

Sekon Spring 2009 Newsletter

Sekon Association, Inc

March 2009

Spring Snow Fall At Camp



It's always good to see some Spring photos when the weather breaks and things warm—As you can see from Fred's lake view -"ice out" is still a ways away.

Annual Meeting July 11th 10:00AM

Annual Meeting and Pot luck dinner at the beach.

This years annual meeting will be held on July 11th at 10 am. That evening join us for a pot luck dinner. Bring your lawn chairs, blankets, and picnic basket.

We are looking for someone to coordinate main dishes, salad/vegetables and dessert by July 1st. Any volunteers?

Spring Work Weekend—May 23-24th



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Special points of interest:

- Annual Meeting Date
- Work Weekend Date
- Steak Roast Volunteers Needed
- PotLuck !
- Emergency Crews Can Find their Way
- Roads get upgrade
- Seligman's escaped – 1904
- Bear gets clocked on Lake!

2009 Steak Roast, August 1st

Volunteers needed for the 2009
Steak Roast

- Chairperson
- Kids games
- Appetizer coordinator
- Dessert coordinator
- Small Craft Racing Specialist
- Tent Repair Team

Please email deb traynor if you are inter-
ested at:

Debiandeddie@hotmail.com



Steak Roast 2008

Last years steak roast raised \$2,927.71 Thanks to all for once again making Sekons' Annual steak roast a big success. Thanks to all the behind the scene volunteers that contribute their time and effort to make it a fun day.

The day was not the sunniest when it came to the weather, but it was a sunny day when all the families gathered, played games, sold raffle tickets and enjoyed good food all day long. Again a big and gracious thank you to all the volunteers who work so hard to make the steak roast a success.

Lost in the Woods ?

House numbers:

Thanks to Ed Traynor for making
and posting new house number
signs at the fork in the road, it
makes it much easier for emergency
vehicles to locate your camp.

Thanks Ed !

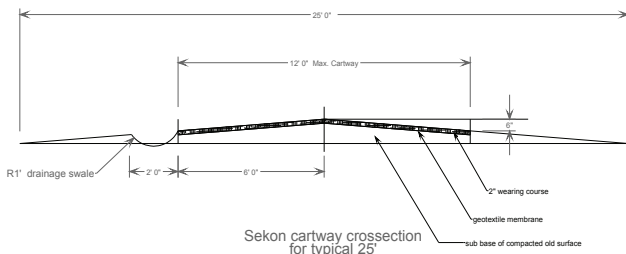


Sekon Insurance Update:

The Sekon Association 2009 Insurance policy was renegotiated, resulting in a significantly lower premium. The savings [reflected in the accompanying annual statement] was introduced by our agent who now represents a new insurance carrier. [Binder on Sekon Web page] In the process a detailed review was made of our risks, including an assessment of the "State Dam", "Bartlett Carry Club Dam", and now "Upper Saranac Lake Dam". One interesting piece of information resulting from this investigation is the "head" of the dam. While we all pay little attention to the lake's dam, it does maintain the level of water to cover our rocks and provide for our boating and fishing pleasure. But did you know that the dam head is 8-10 feet. Next time you see a USLF member, thank them for rebuilding the dam.

Road Work:

Last Spring several complaints were received regarding the muddy condition of the main road. It might not look like it from this photo, but the main road was graded by Gus Duckett last fall and the berm between the road and the drain swale removed thus allowing storm and melt water to run effectively into the swale. You can see the new swale on the right in the photo. Spring will tell if we are successful in directing the water where we want it. The berm and swale were graded to the road cross-section from the "Sekon Road Plan" as shown below.

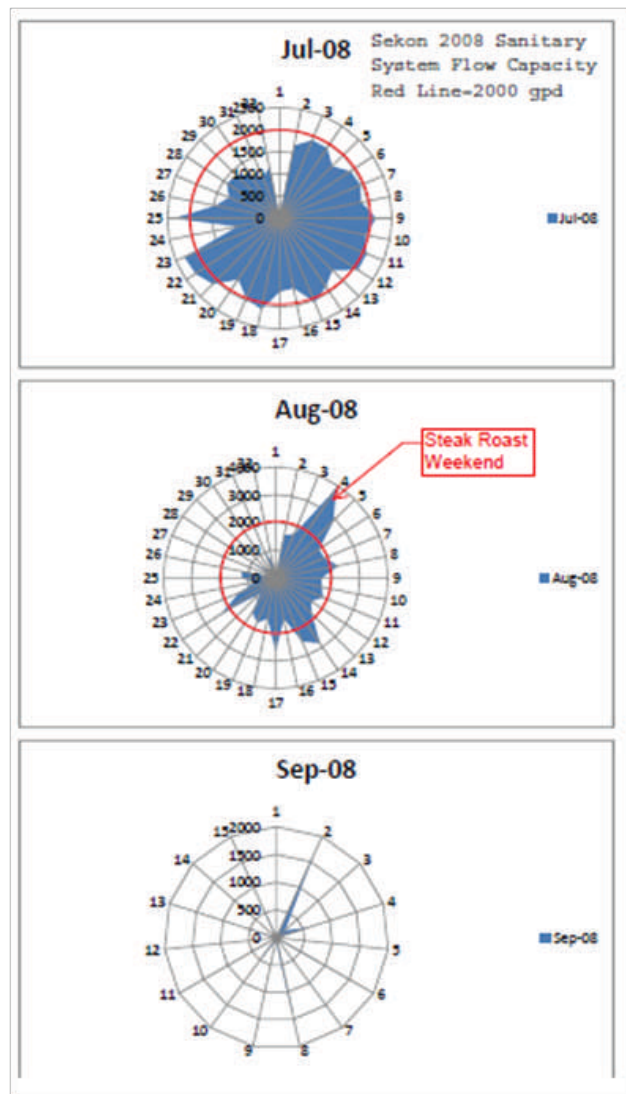


Sekon Sanitary System:

- Summer Pump Failures
- Maximum Permitted Flow Capacity

This past summer we experienced two pump "failures" at the lift stations. One was simply, well... not so simple, a fibrous material that plugged the intake to one pump in the South lift station and the other was a pump that quit on the North lift station. Both triggered alarms and the system was rearranged until repairs could be made. Thanks again to Dave, Jim, and Bill for making repairs.

Thanks also to Jim Marshall who records meter information daily during the peak summer months for reporting to the state. The graphs show sanitary system flow rates as measured by pumping volumes for 2008. Please note that system users are fast approaching the maximum permitted rate of 2000 gpd [red circle on chart] and are reminded of the need to limit discharge.



Secretary's Blog:

I would like to thank Debbie Traynor for all the notes she gave me on all the events that happened at Sekon this past year. This newsletter could not have been possible without her help. Sorry I edited your notes Deb but I am not the worlds best typist. Thanks to Steve for his info. Deb, I hope your new white sneakers cleaned up after the work week end!

Seligman in the News

Jim and Kathy Hudspath dug up this New York Times article regarding the fire of 1904 which burned 4 of the 5 main buildings of Fish Rock Camp. See article in sidebar.

Sept. 20, 2008 Work Weekend

It was a beautiful September day after a chilly 27 degree night. The volunteers met at the beach at 10am to set up the tasks for the day. Al Miller had a work schedule all set up for the volunteers. Fred Schwarz, Don Oslander, and Cody Miller, along with Al running the chipper started at the top of the Sekon hill and worked for 6 hours clearing the brush and downed limbs which had fallen during the seasons storms along the Sekon roadways.

Bill Mansfield, Stu Lyon, and Ed Traynor started their day by putting away all the chairs and benches from the beach area, once that was completed they gathered all the wood that was too big to chip and placed it at the fire pit. Many thanks to Chris Mosca, and Ed Traynor for manning the chain saws. Many thanks goes out to Eileen Mansfield and Bunny Lyon, and Debbie Traynor who prepared the food and fed the hungry work crew a great lunch at the beach. Thanks to Bunny for the food donations. After the wood and brush clearing was finished, all the volunteers met at the beach to bring in the docks and swim platform for the season. The swim platform was a little uncooperative so Chris Mosca went in for a late season swim to free up the chains. A thank you goes out to the renter from the Botros camp who helped with the docks, and also to the Botros family for their monetary contribution. A big thank you goes out to everyone who works on keeping Sekon the beautiful place that it is, not only during the work weekends, but during the summer season as well. There is a spirit of community and volunteerism at Sekon that keeps it the place we all love and enjoy.

I. N. SELIGMAN'S FAMILY ESCAPE DEATH BY FIRE
Special to The New York Times
New York Times (1857-Current file); Aug 20, 1904; ProQuest Historical Newspapers The New York Times

I. N. SELIGMAN'S FAMILY ESCAPE DEATH BY FIRE

Flee with Guests in Nightclothes
from Burning Camp.

MRS. SELIGMAN ILL CLOSE BY

Adirondack Guides and Visitors Keep
Flames from Cottage in Which
She Is Lying.

Special to The New York Times.

LAKE PLACID, N. Y., Aug. 19.—Four buildings in Fish Rock Camp, on the Upper Saranac Lake, owned by Isaac N. Seligman, the New York banker, were destroyed by fire this morning that originated in the living room of the main lodge, where there had been a fire in the fireplace throughout the preceding day.

Mr. Seligman was on a visit to New York. Mrs. Seligman, who is seriously ill, occupied apartments in the Seligman cottage overlooking the camp. Joseph Seligman and Miss Margaret Seligman, son and daughter of Mr. and Mrs. Seligman, and George Seligman, brother of Mr. Seligman; Mrs. Lowengard, and Richard Lowengard, members of the household, had apartments in the main lodge.

While the flames that seemed to envelop the entire lodge had attracted the attention of some early fishermen who were hastening shoreward to give the alarm, the butler of the Seligman camp was the first of the household to realize the danger. He rang the huge fire bell of the camp and then aroused the sleepers in the main lodge.

There was not any time to dress or to gather up valuables. The guests of Mr. and Mrs. Seligman in the building and the twenty guides and servants in cottage buildings turned out in their night garments to find the morning one of the coldest ever experienced in the mountains at this time of the year, the mercury standing at 40 degrees.

The main lodge, in which the fire originated, was connected with the dining room, the kitchen, the houses of the guides, and the storerooms. It was of heavy timber, mainly of logs, the interior richly furnished, and containing an extensive library. The flames worked rapidly, and with the exception of the silver in the dining room, not an article of consequence was saved.

Several times the flames caught in the rustic work of the veranda of the cottage where Mrs. Seligman lay. Blankets were spread over the roof and men armed with buckets kept them wet. Mrs. Seligman's critical condition was made known to the fire fighters, whose ranks had been swelled by people from the camps and hotels in the locality, and they worked with as little noise and confusion as possible in the dense fog and smoke. The flames from the main building communicated to pine and spruce trees surrounding the camp and it became necessary to chop many of the trees away, but it was not until the greatest danger was over that Mrs. Seligman learned of the destruction of the principal buildings of the camp within a hundred feet of where she had been sleeping.

As the news of the fire became known there were many volunteers among the campers and their guides to assist in stopping the flames. John G. Agar sent a corps, S. A. Swenson used his electric yacht to carry fire fighters. Adolph Lewisohn dispatched two companies. Mrs. Stanley Mortimer assisted by sending men, food, and clothing, and there was a corps from Levi P. Morton's camp.

When the fog lifted it was found that the flames had spread to the forest and the men turned their attention to checking it. At 10 o'clock the fire was under control. It had burned itself out of the main building of the camp and had been fought with stubborn resistance in the woods.

Meanwhile tents had been erected for the Seligman family and their guests.

The damage to the property is estimated at upward of \$100,000. The insurance is about \$20,000.

Mr. Seligman arrived to-night on a special train.

Sekon Camps Near Water Affected by New APA Regs.

Sekon camps located near the water will be heavily impacted by new Adirondack Park Agency regulations adopted over the winter. Sekon members who own older camps near the lake should carefully study the new regulations before beginning any expansion or renovation plans. One of the new APA regulations ends the "grandfathering" which exempted pre-1973 buildings from most shoreline setbacks, which includes older Sekon buildings.

If the new APA regulations are upheld by the courts, owners whose camps previously were grandfathered when the APA was created will be required to seek a variance from the APA before making most changes. To get a variance, owners' plans will be subject to a public hearing and then will have to get approval from the APA's Board of Commissioners in Raybrook.

Additions up to a maximum of 250 square feet may be added to a lawfully existing, non-conforming shoreline structure, provided the addition is on the rear. If the expansion adds a bedroom, or a room that can be used as a bedroom, a design report prepared by a licensed engineer must be submitted to the APA. The report must confirm the adequacy of the existing on-site wastewater treatment system for the existing dwelling and the proposed addition and show that the system meets shoreline setback requirements. Any changes which had already received a building permit for construction when the new rules took effect on Jan. 31, or plans which had a non-jurisdictional letter from the APA, can go forward.

The new regulations contain strict new wastewater treatment language intended to protect water quality. Any proposed expansion of a non-conforming, on-site wastewater treatment system designed to serve an actual or potential increase in occupancy of the shoreline structure must meet all existing standards for such systems, including the shoreline setback requirements.

The APA adopted these new regulations late last year and they took effect in January. They had the wide support of environmental organizations, which saw them as necessary to protect water quality and natural resources. However, local governments in the Park bridled at the new rules and say that their tax bases will be affected by restricting development in their jurisdictions. They also charge that the APA has exceeded its authority. At least two lawsuits are attempting to overturn the new regulations, but unless an injunction is granted to halt their enforcement during the legal action, the regulations remain in effect.

It is important that all Sekon members who might have plans to expand old camps, including structures such as buildings, sheds, fences, tanks, etc., be aware of the new regulations.

Under previous rules, camps built prior to creation of the APA in 1973 were exempt from setback rules. Many were substantially enlarged or torn down and rebuilt with much larger structures. The new rules will require an APA vari-

ance for such construction within the APA setbacks.

Setbacks on Upper Saranac Lake vary from 50 to 100 to 75 feet, depending on land use designations. A large part of the shoreline on our lake, including Sekon, is designated "moderate intensity" with a 50-foot setback. Under the new regulations, existing structures located within the shoreline setback area may not be expanded in any direction within the shoreline setback area, including an increase in structure height, without an APA variance. Setbacks apply to all structures, other than boat-houses or docks, in excess of 100 square feet in size. Structures include buildings, sheds, fences, tanks, etc. You can look up your camp on helpful maps online. For individual land use maps for Harrietstown, go to:

<http://www.apa.state.ny.us/gis/images%5Ctown%5CHarrietstownLC.png>

The APA land use map (it has a good zoom feature) for the entire Adirondack Park can be found at:

<http://www.apa.state.ny.us/gis/FacsimileMap.html>

These two links on the APA website will provide more information:

> http://www.apa.state.ny.us/Regulations/Implementation_Guidance_121108.pdf

Ice-O-Bear [fleck!]

Some of you who are in the habit of checking the USLA web cam mounted on the back of Marsha Stanley's camp may have noticed a bear standing out on the ice since March 12. He's not real! Rick Mincher dragged a barrel bear out there recently as a prop for a soon-to-be announced USLA contest to see who can guess the closest time to ice-out on the lake. Keep your eye on the bear and start computing your own guess for the contest, which includes silly prizes.



Register to Vote at Sekon



A growing number of Sekon property owners are changing their voter registration to their Sekon address. Please think about making the change if you have not.

If your year-round home is located elsewhere in New York State, you have nothing to lose and much to gain if one or both spouses per camp switches voter registration to the lake. Some owners whose year-round homes are in other states are cautious about opening themselves to income tax liabilities in New York should they switch registration. However, our members with other residences in New York have nothing to fear as they already are subject to New York income and estate taxes.

The property taxes on our lake properties are becoming a substantial part of our tax load, in many cases more than the property taxes on our downstate properties. As you know the school taxes in the Saranac Lake Central School District account for our biggest bill. Voting in the local school elections in May is VERY important. Last year, a cost-conscious candidate (Esther Arlan) won a seat on the board by only 48 votes, many of them cast absentee by second homeowners voting from their summer addresses (perfectly legal).

This May there are two board seats up for election and a group of local voters are attempting to elect two more cost-conscious members. Mrs. Arlan needs help. She cast the only vote last month against a new SLCS D four-year contract that granted teach-

ers a 4% raise for four consecutive years. These raises come at a time when the pay of all state employees is frozen.

The school board elections are the third week of May. You have plenty of time to switch your voter registration, but please act quickly. Go to this link on the USLA web site to easily download and print a voter registration form:

<http://www.uppersaranac.com/uploads/VoterRegistrationApplication.pdf>

There is a great deal of other useful information on the USLA web site about voting locally, including the text of a recent Court of Appeals decision clearly affirming your right to do this and information on obtaining absentee ballots. Go to www.uppersaranac.com From the home page, navigate to the Current Info tab at the top of the page, then to Committee Reports, then choose Government Affairs in the pull-down menu box.

Please note that the requirement that you "have resided in the (school) District for thirty days preceding the date of the vote" does not mean that you must have been there physically. All legally registered voters, including college students and others not in the area at election time, are entitled to vote so long as you do not vote in elections elsewhere.

Marsha Stanley will email all Sekon members a copy of the application for absentee ballot when it is time. She will also give you a summary of information on the candidates.

Great Web Site for Adirondack News

A great source for keeping up on Adirondack news is the Adirondack Almanack site at www.adirondackalmanack.com. You can subscribe for a free RSS feed (easy to do by clicking on the site, for those of you who have not yet taken advantage of this savvy, new technology.) Seasoned reporter and editor Mary Thill and her husband, syndicated political cartoonist Mark Wilson, who are Saranac Lake residents, have recently partnered with AdkAlmanack founder

John Warren to expand and improve the site. Here is an example of a great story they had this week:

<http://www.adirondackalmanack.com/2009/03/forbes-madoff-lists-affect-adirondacks.html>



Sekon by the Numbers

Sekon Association 2008


		<u>2008</u>
Bank balance as of Jan. 1		12488.38
Income		
	Dues - General	4500.00
	Dues - Sewer	2250.00
	Dues - Dock	550.00
	Insurance assessment	3591.00
	Donation	175.00
	Total Dues & Donations	<u>11066.00</u>
	Steak Roast tickets	3212.50
	Steak Roast other	1162.00
	Other (notepaper, Sweatshirts)	5.00
	Total Other Income	<u>4409.50</u>
	Total Income	<u>15475.50</u>
Expenses		
	Professional fees	25.00
	Insurance	2459.00
	Fees	900.00
	General use (tables, storm cleanup, ladder)	1968.59
	Postage, copies, stationery, website	53.90
	Road Maintenance/Repair	2061.09
	Snow Plowing	1770.00
	NYS Corporate tax	100.00
	Town tax	288.82
	School District tax	435.60
	Work Weekend	279.16
	Total General	<u>10318.96</u>
	Docks	5.00
	Total Docks	<u>5.00</u>
Sewer	Open/close Sewer	350.00
	Septic-maintenance/repair	338.36
	Sewer testing	250.00
	Sewer permit	
	Utilities	599.63
	Total Sewer	<u>1537.99</u>
Steakroast		
	Steakroast	1512.79
	Memorial Garden	
	Total Steakroast	<u>1512.79</u>
	Total Expense	<u>13374.74</u>
Net Income		<u>2100.76</u>
Bank Balance		<u>14589.14</u>
Net Income by Category		
	General	843.75
	Sewer	712.01
	Docks	545.00
		<u>2100.76</u>
Cumulative balance in funds since 1/1/89		
	General	4345.92
	Sewer	1981.06
	Docks	3434.07
		<u>9761.05</u>
	+bank balance 12/31/1998	4828.00
	bank balance 12/31/08	<u>14589.14</u>



Sekon Association, Inc

Sekon Association , Inc
Sekon
Upper Saranac Lake, NY

E-mail: board@sekonassociation.com



We're on the web
sekonassociation.com

Officers:

Steve Cross President
Al Crispo Vice President
Eileen Mansfield Treasurer
Fred Schwarz Secretary

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Marsha Stanley
Ed Traynor
Al Miller

Newsletter Editor:

Steve Cross

Photos:

Fred Schwarz

Contributors:

Eileen Mansfield, Fred Schwarz, Steve Cross, Marsha Stanley, Deb Traynor

Board Members and Officers — 2009

Persons desiring to participate in Sekon Association government is advised to submit their name to Jim Marshall for inclusion on the election slate for the July meeting. Candidates for annual election are (one) board member, (all officers) president, vice president, secretary, and treasurer. For responsibilities of the officers and directors, the org chart may be found on web page.