

Lake Chaffee Chatter

Official newsletter of your Lake Chaffee Improvement Association, Inc.

May 2009

And remember to visit our website: <http://www.LakeChaffee.org>

Mark Your Calendars

The Lake Chaffee Improvement Association, Inc. (LCIA) is a corporation formed under special act of the Connecticut legislature. Membership is limited to taxpaying households located within the boundaries of the Lake Chaffee Inc. plot plan filed in May 1950.

LCIA holds three public meetings per year, one each in June, July and August (to best accommodate seasonal members) at which officers and directors are elected, annual budgets adopted, and other issues submitted by members are addressed.

LCIA holds monthly board meetings to ensure that the needs of the membership are met throughout the year without interruption.

Membership Meeting Agendas

General Membership Meeting Sunday, June 28, 2009 Chaffee Hall – 2:00 pm

1. Call to order
2. Acceptance of Secretary's Minutes of the August 17, 2008 Budget meeting
3. Acceptance of Treasurer's Report
4. Chairman Reports:
 - a. Road
 - b. Constable
 - c. Beaches
 - d. Bingo
 - e. Kitchen
 - f. Fundraising
 - g. Environmental
 - h. Newsletter
5. Correspondence
6. Old Business
7. New Business
8. Adjournment

Election Meeting Sunday, July 19, 2009 Chaffee Hall – 2:00 pm

1. Call to order
2. Acceptance of Secretary's Minutes of the June 28, 2009 General Meeting
3. Acceptance of Treasurer's Report
4. Election of Officers
 - a. President
 - b. Vice-President
 - c. Secretary
 - d. Treasurer
 - e. 2 Directors positions
 - f. 3 Alt. positions
5. Chairman Reports:
 - a. Road
 - b. Constable
 - c. Beaches
 - d. Bingo
 - e. Kitchen
 - f. Fundraising
 - g. Environmental
 - h. Newsletter
6. Correspondence
7. Old Business
8. New Business
9. Adjournment

Budget Meeting Sunday, August 16, 2009 Chaffee Hall – 2:00 pm

1. Call to order
2. Acceptance of Secretary's Minutes of the July 19, 2009 Election Meeting
3. Acceptance of Treasurer's Report
4. Acceptance and vote on Budget 2009/2010
5. Chairman Reports:
 - a. Road
 - b. Constable
 - c. Beaches
 - d. Bingo
 - e. Kitchen
 - f. Fundraising
 - g. Environmental
 - h. Newsletter
6. Correspondence
7. Old Business
8. New Business
9. Adjournment

The Pros of . . .
Seasonal Lake Drawdown

By Diana Murray – Environmental Chair

The long and often heated debate over the benefits and possible undesirable side effects of seasonal lowering of lake waters continues not only in our little community but also in the general public. Universally, lake drawdown has been used to control growth of aquatic weeds near the shoreline, provide a reservoir for spring snowmelt and seasonal flooding, prevent damage from ice pressure to docks and other structures on the shoreline, allow homeowners to perform maintenance on shore fronts, check for septic leakage, and prevent shoreline erosion from high water and ice.



Aquatic nuisance weed control is accomplished through the freezing and drying of the sediments exposed. Some nuisance weeds such as milfoil and bladderwort are susceptible to this treatment while others such as rush and cattail may in fact proliferate.

Precipitation generally increases in the fall through June. Providing adequate vertical storage for this expected increase in lake water level is prudent as wind whipped water and ice up to two feet thick can cause serious shoreline erosion. Thick ice can exert two thousand pounds or more of pressure on manmade structures. When ice melts and thaws then refreezes, the expansion of the solid ice flow can destroy everything in its path. In the more northern areas of the country, docks are equipped with hinges so that they can be raised in winter and lowered again in spring.

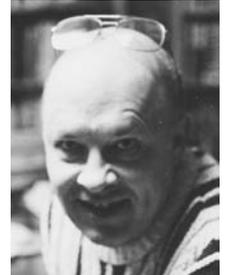
Drawdown also helps to freshen lake water. Unfortunately on our highly populated and deforested lake and the existence of culverts and drains on the surrounding roads which feed into the lake, as the water level rises so does the undesirable level of silt and soluble organic compounds which in turn add to the likelihood of algae blooms come warmer weather. The nutrients in this drain water also provide for overgrowth of nuisance weeds.

Look for the negative side of lowering lake water level in the next newsletter. References provided upon request

Your Neighbor's Business

Unseen, unheard, yet our Lake Chaffee community is home to more than a dozen businesses permitted under LCIA's Home Occupation Ordinance and Ashford zoning regulations. This is the 1st of a series of articles these invisible enterprises, officially referred to as "home occupations", that are the livelihood of many of our neighbors.

There is no sign outside 147 Lakeview advertising that behind the front door is RDN Associates, a home occupation business with international exposure.



If the name RDN Associates rings a bell, you may have seen its ads featured in the Horizons Magazines, Tolland Monthly, Coventry Monthly or a periodic display in the lobby of People's United Bank (Vernon Circle branch). RDN Associates provides website design and management services to small businesses and non-profit organizations including the Lake Chaffee Improvement Association.

Bob Layton, formerly Marketing Communications Manager for Gerber Systems Corporation and Corporate Webmaster for Gerber Scientific, Inc. founded RDN Associates in 2000 and today manages more than 100 domains for clients throughout the eastern U.S. and the Caribbean.

Bouquets & Brickbats

*When someone does something for the benefit of all of us, we want to make sure that the consideration is acknowledged with a verbal **BOUQUET**. Conversely, we offer the **BRICKBAT** award for outstanding thoughtlessness.*

- ◆ **A BRICKBAT** to the inconsiderates who party on the islands and leave cans, broken bottles and other garbage for the rest of us.
- ◆ **A BOUQUET** to Craig Blackmer and his sons for removing several bags of that trash from Swing Island.
- ◆ **A BRICKBAT** to those whose dog used the beach and lake ice as toilets and didn't bother to clean up after.
- ◆ **A BOUQUET** to Brenda Chisholm and Laura Koropatkin for introducing three new advertisers to our newsletter.
- ◆ **A BOUQUET** to Gene Smith finally repairing the fence at Smitty's that was damaged by vandals last year.

...and a reminder that barking dogs, are an issue best resolved among neighbors and is not the responsibility of the LCIA or its leadership.

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The New Kitchen

A new era dawned with the grand opening of the remodeled kitchen at the Lake Chaffee Hall. Upgraded to meet current health codes, the kitchen passed state inspection with flying colors and is supervised by a now-certified food service manager (Kay Warren). Since the opening, the sales of food and beverage has contributed as much as \$100 per week to your Lake Chaffee association.



ABOVE: Diana Murray working the kitchen during Saturday night bingo. Only official food service workers are permitted beyond the chain (foreground) in accordance with state health regulations.

GeoThermal Comes to Lake Chaffee

By Bob Layton -- Newsletter Chair

Those of you who've walked or driven past 147 Lakeview over the past six months or so may have noticed that the front stone wall and side yard are a disaster. You may have even noticed the heavy equipment and giant pit back in October.

What were we thinking?

When heating oil surpassed \$4.20/gallon last spring, we elected to limit our exposure to ever-rising oil prices by replacing our oil-fired boiler with a geothermal system.

Geothermal provides hot air in winter, cool air in summer and hot water year-round by literally "pumping" excess heat into the ground during the warm months and pumping heat out of the ground during cool



months. If you've ever put your hand behind a window A/C unit or refrigerator, you've felt the heat pumped by your appliance from inside to outside and dissipated into the air.

There are at least five different types of geothermal systems. The design we went with uses two, 75-foot deep wells for each ton of heating/cooling capacity and our house needed 2-½ tons based upon existing insulation, window surface area, etc – five such wells and the associated mess. Each well contains a loop of copper pipe through which compressed coolant is pumped. Stafford Mechanical recently indicated that they've installed about 25 such systems.



ABOVE: Drilling rig sets up for first of five wells. **BELOW:** Side yard after drill rig and excavator were finished and surface rough-graded.

Our system became operational in early November.

If we could do it all over again, would we choose to invest in such a radical change?

With less than a full year's experience under our belt, the jury is still out, but preliminary indication is that the system will save us money anytime oil is more than \$2/gallon. With additional tweaking, we think that number can be improved upon. It should also cost less to cool the house in summer than the central A/C that it replaced.

OFFICERS

Laura Koropatkin, President.....487-3595
 Kay Warren, Vice President.....487-3744
 Jack Pirzl, Treasurer.....487-3736
 Brenda Chisholm, Secretary.....487-0948

DIRECTORS

Stephen Donnell477-0191
 Diana Murray429-4593
 Gerry Dufresne.....487-3590
 Tom Martin.....487-3799
 Laurie Layton429-2417
 Kari Olson487-3665

DIRECTOR ALTERNATES

Jacqueline Kennedy..... unlisted
 Ed Chisholm.....487-0948

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