



# the Waubeekan

Published by the Lake Waubeeka Association, March/April 2008

## “The Season “ 2008 is in sight!

### Dear Neighbors,

Under the leadership of Herb Krate, your Board has continued to work hard on a number of issues impacting all of our enjoyment of our unique Community. Our application for the permanent protected status of our beautiful woodlands is wending its way through the Federal process, supported by our State, local, and Federal representatives. A recent letter to the Danbury News-Times, concerning these efforts, appears on page 4 of this Waubeekan, in case you missed seeing it.

At our most recent meeting, Herb resigned his position as President, and the Board has elected me as your new President. As we all know, Herb has worked tirelessly for many years to promote the best interests of our Community, and will continue to do so as our First Vice-President. The value of his vast knowledge and long years of experience will thereby be retained, to all our benefit. I am honored to serve as your President, and excited about the challenges ahead.

Marion Frankel, who has worked diligently as our Treasurer, has resigned from the Board. We owe her many thanks. We are currently seeking a new member to replace her on the Board, and I encourage homeowners who are interested in serving to step forward by calling me at (203) 207-0037. We are fortunate that the current Board is a strong and broadly experienced group.

The Board’s comprehensive Rules review process, which Herb initiated last September, is nearing

completion. Herb’s input and historical perspective have been invaluable to our discussions on these complex issues. A summary of the Board’s work to date appears on page 5 of this issue, and is also posted on our website, [www.lakewaubeeka.org](http://www.lakewaubeeka.org). Be sure to take a look.

I wish all of you a beautiful beginning of Spring, and look forward to seeing you at the Budget meeting in May, if not sooner!

**Bruce Clark**

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**BUDGET MEETING!**  
MARK YOUR CALENDARS!  
SUNDAY, MAY 18, 2008  
10:00 AM  
AT THE COMMUNITY HOUSE

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# VOLUNTEERS

**WANTED, SOUGHT, DESIRED,  
HOPE FOR, and NEEDED!**

This time of year, we look forward eagerly to enjoying another summer here at the Lake, and to the many wonderful activities we all enjoy: Pizza nights on the beach, movie nights, kids' programs, the Art Show, Memorial Day and 4th of July festivities, the Fireman's Ball and Chili Cookoff, all the way through to the Harvest Dance and Hallowe'en... It's quite a list!

Helping out is not only a lot of fun, but it's a great way to meet your neighbors and to insure that this Season will be yet another full of fun and memories...

## **SO GET IN ON THE ACTION!**

Whatever your interests, there's a job for you! And, if you've always wanted to "start something," contact us with your idea!

Trust Your Faithful Editor on this one!

## **...a neighbor recommends...**

Maree Clancy reports excellent experience with two local suppliers during recent major renovations at her home. Strictly Insulation, LLC, added insulation and were "...professional, neat, and caused little disruption in our home. It took them less than four hours to install, clean up, and be on their way." (Ed. Note: Not bad for insulation work!)

Maree also has high praise for Pembroke Pumping (with whom many residents are already familiar), who replaced their septic system without disturbing the backyard grave of a beloved pet, and replanted Maree's flowers when they finished!

For any additional information, contact Maree at 203-788-6603 or [mareec@comcast.net](mailto:mareec@comcast.net)

## **ACROSS THE BOARD...**

*Highlights about some of the important doings at the most recent meeting of the LWA Board of Directors, March 16, 2008. Summaries of additional reports on Rules modifications and Forestry are included elsewhere in this issue.*

*Thanks to David Fishman for supplying his excellent minutes of the meeting to Your Faithful Editor!*

- Herb Krate stepped down as President. Bruce Clark was elected President by acclamation, and Herb to serve as Vice-President, also by acclamation.
- Flo and our maintenance team will be laying new water pipe on Alan and Post Roads during April. Repaving will also be done, but not during the summer.
- Pros and cons and the possibility of becoming a Tax District continued. Further research will be done.
- Discussion continues between the Board and Lee Farms concerning a six-acre parcel of land currently in dispute.
- Bruce Clark presented his report on the issues involved in changing numerical access codes, for both residents and outside suppliers.
- It was unanimously approved to modify the LWA regulation regarding home businesses to correspond to that of the Danbury Zoning Regulations.
- The Board voted to accept advertising in The Waubeekan, with certain stipulations. (See *details in this issue.*)
- Discussion of the 2009 Budget was scheduled for the April Board meeting.

**The next Board meeting is scheduled for Sunday, April 13, at 9:00 am, in the lower level of the Community House.**

Subsequent meetings will continue to be held on the third Sunday of each month. All residents are welcome to attend meetings of the Board, and encouraged to do so!

*(The following letter appeared in a recent issue of the Danbury News-Times, and gives an idea of the enormous amount of effort put forth by Herb Krate, "behind the scenes," in order to put through our application to the Forest Legacy Program. His work will benefit our Community for generations to come. We cannot thank him enough... Ed.)*

### **Support Protection for Waubeeka Land**

Danbury's Lake Waubeeka Association, led by President Herb Krate, launched an important step last year to permanently protect substantial land, which would be a wonderful legacy for their community, the city, and the entire region.

They applied for the Forest Legacy Program under the U.S. Forest Service, which could purchase the development rights and thereby conserve approximately 600 acres of their beautiful natural areas.

This open space is the largest remaining, privately held block of forest land in southwestern Connecticut.

The application has been ranked number one in the state of Connecticut and is currently being reviewed at the U.S. Forest Service regional level. A final decision is not expected until 2009.

The Land Trust of Danbury and Dr. Stephen Patton from the Nature Conservancy have been pleased to work with Lake Waubeeka in support of the application.

One role has been meeting and otherwise communicating with officials, urging them to write letters to state and U.S. Forest Service authorities on behalf of the application.

Thanks very much to the following for writing highly effective letters:

In Danbury: Mayor Mark Boughton, Planning Director Dennis Elpern and the Conservation Commission.

In Bethel: First Selectman Robert Burke and Land Trust President John O'Neill.

In Redding: First Selectman Natalie Ketcham.

In Ridgefield: Conservation Commission Chairman Ben Oko and Land Conservancy President Sidney Kelly.

In the region: Aquarion Manager Leendert Dejong, HVCEO Executive Director Jonathan Chew, Ives Trail Chairman Michael Cunningham and open space consultant Jack Kozuchowski.

On the state level: Sen. David Cappiello and Reps. Jason Bartlett, Janice Giegler, Robert Godfrey and Joseph Taborsak.

On the federal level: U.S. Rep. Christopher Murphy

With continued strong support from our representatives in Congress, the Forest Legacy Program can result in an extraordinary permanent gift for our children, grandchildren and local ecosystems.

William S. Montgomery  
President  
Land Trust of Danbury

## **FOREST LEGACY UPDATE**

Fellow Waubeekans,

Last September, the Community voted the Board of Directors the authority to begin the application process to enter the Forest Legacy program. At that time, along with affirmation that the Community will vote again before agreeing to enter into any agreement with the State, we promised to keep you up to date regarding that process.

Our application has received the State's highest rating. The Forestry Committee has met with Mr. Doug Ramey of East West Associates, a Certified Forestry Practitioner, regarding the implementation of a Forest Stewardship plan for our woodlands. Such a plan is required by the Forest Legacy Program, but is a tool we should have in any case, as well. Our woodlands are an irreplaceable resource, a place of beauty and wonder, and a buffer around our little Community. As with our wonderful lake itself, we need to do everything that is reasonable to maintain the health of these woodlands. We have received a proposal from Mr. Ramey to develop a plan that would put us in full compliance with the Program, and lay out a "road map" to protect our forests for many generations to come. We are waiting for proposals from two other Practitioners we've contacted, as well. There will be separate proposals for the active management of any of these plans.

The Committee is also dealing with GPS mapping, re-marking the boundaries of our property (a call for volunteers will be forthcoming), improving and maintaining our trail system, and the problem of ATV trespassers, to name a few issues. This is a great bunch of neighbors, doing great things.

Minutes of Forestry Committee meetings are posted on [www.lakewaubeeka.org](http://www.lakewaubeeka.org), and we will be contributing regularly to The Waubeekan to keep you informed. The date of our next Committee meeting will also be posted on the website; all are welcome to attend. In the meantime, you can send any questions or comments for the Forestry Committee; please email me at [Jsacks13@comcast.net](mailto:Jsacks13@comcast.net). (Bill Heese, our "heckuva" web dude, tells me that our website will soon have a click-on link to the Forestry Committee.)

Special thanks to our hardworking Committee members: Gail Adams, Bruce Clark, Bill Dempsey, Nancy Gilbert, Bill Heese, Bob Masi, Steven Niezgorski, Vivian Pierson, John Powell, Lynn Powell, Sandy Ritter, Mary Sacks, and Paul Schultz.

See you on the trails!

Jeff Sacks

# PROGRESS REPORT

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## REVIEW OF LWA RULES

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The initial motivation for a comprehensive review of our Rules was raised during the Board's focus, beginning last fall, on "non-conforming" fence and wall construction in the Community. Two rules published in the 2002 LWA booklet are based on restrictive covenants of the Lake Tormid Deed, published in that same booklet, which underlies all of our property deeds. The Board has determined that Rules pertaining to fences and to home businesses are overly restrictive and should be changed. The proposed modifications require changes in the Lake Tormid Deed, and the Board will seek Community approval of our proposals at the May Budget Meeting. The proposed changes are currently posted at [www.lakewaubeeka.org](http://www.lakewaubeeka.org), for your review.

The rule governing required septic tank pumping was also reviewed. The Board reconfirmed this regulation unanimously, and adopted substantial fines for non-compliance. Recently, several residents have brought forward what the Board believes are reasonable complaints about the rigidity of these requirements. Gail Adams recently proposed a clear and comprehensive way for the Board to evaluate applications for exceptions. We appreciate all of her research and help. The Board will provide details on this process at the Budget Meeting.

Our Access Control Rules have also been examined for their clarity and effectiveness, and the Board has made important changes designed to improve the deterrence of unauthorized traffic and to improve service to residents. Punch-in codes for use at the Guest gate are a major culprit because they are easy to distribute and hard to control.

In addition, the Board has dealt with what we feel is counterproductive discrimination against renters, and has determined that both renters and homeowners shall have the same rights and obligations in regard to Community access and the use of Community facilities. George and Amelia Benitez have provided creative and insightful work on these issues, and many thanks are due them. Details on these issues will be posted on the website in the next few weeks.

## COMMUNICATION CHANGES

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Another priority has been the improvement of communication between Community members and the Board, in both directions. Our new webmaster and our new Waubeekan editor have that objective firmly in their teeth, as evidenced by an expanded, year-round publishing calendar, and the great improvements Bill Heese, our Board Webmaster, has made to our site, including a fast-reacting summary of current Community news.

If you haven't had a chance to do so recently, visit [www.lakewaubeeka.org](http://www.lakewaubeeka.org) and voice your praise, opinions, and improvement ideas directly to him.

...submitted by Bruce Clark

### *Spring Cleaning...*

*If you're already raking out your garden beds and picking up twigs from your yard, remember that our hard-working maintenance team will pick up bags of lawn debris placed at your curbside. Just give them a day or two...!*

### **[www.lakewaubeeka.org](http://www.lakewaubeeka.org)**

It's up and running! It's up to date!  
And it's all about us!

Check out our Community website, where you can find out all the "latest" (between issues of The Waubeekan, of course), check rules and regulations, review past issues of The Waubeekan, and find the answers to many "frequently asked questions."

Contact our webmaster, Bill Heese at:  
**[bheese@mac.com](mailto:bheese@mac.com)**

# ADVERTISING SPACE NOW AVAILABLE!

After much lengthy and thoughtful discussion, the Board of Directors decided at its last meeting to accept paid advertising in The Waubeekan.

The revenue from these sales will offset the increased costs incurred in the switch from hand-delivery to mailing, which was required by the USPS, and the costs of publishing additional issues throughout the year. In addition, the Board feels that this will offer a greater opportunity for Community residents to offer their services to their neighbors, as well to "outside" suppliers who may wish to make themselves known within the Community.

Our "Community Bulletin Board" items—small items for sale, lost-and-found, general notices, et cetera—will continue to be listed without charge, as will notices of services offered by any resident under the age of eighteen. Listings of houses within the Community for rent or sale will be listed as long as the owner desires, for a one-time flat fee of \$50.00.

The Board, and Your Faithful Editor, are well aware that the focus of The Waubeekan has always been as a forum for the exchange and dissemination of information for our Community, and so it shall remain!

Details of publishing dates and deadlines, and advertising rates for residents for the 2008/2009 publishing year, are listed below. Rates for non-residents are available by contacting [cnicklaus@comcast.net](mailto:cnicklaus@comcast.net).

We hope you will find this innovation to be useful and a welcome addition to your Community newspaper, and welcome your comments. Contact The Waubeekan with any questions or comments.

Carol Nicklaus  
Your Faithful Editor

ISSUE DATE

May 2008  
June 2008  
July 2008  
August 2008  
September 2008  
October 2008  
November/December 2008  
January/February 2009  
March/April 2009

ADVERTISING DEADLINE

Friday, April 11, 2008  
Monday, May 5, 2008  
Monday, June 2, 2008  
Monday, June 30, 2008  
Monday, July 28, 2008  
Tuesday, September 2, 2008  
Monday, October 6, 2008  
Monday, December 1, 2008  
Tuesday, February 2, 2009

AVAILABLE SIZES & RATES

One-eighth page (3 1/2" x 2 1/4").....	1 listing: \$90.00
	5 listings: \$270.00
	9 listings: \$340.00
One-sixteenth page (3 1/2" x 1 1/8").....	1 listing: \$50.00
	5 listings: \$150.00
	9 listings: \$190.00

HOUSE FOR SALE OR RENT (in Community): \$50.00  
(One-sixteenth page size only; standard format; list until withdrawn by owner)

ANY LISTING BY RESIDENT UNDER 18 YRS OLD: No charge  
"COMMUNITY BULLETIN BOARD": No charge

**FORMAT:**

Ads should be no larger than specified sizes, B&W text and any art work, with no borders. (We will border all ads to distinguish them from editorial material.) Submission as a PDF is preferred, but text submissions will be formatted & set up by Your Faithful Editor at no charge.

Material must be submitted NO LATER THAN SPECIFIED DEADLINE to Carol Nicklaus at 35 Alan Road or at [cnicklaus@comcast.net](mailto:cnicklaus@comcast.net). A check for the appropriate amount made out to the Lake Waubeeka Association should be submitted with your material.

Acceptance of any ad is subject to the discretion of Your Faithful Editor, and will be based on appropriateness of content and relevance to Community interest.

This could be YOU!  
Think about taking an ad in  
The Waubeekan.

## COMMUNITY "BULLETIN BOARD"

### FOR SALE!

Beautiful seven-foot-long Henredon sofa with loose-pillow construction. Excellent condition! \$150.  
Also, 42" diameter solid walnut round coffee table.  
\$100. Call Morty Morrison at 748-7339

## IN MEMORIAM

We note with sadness the recent passing of  
Marty Courtian, and extend our  
sympathies to his family and friends.

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Frank, our "ice cream man" for the last  
fifteen years, passed away this past September.  
He will be missed by all, and our condolences  
go out to his family.

## TUTOR AVAILABLE

Tutor available for children ages 4—9, including  
those with special needs. Available all summer.  
Please call Patricia Scali at 798-2354  
for more information.

### *Gail G. Adams, Licensed Surveyor*

Celebrating 25 years of professional, quality services in  
Lake Waubeeka. Available for all your land survey needs:  
for building permits, variances, boundary and construction  
staking, representation for zoning appeals.

203-798-9992

[g-adams-ls@att.net](mailto:g-adams-ls@att.net)

## Something to think about...

Your Faithful Editor wants your opinion!

When I find myself with a computer snag,  
or a plumbing "irregularity," or wondering  
about patching up our cement patio, I've often  
thought, "I'll bet there's someone right here on  
The Mountain who could help me out--but who is  
it?" Or a new resident might ask, "Do you know  
anyone here in the Community who does...?" And  
I wish I had an answer!

A few years ago, I wondered about putting  
together a "Mountain Directory," in which  
interested residents could list their special  
skills, talents, and interests, for the informa-  
tion of other Community members. Here's that  
thought again! What do you think?

Listings would be strictly voluntary, and a  
small fee might be needed from contributors,  
to cover printing costs.

Any interest out there...?

Send your thoughts and comments to  
[cnicklaus@comcast.net](mailto:cnicklaus@comcast.net), and let me know what  
you think. I'll report back the consensus in the  
next issue or so.

Thanks!

Carol N.

Your Faithful Editor extends thanks all the fine contributors  
to this issue, and to KBella and to Matt at 🍏...!

*What's Inside...*  
*ADVERTISING!*  
*More Forest Legacy News*  
*New Board officers*  
*Summer Astronomy Program*  
*...and more!*



PRESORTED STANDARD  
U.S. POSTAGE  
PAID  
DANBURY, CT  
PERMIT NO. 113  
ZIP CODE 06810

Lake Waubeeka Association  
137 Post Road  
Danbury, CT 06810  
[www.lakewaubeeka.org](http://www.lakewaubeeka.org)