up after them. Remember: your dogs must be on a leash and they are not allowed on the beach or boat launch areas leashed or unleashed. Thank you for your cooperation.

Mailboxes

Please keep your mailboxes clear of the *Reminder, Broadcaster*, etc. or any paper that is delivered other than by the postal service.

Delinquent Taxes

LCIA is in the process of collecting delinquent taxes. If you are in arrears please remit past due amounts to Jack Pirzl, P.O. Box 231, Ashford, CT 06278-0231, (860) 487-3736 or call Kay Warren (860) 487-3744 to be put on a payment plan.



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Columbia, CT 06237
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Email: paula.purvis@era.com



Hampton resident and homeowner for 15+ years!

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Kristin Guglielmo



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Matthew Vail
860.214.0173

Tom Lamoureux
413.896.3120

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860.684.6311 | Fax 860.684.6312 | www.BodyByDesign-fitness.com



WARRANTY CHURCH - E-THORNGARAGE
NORTH ASHFORD, CONN.

(6) SIX LAKE CHAFFEE LOTS FOR SALE

**Town of Ashford Assessor's Map 54.
Lots #522, #523 and #523A Ference
Road (Rte. 89).**

**Lots #534, #535 and #536 Swamp
Road (Cemetery Road).**

These lots abut each other and total .73
acre. Ownership includes water rights to
Lake Chaffee. There is about 146 foot
frontage on Ference Road (Rte. 89) and
about 150 foot frontage on Swamp Road
(Cemetery Road).

For further information please call (860)
456-0818.

The Garden Center

Rte. 44, Ashford, CT

(860) 429-0854



*Perennials, trees, shrubs, garden
supplies, mulch, stone, pavers,
seasonal produce, bird seed, and
bird supplies*

Delivery Available

!!!!!! IMPORTANT NOTICE !!!!!!

PLEASE COME TO OUR ANNUAL JUNE MEETING

Several questions have approached your Board of Directors with concerns, complaints, and/or questions about existing home-based businesses at Lake Chaffee and possibly opening up new home-based businesses on Lake Chaffee.

The current situation is this:

The town of Ashford **has granted** business permits or licenses to several people on the lake in past years. This is a **direct violation** of our current **deeded covenants** regarding the use of private property, for **all** properties within the boundaries of Lake Chaffee. As of last year, this practice has been halted by your Board of Directors. The town was not aware of our deeded covenants. Now that they are, no more permits have been issued or will be issued, until we have resolved this matter and **we** release the town.

These provisions (covenants) in all of the property deeds within LCIA, prohibit use of that property for "**...commercial, agricultural or manufacturing business of any kind...**"

This clause is **in your property deed** and is designed to maintain the character and quality of life at Lake Chaffee.

As you can plainly see, we have a dilemma that we need desperately to solve.

When the use or proposed use of property at Lake Chaffee violates a **deeded covenant**, what should be done?

These are some options the Board has been considering:

1. All businesses will be shut down...period.
2. All businesses currently here be allowed to stay and not allow any new businesses to open.
3. Allow anyone who wants a business to have one...unrestricted. (basically do nothing).
4. Give the LCIA Board of Directors the authority to grant a variance to our covenants and ordinances on an individual basis. If so, under what circumstance? Possibly based on community impact...ie, number of cars, day, signage, road wear, bother to neighbors, noise, commotion etc.

Any other ideas or suggestions will be welcomed and we need to know how you feel about this important issue.

- **We will have a DISCUSSION and WE WILL VOTE ON THIS ISSUE.**
- We will **NOT** be voting on or discussing, individual businesses at this time (this would be a policy change) and we would like to have a relevant discussion on this matter only.

**THIS IS A VERY IMPORTANT ISSUE THAT NEEDS YOUR
ATTENTION AND INPUT.
PLEASE ATTEND THIS MEETING. IT WILL HAVE A LARGE
AFFECT ON YOUR NEIGHBORHOOD!**

ASHFORD DAIRY BAR



Rte. 44, Ashford



*Hot Dogs, Hamburgers,
Ice Cream Sundaes,*



Ice Cream Cones, French Fries, and more

Supina Family Farm Stand and Gift Barn



"Ashford's best kept little secret"



Our goal is to provide the highest quality vegetables and fruits to our customers by growing unique fresh vegetables that are healthy and pleasing to the palate. We are, and continue to be, environmentally responsible.

*"fresh eggs•jams•pickles•honey•maple syrup•pottery•handmade soaps
dried flowers•teas•wagga bags•candles•handcrafted jewelry and gifts"*

260 Ference Road, Ashford, CT 06278

Call ahead for seasonal hours and special orders

(860) 324-9587

LEASH/TIE YOUR DOG

We have had several complaints about dogs not being leashed when walking and not being tied and leaving their owner's property when people are walking by. It is a Lake Ordinance, as well as a State of Connecticut Statute, that all dogs must be leashed or tied at all times. Residents who do not abide by this law may be subject to statutory arrests or fines, or both. We have a lot of people who walk around this beautiful lake and we must always keep their safety in mind.

!! REMINDER !!

PARENTS: It is a **LAKE CHAFFEE ORDINANCE** that no one is allowed on the beaches and islands after 9 p.m. at night.

NOISE

Please tell your contractors that are working on your property that they should not start their work before 8:00 a.m. in the morning and they must stop their work by 10:00 p.m. at night. **This would also include homeowners doing renovation work, mowing lawns, chain saws, etc.**

Riddles

WHY WOULDN'T THE OYSTER GIVE ANYONE HIS PEARL?

He was shellfish.

HOW DO REALLY SMALL PEOPLE CALL EACH OTHER?

Om, ccrp[.]pmes

WHAT'S THE RICHEST KIND OF AIR?

A Millionaire

WHAT DO COWS DO TO ENTERTAIN THEMSELVES?

They go to the MOO-vies