

Lake Communities of Putnam, Inc.

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Dan Gallagher, Pres.

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Officers

President
Dan Gallagher

Vice President
Bert Windle

Secretary
Raymond Freud

Treasurer
Charles Gerwig

Directors

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

Standing Committees

Taxes/Assessment
Bert Windle

Township Affairs
Ken Gilkes

Land Use
Ray Freud

A Letter from the President.....

Over the past six months, a group of summer and full time residents of Gull Bay, Glenburnie and Black Point Road began discussing community concerns within the Town of Putnam. It quickly became apparent that, while each community had specific concerns, those common to us such as taxes and assessments, land planning and zoning regulations and law enforcement were predominant.

Historically, these matters have been addressed by individuals or individual communities, often with disappointing results. There was a strong consensus that it was imperative to unite and aggregate our political, financial and volunteer resources within the three communities to successfully advocate our concerns and goals for our communities before the Town and School Boards. We decided to take a proactive rather than a reactive role in the growth and governance of our communities within the Town of Putnam.

As a group, we are significant stakeholders in the future of the Town of Putnam. We estimate that

the lakeside property owners pay 80% to 85% of the Town of Putnam property and school taxes. Although we are significant financial stakeholders in the Town, as a group, we have not been a strong political force in our efforts to preserve and enhance the quality of life we so enjoy on Lake George. Starting a voter registration drive and aggregating the voters within our individual communities is and will always be one of our key priorities. For all these reasons, we decided to form an association whose focus is solely within the Town of Putnam. Thus, the Lake Communities of Putnam, Inc (LCP) was born.

The ensuing enthusiasm and generous support for LCP from the community at large has confirmed the strong need for an organization to address our common concerns. LCP has been legally incorporated by the State of New York, through the efforts of Jim King, a retired Court of Claims Justice of the State of New York, a past Assemblyman of the 109th district and a current resident of Black Point Road. The Officers of the Association are Dan Gallagher, President, Bert Windle, Vice President, Charlie Gerwig, Treasurer, and Ray Freud, Secretary.

The Board of Directors consists of nine members, three from each of the three lake front communities. The committee structure reflects the goals and purposes of our mission. The Taxes and Assessments Committee will address the need to contain the rate of increase in property assessments and tax rates and become informed on strategies employed by similar communities. In cooperation with the Town Board, the Land Use Committee will address land use regulation and zoning issues. The Township Affairs Committee will monitor issues coming before the Town and School Boards. These committees will disseminate the information to our members, seek broad input from community members, make recommendations for change and improvement and work with local government, school district and regulatory agencies to implement change.

In short, our specific objectives are lower taxes, supportive government action and controlled land use.

Letter from the President, cont'd

Our strategies to accomplish these objectives include voter registration drives, endorsing candidates for local office and encouraging full time residents to run for local office, taking an inventory of and mobilizing our political contacts and resources within each community, working with the Town and School Boards, acting as an advocate as needed, communicating with and educating residents, and membership and fundraising drives.

We are pleased to report our progress to date. Joel Holden has been appointed to the Town of Putnam Planning Board. Walt Connor, a full-time Gull Bay resident, will be running for the School Board position this spring. Charlie Gerwig has been appointed to the Land Use Committee of the Lake George Association. Peg Olsen, who has long-term relationships with local land use agencies and organizations, is on our Land Planning Committee. The Town Supervisor and Board have been informed of our organization and local issues have been successfully lobbied. John LaPointe has obtained the commitment of the Washington County Sheriff to have twice-daily patrols on all roads in the Town of Putnam during July and August, and has been instrumental in bringing the 1989 Land Use Plan back for review. We appreciate his efforts. The Town budget includes a \$10,000 contingency which is intended for supplemental local law enforcement during the summer season. A voter registration drive is underway. Members will be attending Town and School Board meetings throughout the winter months and represent our interests. Two talented full-time residents of Gull Bay have put together a potential membership list and drafted this first newsletter. Board and committee members have collated a significant amount of information in all noted areas. A membership drive is underway. Lastly, our preliminary fundraising efforts have resulted in enthusiastic and generous support, enabling our association to move forward. We hope to interest new Founder Members from those of you who are learning of our efforts for the first time through this newsletter.

We need your help in so many ways to make our fledgling organization become as successful as we know it can become. Please join our membership, register to vote in the Town of Putnam, serve on a committee, provide us with political contacts or other information you think will be helpful in our areas of concern or help in any way you can.

Thank you,

Dan Gallagher, President

...Are you interested in receiving an e-mail copy of the minutes of the meetings of the Town Board of Putnam? If so, please contact us at LCPutnam@capital.net to be added to the list of e-mail recipients. Thanks to Pat Wilson, Town Clerk of Putnam for arranging this as a courtesy to residents of Putnam after LCP's request for easy access to the minutes.

....Sheriff on his way.....Thanks to Town Supervisor, John LaPointe, for his efforts to get daily patrols by the Sheriff during the summer season.

- ❖ **Become a member of LCP**
- ❖ **Contact us with concerns**
- ❖ **Serve on a committee**
- ❖ **Register to Vote**
- ❖ **Send us your email address**
- ❖ **Share your political contacts**

Your School Budget

The School Budget in the Town of Putnam has been a matter of individual concern for residents for years because of low enrollment and high per pupil costs. The Putnam Central School serves pre-kindergarten through grade six, approximately fifty students. Grades seven through twelve (approximately forty-eight students) attend school in Ticonderoga on a tuition basis.

Approximately 80% of the cost of the school budget is born by property owners along Lake George, yet few of these property owners (because they are summer residents) have students enrolled or vote on the school budget.

In 2001-2002, the Putnam Central School District Budget was \$1,477,956. The average cost per pupil was approximately \$15,000. The student/teacher ratio for grades pre-K through grade six was 6:1. Comparable districts (Crown Point, Fort Ann, Moriah, Ticonderoga, Whitehall) had an average cost per pupil of \$9,111 with a range of \$8,779 to \$9,872 per student for the year 1998-99. Student/teacher ratios for the same period averaged 14:1 with a range of 10:1 – 17:1.

Our concerns are not only operational costs, but capital expenditures as well. This past year an indoor swimming pool was considered for the future of the Putnam Central School District. Developments in the Town of Newcomb point out the importance of monitoring school expenses. On August 1, 2002 a state appeals court refused to side with Finch, Pruyn & Co. against residents of Newcomb who voted to build a \$1,000,000 swimming pool and other projects for the seventy student district. Finch, Pruyn, the principal owner of 53,000 acres of timberland and the principal property taxpayer in the school district had argued that it (and not the voters) would be forced to pay a major part of the building costs. Finch, Pruyn estimated its costs at \$20,000 per year while the average property owner would pay \$9.00 per year. We are faced with a similar situation in Putnam, as lakefront property owners (mostly non-voters) pay the vast majority of the voter approved school budget.

The time has come to conduct a detailed review so that voters can make informed decisions relative to the operating and capital expenditures of the Putnam Central School District.

Property Taxes

Board members of LCP have discussed the issue of property taxes. In the spring of 2003, a committee will form which will review how best to protect our members' position in this escalating problem. The committee will then present a report to the Board with their recommendations. Your participation is encouraged. Please contact Bert Windle, Tax/Assessments Chairman at WND330@AOL.com or, after April 25, 2003, by telephone at 518.547.8426 if you are interested in serving on this committee or would like to provide information or assistance. All members are urged to review their current assessments and to discuss them with June Maniacek, SCCA, Assessor, Town of Putnam 518.798.5723. It is suggested that members request a free copy of "A Taxpayers Guide How to File for a Review of Your Assessment". This document can be obtained by email at www.orps.state.ny.us or by writing to N.Y.S. Office of Real Property Service, Public Information Office, Sheridan Hollow Plaza, 16 Sheridan Ave., Albany, NY 12210-2714. This publication is designed to inform taxpayers of their right to review property assessments and to guide you through the assessment review process. It explains how the assessor arrives at your assessment and what options you have if you disagree with the conclusions.

Register to Vote.....

Register to Vote!

Go to your local post office for a Voter Registration Form

Call 1.800.For.Vote

On the Web

www.elections.state.ny.us

Write for a Voter's Registration Form

**Washington County Board of Elections
383 Broadway
Fort Edward, NY
12828**

The main objective of LCP is to increase our political presence in the Town of Putnam. In order to do that, we will need the help of our fellow New York neighbors. You can help by transferring your voter registration to Washington County so that you may vote on the upcoming issues of interest to Glenburnie, Gull Bay and Black Point Road. These include the election of School Board members, Town Board members, school budgets, town budgets and other issues that require approval of registered voters. Our ability to influence the outcome of these elections and budgetary approvals is very important.

How can I transfer my voting site to Washington County?

Fill out a New York State Voter Registration Form and mail it to the Washington County Board of Elections in Fort Edward, NY. You should notify your local County to remove you from their Voter Registration List.

What is required to be eligible to register?

The only requirement is that you be a resident of the County thirty days prior to registering. There is no requirement that it be thirty consecutive days or immediately before the election.

What do I do if an election is held and I cannot be in Putnam on that day?

Submit a Washington County Absentee Ballot Application.

What about my concern about local issues where I live during the winter months?

In your winter residence you may be one in 200,000 to 1,000,000. In Putnam you are one in 500. Your vote will be more effective in Putnam. Consider transferring your vote for a few years to see the difference you can make!

How will I be made aware of when the elections will be held, what the issues are and guidance on how to vote?

LCP will publish periodic newsletters keeping you abreast of the issues and candidates as well as making recommendations for your vote.

Can I re-register at my winter community at any time?

Yes, just complete a Voter Registration Form for that county, and request to be removed from the Washington County Voter Registration.

The problem of summer residents not being able to have an impact on what happens in their areas would seem to be common throughout the state. How is the 'Taxation Without Representation' problem being addressed in other areas of New York?

By summer residents registering to vote in those areas.

Have other communities been successful in changing the direction their towns have taken by getting out the vote?

Yes! We will be joining the ranks of many successful summer communities. If we succeed in getting over 200 registered voters, we will be able to make an impact on our Town's future, providing guidance that will make Putnam a better community for all.

Should all eligible members of my family who are New York residents register to vote?

Yes

Get to know the Officers and Directors of LCP

~Officers~

Daniel J. Gallagher, President

Dan first came to Glenburnie in 1969 after his marriage to Cherry. Cherry's grandfather, Phil Gray, built a cottage in Glenburnie in the mid 20's after he and his wife honeymooned at The Glenburnie Inn. Dan and Cherry now spend summer and fall at the lake after their retirement a few years ago. Dan practiced as a commercial real estate development and acquisition lawyer for about 25 years in Jacksonville, Florida. Practicing first with the largest firm in Florida at the time, he started his own firm in 1979 which merged in 1989 with Holland & Knight the largest firm in Florida and now one of the top five in the country. He was selected by his peers for inclusion in *Best Lawyers in America* and *Leading Florida Lawyers*. Dan and Cherry currently live in Amelia Island, Florida where they are co-owners of a marina.

Bert Windle, Vice President

Douglas H. Windle, better known as Bert, first visited Lake George in 1966 while returning from a vacation on the Maine coast with his wife Alison. They recognized the beauty of the lake and have returned ever year since. They rented camps in the South basin, Bolton, Northwest Bay and finally settled in Putnam on the North end of Dark Bay. They open their camp to friends and family which now includes three grandchildren, who are learning to respect and enjoy the lake. As beautiful as it is Bert and Alison winter in Scottsdale, Arizona. Bert, an entrepreneur at heart, was directly involved in developing a number of businesses in NYC. He owned and operated a small realty firm dealing with residential and commercial space. He also had retail operations in lighting, major appliances, TV's and started one of the first video rental stores in the city. He accomplished this while running his primary business, an electrical construction firm. The firm concentrated in design built projects as well as work for the Port Authority, NYC and State Agencies. During this time Bert served as a Board Member and later Vice President of United Construction Contractors Association, Management Trustee on Local 363 IBT Pension Fund, Health and Welfare Fund and takes pride in his twelve years served on the Apprenticeship Committee of Local 363 IBT. Even with a full plate he was head coach in a junior soccer league, assistant coach for a little league team, President of the Cherrywood athletic group, worked raising funds for numerous charitable organizations and participated in three fund raising campaigns for Rudolph Giuliani.

Ray Freud, Secretary

Ray and Sally built their house on Dark Bay Point in 1995. The land was part of the property Sally's dad, Bob Whitaker, had acquired over the past sixty years, and next to the house that he and Sally's mother built in the 50's. For the past three summers, since Ray retired, he and Sally have spent May through October at the lake, and then head south to Cherry Hill, NJ for the winter. Ray graduated from Dartmouth College with an engineering degree and held a variety of positions with Alcoa for 23 years, leaving Alcoa to manage his own lumber business and then started a kitchen cabinet business which he sold at retirement. The Freuds attend the Putnam Presbyterian Church and volunteer in the King's Garden at Fort Ticonderoga.

Charles Gerwig, Treasurer

Charles acquired his second home in Glenburnie after being transferred with General Electric to Schenectady, New York in 1980. Charles and his wife, June, enjoyed Glenburnie almost every weekend year round until he retired and moved to Florida in 1992. Summers are now spent at the lake and Ormond Beach, Florida is his home in the winter. Charlie has an Electrical Engineering Degree from Johns Hopkins University and a Masters in Business and Management from Rollins College in Winter Park, Florida. He was employed by General Electric for 35 years where he was a Program Manager mainly involved in Space Programs, Superconductivity and Secure Communications Equipment. He is a licensed Professional Engineer in the State of New York. He also retired from the Navy as a Lt. Commander after serving 27 years on active duty and the reserves. Being a lifetime avid boater, he has his Coast Guard Captain's License. Charlie is currently a member of the Land Use Committee of the Lake George Association.

~Directors~

Eugene H. Frost

Eugene H. Frost, originally from Troy, NY has been a summer vacationer on the north end of Lake George since 1947. Gene retired from West Group, a provider of legal research, in 1998 where he was Director of Sales for the New York Market Center. Gene and his wife, Patricia, purchased their Black Point Road residence in 1995 and, upon retirement in 1998, became year round residents. Gene is Vice Flotilla Commander of The United States Coast Guard Auxiliary Flotilla 15-13 in Crown Point. He is also the producer of The Adirondack Blues Express, a blues program on local radio station WIPS. Gene is an avid boater and as such is concerned about preserving the quality and beauty of Lake George and Lake Champlain for future generations. He is also interested in assuring that the Town of Putnam will not only be a beautiful place to live, but affordable as well.

Joel Holden

Joel Holden first came to Lake George with his wife Ann in 1987. They purchased land and in 1992 built a home on Lake George just north of Dark Bay. Both Joel and Ann were employed by IBM in downstate New York in various fields of Engineering, Business Planning, Market Forecasting, and Information Technology. Joel took an early retirement from IBM in 1994 and incorporated Holden Associates, Inc., a computer consulting business. Joel and Ann made the decision to fully retire in 2000 and built a new home next to their previous home. The Holdens are now year round residents of Putnam. Joel has an active interest in Town business and attends most of the Putnam Town Board meetings. In November 2002, he was appointed by the Town Board to serve as a member of the Putnam Planning Board.

Jim King

Jim King was raised on a farm in Putnam and spent summers in a family owned camp south of Gull Bay. He was a career marine for twenty-four years and retired in 1980. He and his family returned to the Ticonderoga area. He was an Assistant Attorney General, and subsequently a two and one half term Assemblyman for the 109th District. He was appointed as Judge NYS Court of Claims in 1995. After retiring from the bench in 2000 he became General Counsel to the NYS Department of State. In 1995 he and Jane built a home on Black Point Road in Washington County and returned to the Town of Putnam. Jim and Jane recently moved to Loudonville for the winter months and will summer at their home on Lake George.

Phil McLaughlin

Phil and his wife Barbara vacationed on Lake George for a number of years before buying a residence on Black Point Road in 1987. After Phil's retirement in 1997, they decided to make Ticonderoga their permanent residence and maintain their Manhattan apartment as a second home. Phil was responsible for the worldwide insurance program of an international mining company and was a principal of Johnson & Higgins until its acquisition by Marsh and McLennan in 1997, at which time he retired. He continues to serve as a consultant to his former clients, and has been called back annually to assist with complex insurance claims.

Peg Olsen, Ph.D.

Peg's family first came to Lake George in 1936 and in 1956 built a cottage in Glenburnie. Peg received her Ph.D. in Ecological Economics from Rensselaer Polytechnic Institute and completed her doctoral thesis on land use planning in the Lake George Basin. She has worked for the Nature Conservancy, an international non-profit conservation organization for the last 13 years, 10 years as Director of the Eastern New York Chapter, based in Troy, and in the last three years as Deputy Director of the Asia Pacific Region and Australia Country Program Director. Peg participated in the creation of the Lake George Land Conservancy and served on its Board for close to ten years. She was also employed as Project Coordinator for the Lake George Association in the late 1980's and subsequently served as Vice President on their Board of Directors. She served on the Environmental Committee of George Pataki's transition team and was the Chair of the Department of Environmental Conservation Region 4 Open Space Committee. She serves on the LCP Land Use Committee.

Land Use Plan Revisited

As you are all aware, over the past decade, without a solid enforceable land use plan, several unsightly trailers, junkyards, and other issues have developed that have adversely impacted the quality of life of all of the residents of the Town of Putnam. Incorporating proper land planning would have prevented many of the current land use problems we are now all experiencing. As a result of efforts of many concerned citizens of Putnam, LCP Board Members, our Town Supervisor, John LaPoint, the Town Board and the Town Planning Board are currently working jointly to revisit the 1989 Land Development Study and implement land use planning, addressing the issues and needs of all Putnam residents. A goal of the LCP is to be an active participant in the Town's land use planning, aided by the Lake George Association, and other land planning support groups.

In 1989, the Town of Putnam Planning Board completed a "Town of Putnam Land Development Plan". The plan was an excellent effort on the part of all involved and outlined many pertinent observations and worthy goals for the Town of Putnam. The 1989 study was very comprehensive and was divided into the following sections: Putnam Past & Present; Goals & Objectives, Natural Characteristics; Existing Land Use; Land Development Problems & Issues; and a Development Plan. This study was assisted by private planning groups and was financially aided by a NYS grant through the Adirondack Park Agency (APA).

One significant observation from LCP's standpoint was that there were three distinct and separate Lake George shorefront locations – Gull Bay, Glenburnie, and Black Point Road with little or no interaction between them or with the Town of Putnam. One of the plan's goals was to promote better communication and exchange of ideas between the Town's permanent residents and elected officials and residents of the three lakefront communities. LCP's primary function is to meet this stated goal and bring the three shorefront locations together as a unified community voicing common concerns and establishing strong and positive communications with the town officials and residents.

The key goal of the plan was the "*Preservation of the Rural Residential Character of the Town*". At the time the plan was presented to the town's residents it was not well received nor ultimately adopted, primarily over concerns about the creation of a 1000-foot wide Route 22 corridor to preserve the open and undeveloped rural/agricultural character of the Route 22 corridor. At the time of these discussions, the residents had not really experienced any real degradation of the rural residential character of the Town. With the problems that all of the Town's residents have been facing for the last few years, the benefits of adopting a good land development plan for all areas of the Town are becoming clear to all residents. LCP plans to facilitate this effort to achieve a "win-win" result for all residents!

Walt R. Connor is running for the School Board....Please show your Support and Vote for him!!!!

Meet the Candidate....

Walt Conner is seventy-one years young and has been married for forty-eight years to Barbara. Walt and Barbara have four children, two boys and two girls. He is a veteran of the Korean War, serving in Germany. The Connors have owned property in Putnam since 1970 and have lived in Gull Bay full time since 1989 when Walt retired from NY Telephone Company. The Connors are active members of the Putnam Presbyterian Church and volunteer at the King's Garden at Fort Ticonderoga. Walt is a member of the Board of Assessment Review in Putnam. If elected, Walt wants to continue Putnam Central School with emphasis on fiscal responsibility, attempt to stop the never-ending tax increases and to represent the concerns of the whole community. We urge your support for Walt's candidacy!

Thank you to our Founding Members

The Board of the LCP is grateful to the follow Founding Members for their invaluable support Without their contributions this first newsletter would not published

Jim & Jane King, John & Elizabeth McDonald, Phil & Barbara McLaughlin, Peter & Marian Abell, Richard & Joan Austin, Edward & Gloria Andrejko, Janet Badenoch, Douglas & Pamela Chase, Ammon & Katharine Dunton, Mary Earl, Joan & Audrey Frier, Joseph & Joanne Gallagher, Daniel & Cherry Gallagher, Charlie & June Gerwig, Joseph & Teresa Grueter, Oliver & Ann Herttua, Peter & Mary Hood, Charles & Patricia Lawrence, Larry & Joan Livornese, Phil & Rebecca Mandolare, Elizabeth McClure, Gary & Cynthia Miller, John Pontier, Milo & Judy Moore, William & Dawn Morton, William & Jane Olsen, Peg Olsen, Paul & Nancy Russell, John & Susan Sawulski, Kim & Gigi Tsu, Judy Viering, Reginald & Shirley Vincent, Joseph & Suzanne Buchyn, Walter & Barbara Connor, James & Priscilla Finster, Ray & Sally Freud, Ken & Mary Gilkes, Joel & Ann Holden, John & Vanessa Pinelli, Bob & Cecilia Rudt, Charles & Anthea Turner, Bert & Alison Windle

Become a Member of Lake Communities of Putnam, Inc.

Yes, I would like to become a member of LCP

Membership Levels

—	Founding Member	\$100 00
—	Supporting Member	\$50 00
—	Family Member	\$25 00
—	Individual Member	\$10 00

Check Payable to LCP

Mail to: Charles Gerwig, Treasurer
12 Mayfield Terrace
Ormond Beach, FL 32174

Please send my newsletter via e-mail

Name _____

E-Mail Address _____

Address (Primary) _____

(Seasonal) _____

Phone (Primary) _____

(Seasonal) _____