

LAKE COMMUNITIES OF PUTNAM, INC.

Lake Communities of Putnam, Inc.

PO Box 19
Putnam Station, NY
12861

904.491.8945
(winter)
518.547.8451
(summer)

Dan Gallagher, Pres.

Officers

President

Dan Gallagher

Vice President

Bert Windle

Secretary

Raymond Freud

Treasurer

Charles Gerwig

Directors

Ray Freud
Eugene Frost
Daniel Gallagher
Charles Gerwig
James King
Phil McLaughlin
Peg Olsen
Robert Rudt
Bert Windle

Standing Committees

Taxes/Assessment
Bert Windle

Land Use
Ray Freud

Editor-In-Chief
Mary J Gilkes

TAX UPDATE

There is very little good news that LCP can report on the ever-increasing tax burden for property owners. Although LCP feels that the Town and School Boards have been doing a good job in budgeting in recent years and doing their best to hold the line on budget increases, there seems to be no short term answer to the 20-30% increases in the County portion of your taxes. We anticipate another 25-30 percent increase this year. As pointed out in our Winter newsletter, the greatest portion of this increase comes from Federal and State mandates to the County, especially in the area of Medicaid, that are pushed onto property owners versus a statewide tax burden.

Political efforts to reorganize Washington County have not been successful to date, and there is little indication of any significant change in that area in the near term. An effort by towns in the central part of the Adirondacks to form a new county has also gone nowhere. Although "real property tax reform" may be on the minds and in the speeches of most elected officials as the number #1 priority, LCP feels that there is very little political reality to any meaningful change in the next 3 to 5 years.

For these reasons, LCP continues to focus on the

key issues of deferring revaluation and controlling budget increases at the Town and School Board levels. We feel that the budgeting for both the Town and School Boards has been appropriate recently. We continue to advocate for a deferral of the revaluation of assessed values. As it stands now, the work on a revaluation will commence in January 2005 and be in effect for the school taxes in 2006 and Town taxes in 2007. The revaluation will be done jointly for Putnam and Dresden since the state prefers this and provides some incentives. We have heard that pressure to commence the revaluation is coming from the Town of Dresden. LCP plans to contact association presidents in Huletts Landing to determine if this is true, and if so try to enlist their aid in pushing for a deferral in Dresden and Putnam.

As most of you are aware, prices in the north basin of Lake George have jumped significantly in the past two years. A revaluation will not impact in a significant way the Town and School levels; however, LCP believes that it will significantly increase the total tax burden going from the Town of Putnam to Washington County which is already extremely disproportionate to its population and voting rights at the county level.

Previous revaluations significantly increased properties on the Lake George side of Putnam with little or no changes on the

Lake Champlain side. LCP believes that this may not be the case with the next revaluation. The town has a "Right to Farm Law" law in effect, but there has been a continuing shift away from farming in the Town making it an even more attractive local for a retirement or second home between the two lakes. Recently, there have been sales to second home buyers on the Lake Champlain side of Putnam which we believe will start to push prices upward in a revaluation so much so that it would offset any gains from a change in the tax equalization rate. LCP thinks that the interests of all residents of the Town are more in line to oppose a revaluation. Some towns in the county have not had revaluations in over ten years if not longer. We think this change in the nature of use on the Champlain side is what little good news we can pass on to you.

LCP will continue to work with the Town Board to defer revaluation.

Help!
We Need You
Volunteer!
Join a
Committee

Please
contact us

Water Quality Initiative

LCP continued to stay in contact with the LGPC, LGWC and LGA over the winter and spring to bring to their attention the water quality priority projects focused on last fall. All of the directors of those agencies have been very supportive of our efforts. Dave Decker, director of the Lake George Watershed Conference, and Tom Wardell, engineer for the Lake George Park Commission made a tour of Glenburnie and Gull Bay on July 13th to assess areas identified by LCP members as possible sources of excess sediment pollution into Lake George. Tom Wardell planned to visit Black Point the following week to complete the inventory and assessment process. This is the first step in getting these projects on the "radar screen" for possible funding of small remediation projects. The Glenburnie beaver dam overflows was identified as the key issue, and both Dave and Tom have been in contact with Joe Driscoll, the Washington County Soil and Water Officer who has agreed to help with a control structure to prevent recurrent spills into the lake.

In the spring, at the request of the Black Point Association, LCP organized an e-mail and letter campaign to the state agency reviewing the proposed Black Point Sewer District. Over 85 of our members sent notes of support, which turned out to be helpful in their efforts. At the request of the LGA, LCP sent a letter of support for proposed funding for the LGA's "Lake Liaison" program.

Land Use Planning

The planning board continues to make good progress in its implementation of the Site Plan Review law. The planning board needs the assistance of a code enforcement officer but the Town cannot use or afford a full time officer at this time. LCP has been working with Dave Decker to see if funding can be obtained for a part time officer to be full time for Ticonderoga, Putnam and Dresden. Dave has been working on this and continues to be optimistic that funding can be arranged. One hurdle is the need for the three towns to complete the Regulatory Review Assessment Inventory developed by the LGWC last summer. LCP intends to work with the Town and Planning Boards to complete this assessment and to try to get similar efforts underway in the other two towns.

Joel Holden, one of LCP's directors serves on the Planning Board. Sadly, Joel and his wife Ann have sold their home in Gull Bay and will be moving south. Joel was a very effective member of the board. He helped recruit a new member, Bob Rudt, of Gull Bay who was appointed by the Town Board at the July meeting to take Joel's place. Bob Rudt was also elected to serve on the LCP board at its July meeting.

School District Study Committee

The school district study committee was organized last fall and had several productive meetings and developed a detailed list of questions to address with the superintendent, Mr. Kent Cauley. The meeting with Superintendent Cauley was very helpful, and he was most cooperative in answering the committee's questions. He provided the committee with a very detailed response to their series of questions all of which was quite helpful. The committee plans to issue its final report and issue recommendations this fall.

Become a Member of Lake Communities, Inc.

Membership Levels

—	Founding Member	\$100.00
—	Supporting Member	\$50.00
—	Family Member	\$25.00
—	Individual Member	\$10.00

Check Payable to LCP

Send to

Charles Gerwig, Treasurer
(Summer) 1511 Mosswood Way
Putnam Station, NY 12861
(Winter) 12 Mayfield Terrace
Ormond Beach, FL 32174

Goodbye to Joel & Ann Holden

The LCP board wants to extend its heartfelt thanks and good wishes to Joel and Ann as they start out on the next leg of their life's journey. Joel and Ann were both key players in the formation of LCP and its successes and contributed in so many ways-managing the data base for membership, newsletter and get out the vote efforts, mailing the newsletters and attending innumerable meetings and always providing good input.

Joel did double duty by agreeing to serve on the Planning Board, and on his own, deciding to act as the liaison with the Town Board and attending both meetings each month, which proved to be especially helpful as the transition to a Site Plan Review, law was made. They will be missed in our efforts **THANK YOU BOTH.**

Welcome to Bob and Cecilia Rudt

LCP would like to welcome Bob and Cecilia Rudt to our working group. Bob has been elected to serve in Joel Holden's place and Cecilia has agreed to take on the job of managing the LCP database

Bob Rudt began coming to Lake George in 1952 camping with his family at Roger's Rock. He first came to Gull Bay in 1962, and purchased his first home here in 1972. He's been coming here every summer since then, and finally became a full time resident in 1998. Bob spent his professional career in the Paper Industry. As an engineering consultant, he was a designer and troubleshooter for paper machines around the globe. Bob has retired from the Paper Industry, but is currently active selling real estate and running a small business renting and managing local properties. He is also a long-standing member of the Gull Bay Area Association (former officer) and has recently been appointed to the Town of Putnam Planning Board. His wife Cecilia (Cee) has agreed to assist him in his new assignment with the LCP.

Message from Dan & Cherry Gallagher

Sadly, I have to let you know that I will be leaving the LCP Board at the end of this season. Cherry and I have decided to sell our summer home at Glenburnie for many personal family reasons, one of which is the high cost of maintaining what for us is a four month second home. When we started our efforts to form LCP, we could not have imagined this turn of events for us.

We feel very proud to have been a part of the formation of such a great organization with so many others who have been dedicated to the achievement of LCP's goals. LCP has and will continue to have a strong board of directors and associated volunteers to continue the efforts in the Town of Putnam.

We want to personally thank Ray Freud, Gene Frost, Chuck and June Gerwig, Jim King, Phil McLaughlin, Peg Olsen, Joel and Ann Holden, Bert Windle, Walt and Barbara Connor and Ken and Mary Gilkes for all of their efforts over the last few years.

Dan Gallagher, President
Lake Communities of Putnam, Inc

Second Annual Meeting of Lake Communities of Putnam, Inc.

**The second annual meeting of Lake Communities of Putnam will be held on
Saturday, August 28, 2004
at 1:00 p.m.
at the Putnam Central School**

Attendance at the first annual meeting of LCP was overwhelming! As a result, the second annual meeting of LCP will be held at the Putnam Central School in order that we can comfortably accommodate everyone.

We encourage you to attend!