

THE LOON

Tim's Cove Property Owners Association

SPRING, 2007

PRESIDENT'S ROAD REPORT.....Charlie Waterman

Every year there is a certain amount of work we have to do in the spring to repair the previous winter's damage, primarily grading and gravel. Basically this is a maintenance effort, necessary to make the roads reasonably passable for the summer. Unfortunately the result of this work doesn't last long. During the summer there is the continuing pothole problem that we have to deal with - concrete evidence that maintenance is indeed short-lived. Come fall we finally get to make some improvements that have a lasting impact - ditching, clearing, resetting and lowering culverts, removing rocks from the roadbed, etc.

What we can accomplish in any given year is totally dependent on funds available. Spring needs are variable, depending on what the previous winter and subsequent thaw did to us. Then, holding out enough funds that will hopefully get us through the next spring, the remainder goes to the fall work. This sequence is necessary. But it is sort of backwards, since you get the most benefit out of the long term results accomplished in the fall, yet the amount directed to fall work is the leftovers.

However, we are making progress in directing more of our available funds to the capital improvement type fall projects instead of short term spring maintenance. There are variables from year to year, but looking at trends over the past 10 or 12 years, we started out spending about 40% on fall improvements - we progressed up to 50 to 60% - and last year we finally hit over 70%. The bottom line is that our efforts are starting to make a difference.

We do have a problem though. With 110 potential dues payers, only 86 did pay. That is not an unusual figure. We've averaged 81 over the last 10 years and though of late we have been seeing a gradual increase, 86 is still a disappointing number. Reasons vary as to why people don't pay. Of the 24 who didn't pay last year, about 10 probably fall into the simply forgot, temporary financial bind, or new owner categories. The remaining 14 are the hard core non-payers, some of whom have never paid and probably never will - 4 don't have camps so that provides at least some rationale (though I don't buy that myself) - but in any case it still leaves 10 with camps, many of whom use the roads as much as anybody. Ben Dever, our treasurer, sends out reminder notices every year and that really helps to wake-up the "I forgot's", but it doesn't seem to make much of a dent in the other categories. The board would appreciate any thoughts you may have as to how we can increase our membership.

24 non-payers @ \$150 each would have provided over 20 loads of gravel.

I gave it considerable thought before including the following. Since our members do business with the Town of Willimantic for boat stickers, etc.; since many of our members left for the season before all this transpired, and since I've talked with some folks that have the facts or names mixed up, I thought it best to try and summarize my understanding of this unfortunate event. An audit of Town finances last Fall disclosed about \$40,000 missing. Jackie Gorey resigned. She subsequently admitted taking those funds and has since repaid them. The Town of Guilford is now performing Jackie's previous duties.

Have a good summer - don't forget the annual meeting on the 4th - and remember to pay your dues - Charlie

Tim's Cove Property Owners Association
Treasurer's Report
January 1, 2006 thru December 31, 2006

Balance as of December 31, 2005 (checking)	\$ 8,067.62
Income:	
Dues	\$ 12,500.00
Interest	\$ 604.09
Town of Willimantic	\$ 4,000.00
Total Revenue	\$ 17,104.09
Disbursements:	
Northscape Earthworks (gravel)	\$ 108.00
Drummond Construction (Spring road work)	\$ 4,000.00
Drummond Construction (gravel)	\$ 1,050.00
Drummond Construction (Fall road work)	\$ 8,875.13
Blue Water Tree/Lawn (Tree Removal-Sebec Shores Rd.)	\$ 2,000.00
Secretary of State - Annual Filing Fee	\$ 135.00
Postage/Printing/etc.	\$ 164.68
Total Disbursements:	\$ 16,332.81
Balance Checking Acct. as of December 31, 2006*	\$ 8,838.90
Total Investments	\$ 34,132.40
Total Cash/Investments	\$ 42,971.30

*This amount is held over each year from the previous year's income for Spring road work/annual winter road damage.

**This amount represents proceeds from the sale of Association held property. Said amount was voted to be held in Federally insured instruments, with the interest to be used on the maintenance of roads and the principal to remain intact.

We spent over \$16,000 on our 6.5 miles of road last year:

\$ 9,400 from the "Y" to Gray Valley Rd.
\$ 3,100 for Tims Cove Rd.*
\$ 3,600 for South Cove Rd

*The board had authorized an additional \$1,000 for Tims Cove Rd. My understanding from Greg is that weather and/or equipment problems precluded using those funds last fall.

NOTE: Annual Road Dues for 2007 are \$150.

Please make checks payable to: Tim's Cove Property Owners Association
Mail checks to: Ben Dever
109 Anderson Road
Dover-Foxcroft ME 04426

ROAD DUES

We wish to say "thank you" once again to those of you listed below who paid your road dues for the year 2006. We collected \$12,500 last year. **Special thanks** go to those who caught up on past dues and to those who paid extra!

Adams, Bobby & Isolda	Flanders, Dale & Julia	Noble, Ralph & Maureen
Anderson/Dickinson	Freeman, Arlan & Bonnie	Page, Don & Elaine
Aten, Edward & Dierdre	Goodell, Barry & Jody	Penikas, Rick & Paula
Barry Family	Goodwin, Jean	Perkins, Bob & Helen
Belaska, Fran & Maura	Greenlaw, John & Marlene	Plaia, Charlie & Kathleen
Belmain, Paul & Carol	Gronberg, Chris & Kathy	Rathbun, Larry & Jeannette
Bennett, Clay	Gronberg, Bob & Barbara	Rathbun, Bob & Claudia
Bergeron, Steve	Hale, Don & Cathy	Reynolds, William & Gretchen
Blanchard, Mac & Dot	Harris, Carolyn	Rice, William & Brook
Bonsey, Ernest	Hartley, Ron	Ring, Greg & Kathy
Bonsey, Marguerite	Hewitt, Vandy	Rollins, Stephen
Canfield, Mark & Andrea	Hill, Jerry & Dottie	Rush, Don
Casali, Al & Marie	Hilton, Scott	Ruksznis Family
Casciotti, James	Hooper, Ben	Sanderson, Dick & Dawn
Coggeshall, Michael	Hyvonen, Jon & Rebecca	Schweizer, Hubert & Priscilla
Coll, Henry	Inglehart, Dave & Donna	Scott, Janet
Cookson, Steve	Jackman, Steve & Karla	Shaffner, Tom
Cote, Ken & Joan	Jacobson, Ed & Dianne	Shields, James III & Donna
Crepeau, Tom & Sharon	Jellison, Charlie & Phyllis	Simpson, Bob & Donna
Dever, Ben & Janine	Kemp, Greg & Carol	Simpson, Jeff
Dodson, Kenneth	Larrabee, Roland & Kathie	Smith, Vinal & Carol
Drury, Anthony & Mary Anne	Levasseur, Lois & Stephen	Snyder, Gene & Elizabeth
Dumas, Bob & Alicia	Lowe, John & Nancy	Stearns, Rollin
Ehrlich, Paul	Martell, Greg	Therrieault, Bill & Mary Ellen
Erbe, Kurt	McGraw, Malcolm	University of Maine
Erbe, Bob	Means, Paul & Rachel	Vicari, Ken & Jean
Fairbrother, Hoyt & Cheryl	Mills, Dean & Cheryl	Waterman, Charlie & Jan
Fischer, George & Peggy	Nicholas, Robert & Susan	Weston, Don & Barbara
Fish Family		

Our road dues for the year 2007 are \$150 as was voted on at the 2005 Annual Meeting. After discussion regarding the increased needs and costs of road maintenance, this new amount was approved. In checking back through our records, the last dues increase came in 1994 when they went from \$50 to \$100. Also, at the 1993 meeting it was voted to authorize a \$50 one time special assessment for maintenance work on the "Guilford Road hill" which generated \$2050.

The number of property owners who pay their dues continues to increase. Volunteer efforts continue to increase. We are in a unique situation in that we have a large amount of wilderness road to privately maintain in order to get to our camps. It takes the combined effort of all of us. To those of you who help the effort, you make good roads possible.

Remember - keep your speed down on the roads - for everyone's safety.....and clouds of dust send our gravel into the woods!

FALL 2006 ROAD WORK: Paul Belmain

1) SOUTH COVE ROAD WORK:

1. a) REPLACED THE LARGE CULVERT AND IMPROVED DITCHING ON EITHER UP-STREAM SIDE OF IT (JUST BEYOND THE SNYDERS)

b) ADDED SOME GRAVEL ON ROAD SURFACE IN THIS AREA

2) SEBEC SHORES ROAD WORK:

a) DITCHING, CULVERTS & GRAVEL IN THE SECTION FROM ARUNDEL INN CAMP TO PUMPKIN MAN CAMP

b) NOTE: THANKS TO THE ARUNDEL INN CAMP FOR THEIR CONTRIBUTION OF NUMEROUS LOADS OF GRAVEL FOR THE ROAD

c) DITCHED FROM THE BIG PINE UP TO THE CREST OF THE HILL

d) TREES WERE CLEARED FROM EITHER SIDE OF THE ROAD IN THE STRETCH OUT FROM THE BIG BENNETT TURN OFF TO ABOUT THE START OF THE STEEP SECTION OF THE HILL

2) THE CAMP ROAD HAS BEEN PLOWED THIS WINTER AND WE CAN EXPECT ISSUES DUE TO SNOW MELT AND RAIN RUN OFF AS WELL AS CULVERT HEAVING DUE TO DEEPER FROST PENETRATION. WINTER PLOWING IS DONE BY PICKUPS WHICH DO NOT PUSH THE SNOW OUT INTO THE DITCH SO SPRING MELT/RAIN IS FORCED TO RUN DOWN THE ROAD UNTIL THE PLOWED SNOW IS MELTED. ALL DAMAGE DUE TO THIS PLOWING SHOULD BE COMPENSATED FOR BY THE ONES RESPONSIBLE FOR THE PLOWING. THIS ROAD IS NOT UP TO SPEC FOR PLOWING IN THE WINTER. I ALSO SUGGEST THAT EVERYONE WAIT TILL THE ROAD FIRMS UP BEFORE ANY VEHICLES ARE ON IT, IN COSIDERATION OF THE WET/COLD SPRING WE ARE HAVING.

Work on Tim's Cove Road last fall. Greg Kemp

1. Gravel was added, rocks removed, grading and leveling @

1.- Hilton camp area

2.- Hill on both sides of the well

3.- Jackman camp area, blocked ditch corrected, rocks removed, ditch straightened

4.- Gronberg camp area, large upthrust boulder removed from road and backfill hole w/ gravel

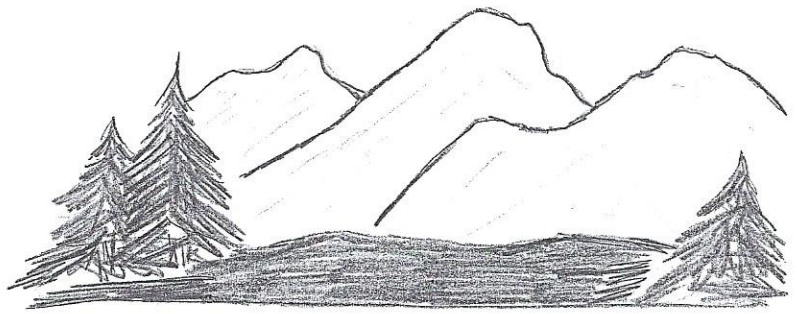
5.- Salmom Stream overflow area and washout repaired

That was about it. Hope to see you soon.

Respectfully submitted, your friendly, "Tim's Cove Road Comissioner" Greg Kemp

2006 Tim's Cove Pothole Parties - John Lowe

This was a difficult summer for pothole fillers. The rain just wouldn't give up. There was a gathering of volunteers on Memorial Day weekend, but the heavy rains of June and early July produced born-again potholes, requiring a second filling party that went out on July 15th. On this second occasion, with the assistance of two of Tom Crepeau's trucks and Joe Guyotte's front-loader, a lot of gravel was put down again. The result was a vast improvement, but then, wouldn't you know it, MORE RAIN, and the potholes were back. However, two stealth, one-man operations took place over the next few weeks, and kept the road passable. A few of us know who the mystery pothole-filling fanatic is, but we're not telling. However, our thanks go to him and to all who put their time and muscle into these efforts. Please don't let the rain dampen your spirits for next year.



Take A Hike - Dot Blanchard

If you are looking for a short hike while exploring the North Woods between Greenville and Katahdin Iron Works, Laurie's Ledge Trail on Indian Mountain is a good choice. It is located near the Appalachian Mountain Club's Little Lyford Pond Camps in the heart of the 100-Mile Wilderness. The hike itself is 3 miles round-trip and is suitable for all ages. Two lookouts provide good views of the lakes, ponds and mountains of this remote area.

From Greenville turn right on Pleasant St. And take the paved road - which eventually turns to gravel - past the outlet of Lower Wilson Pond to the Hedgehog Checkpoint where you must stop and pay a fee. About 2 miles beyond the Checkpoint take a left at the "T" and follow the signs to LLPC (Little Lyford Pond Camps) about 2 miles beyond. The trailhead is on the left (sign), opposite the driveway to LLPC. The trail follows the Indian Mountain Circuit Trail for the first 0.7 mi. At that point the Laurie's Ledge trail branches left at a fork. It is marked with yellow blazes. Continue through hardwoods and past an interesting fern-covered rock formation as the trail winds moderately uphill. It becomes steeper as you approach the 50-yard side trail (right) to the easterly outlook. From this narrow ledge the White Cap Range is visible, as well as Katahdin on a clear day. It's a good spot for a picnic. Back on the main trail and continuing uphill, it is another 0.4 mi. to the westerly outlook where there are views of Horseshoe Pond and Elephant mountain.

There are other trails and places of interest in the area which are also worth exploring. Stay on the Indian Mt. Circuit Trail for a 2-mile walk to Horseshoe Pond. Stop by the camps at Little Lyford Pond to see the renovations to the old camps and dining room, new shower house, and even a sauna! There is access to Gulf Hagas near The Head of the Gulf at an intersection one mile before you get to LLPC. Turn right here and follow the road to a bridge over the West Branch of the Pleasant River. The trail leaves the road on the right beyond the bridge. There was a small sign the last time I was there, and the trail was obvious. This entire area is a wonderful place to explore. Happy hiking.

THE LOON - HAPPY 15TH ANNIVERSARY

At the Annual Meeting held in July of 1991 those assembled voted "to establish an effective line of communication with all those who spend time at Sebec Shores every year and to enhance the collective enjoyment and appreciation of this uniquely fine community". Thus was born The Loon, first issued in April of 1992 under the editorial guidance and creativity of John Bygrave, then Secretary of the Association. The first issue consisted of the front and back of one page and included the present Loon logo at the top. Other material was similar to what we see today - announcements, activities, a reminder for safety on the roads, and a plea regarding the problem of camp owners who use the roads and do not pay their dues. Some things never change! John did a great job of getting The Loon going. We all now look forward to its arrival in the mail come springtime and the happy anticipation it brings with it of another wonderful summer at Sebec Lake.

THANK YOU'S

To the two Tim's Cove work parties, whose efforts made a tremendous difference in the driving conditions of the Tim's Cove Rd. throughout the summer.

To the Ed Jacobson work party for their September efforts filling the large potholes on the entire Sebec Shores Rd.

To Tom & Sharon Crepeau for their generous donation of several loads of gravel in the area at the top of Sebec Shores Rd. at the area by the Arundel Inn.

To those who donated use of equipment - tractors, trucks, etc. - Ben Dever, Joe Guyotte, Tom Crepeau.

To all of the individual pothole fillers and ditchers along the Tim's Cove Rd.

If you gave of your time and don't see your efforts mentioned above, we apologize.

Thanks to the Town of Willimantic for the \$4000 allotted for our 2006 road maintenance

For Your Information

Regarding Shoreland Zoning and any work or building you may be planning for your property, people to contact are:

Brian Turner - Willimantic Code Enforcement Officer - 997-3287

Valerie Whittier - State DEP in Bangor - 207-941-4570 / Toll free - 1-888-769-1137, or www.MaineDEP.com