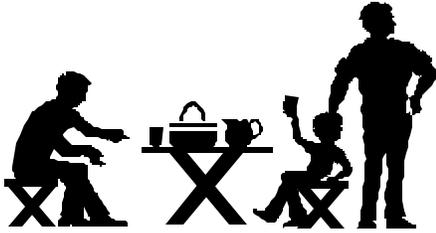


# Lake Todd Times

Issue #20

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## Ready for a Party?

You probably already have the date marked on your calendar, but we want to remind you of our Annual Lake Todd Social. It will be held on Saturday, August 21, with a rain date of Sunday, the 22nd, at noon. It will take place at Pete & Sue Carl's, 57 Route 103 and John & Elaine Warren's, 69 Route 103, Newbury. Bring something to grill and a dish to share, as well as your favorite beverage and a chair. Our hosts will provide lemonade, paper goods, a roaring campfire and s'mores. You can call Mary Lehoullier at 938-2406 to let her know what dish you will be bringing.

Carol Tonkin is again coming armed with a challenging and interesting game for everyone. So, come and socialize, and be prepared to have a wonderful time!

## Just a Reminder . . .

The Lake Todd Association continues to ask for maintenance dues. If you have forgotten or just have not gotten around to putting your check in the mail, please send your \$25.00 check to Lake Todd Association, P.O. Box 169, Bradford, NH 03229.

We have some major repairs to the dam, as well as expenses connected with the establishment of the Village District. Each property transfer will cost the Association \$50.00 in attorney fees, plus an additional \$12.00 for registration. The Association will be paying these costs for all homeowners on the lake. There will not be a village district tax this year.

Thank you to all who have sent in their dues this year, and thank you in advance to all who will be sending their checks in now.

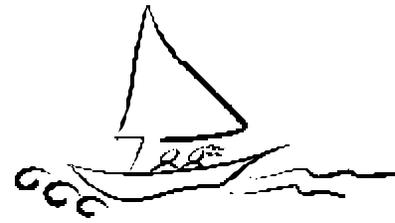
Lake Todd Association

## Steps to Change Dam Ownership

As you know, ownership of the Lake Todd dam in Bradford is a liability currently held by all littoral owners of Lake Todd properties. Private owners are unable to purchase liability insurance at a reasonable price. Upon formation of the Lake Todd Village District, current littoral owners will have the opportunity to transfer their part ownership to the new District by Quitclaim Deeds. As a government entity responsible for the dam, the new Village District could qualify for liability insurance through the New Hampshire Municipal Association. The following provides information about the steps necessary to change ownership of the dam as well as other important details.

**First Step:** Following procedures required by New Hampshire law (RSA 52), registered voters who reside in the proposed Village District must approve of the District by voting at the "Formation Meeting" on Saturday, August 21st at 9:00 a.m. This meeting will be held at the Bradford Elementary School Auditorium. At the August 21st meeting, voters will also choose temporary officers to govern the District until the first annual meeting. Three District Commissioners will be elected, along with Clerk, Secretary, and Moderator. Voters will also be asked to set a date for the first "annual meeting" of the Lake Todd Village District. (continued on pg. 3)

# Neighbors on the Lake



Gina and Jim Bruss are originally from Green Bay, Wisconsin, where they started dating as sophomores in high school. Seven years later they were married, and not too long after that they made the move to join Jim’s brother Michael in Bradford, NH. Green Bay was changing at the time, becoming more congested and crime ridden, so the move to the quiet life in New Hampshire was welcomed.

Despite the rigors and hours of Bruss Construction, Jim generously agreed to join the LTA board as clerk and lend his talents to our crusade to become a Village District.

Jim joined with his two brothers in the construction industry, with a current mix of 70% commercial and 30% residential. Even their residential tends to be large scale, as in their recently completed home on Winnepesaukee of some 11,000 finished square feet. They build all over the state of New Hampshire, from Bethlehem in the north, down to Massachusetts for established clients. Some of their customers include Proctor Academy, The White Mountain School, and the venerable St. Paul’s School in Concord. They specialize in environmentally sound buildings and have the honor of

Gina has worked many years at Lake Sunapee Bank and now has the Saturday shift, allowing Jim time with their three children, Caleb, now at Kearsarge Regional; Rhylan, an eighth grader, and Ellie, all of 1 1/2 years.

The family lived in Bradford for many years but have a new home in Newbury where they make extensive use of our beautiful lake. Their favorite activities include boating, swimming, skating, snowmobiling, and viewing our abundant wildlife. And from their living room or porch, they enjoy the ever changing panorama of Lake Todd.

John Warren



## Wet Scientists

On July 15, Andrea Lamoreaux, Norman Lehoullier, and I set out to test the water in Lake Todd. Andrea was us so we could do a repeat test in August without our master teacher, Andrea, being present. Just as we anchored in the deepest part of the lake by the small island, we encountered one of those heavy downpours Lake Todd is so noted for. Ten minutes later, soaked to the bone, we were ready to move to our next area. It must be said that we three scientists were not dismayed or daunted by the cleansing mother nature gave us. Hopefully, she will be smiling with sunshine this month when Norman and I take our final exam. By the way, where was Skip Tonkin when we needed him the most? He could have held the umbrellas!

Bob Doherty



## Lake Todd Sentinels

Next time you are out on your boat or on Gillingham Drive, notice our gray sentinels on the water edge of the Weiler property. There are about 12—15 of these creatures, and they didn’t arrive there by accident. These sentinels are in reality old gray tree stumps, uprooted and towed to their final resting places by Lake Todd residents. The lake used to have many visible stumps in front of various properties, and chains, ropes and boats did the work of removing them to the northeast shores.

At a very early LTA meeting held at the Fish & Game House, I remember the president calling for any new business. Mrs. B.L. Sweet (then owner of the Weiler property) arose from her seat and said, “I would like to request that the residents of Todd Pond please stop towing stumps and dumping them on our shores.” Thus, the arrival of more gray stumps immediately ceased.

I thought you might be interested in the origin of these sentinels of Lake Todd. They have done a good job of guarding us all these years, though some of them may be a little tipsy!

Allene Hamilton



## Steps to Change Dam Ownership (continued)

The proposed date for this first annual meeting is Saturday, October 9th. Starting in 2005, subsequent annual meetings will be in June.

Once formed, the District will be a legal municipality under New Hampshire laws, although only for the purposes of impoundment of water and supply and protection of water. The District will be eligible for membership in the New Hampshire Municipal Association.

Second Step: The District Commissioners will draft a budget and other warrant articles to be presented at the October annual meeting. Notices of both the budget hearing and the annual meeting must be posted as required by law.

Third Step: At the October meeting, District voters must approve warrant articles authorizing the District to accept Quitclaim Deeds which will transfer ownership of the dam from littoral owners to the newly formed Village District. Voters will also have to approve an annual budget, which will include funds to purchase insurance.

Fourth Step: We expect that owners of littoral properties, as grantors, will have an opportunity at the October 9th "annual meeting" to sign Quitclaim Deeds granting to the Village District, as grantee, their partial ownership of the dam. All signatures must be notarized; therefore, we plan to have a notary present. All littoral owners, whether or not they reside in the district, are urged to attend this meeting so they can transfer their part ownership of the dam.

### Related Matters

Lawyer: The Lake Todd Association is consulting with a lawyer to make the transfer of ownership as simple, rapid and reasonable in cost as possible. The Board anticipates that by the time of the August 21st formation meeting, we will have completed initial preparations and have full information on a legal process available to littoral owners. We anticipate that a series of Quitclaim Deeds will be used, similar to the process by which, in 1959, the then owners of the dam transferred ownership to the littoral owners.

Voluntary: The transfer of ownership will be entirely voluntary. Any current littoral owner who wants to retain part ownership of the dam (and remain open to possible liability issues and costs) will be free to retain ownership. Any littoral owner who wants to retain their own legal counsel is encouraged to do so.

Costs: The Village District will not pay cash for ownership rights in the dam. From all points of view, ownership of the dam is a negative value. Partial and full ownership in the dam has been offered to the Town of Bradford and been rejected. There will be costs related to preparing, executing and registering Quitclaim Deeds. By working with a single lawyer to prepare a plan for multiple quitclaims using a common format, the association expects to minimize these costs.

Insurance: The New Hampshire Municipal Association's Insurance Trust can provide liability insurance for the District and its officers after the District is a legal entity. The LTA Board is already planning with NHMA to obtain liability coverage at the earliest possible date, probably after the October annual meeting. The cost of insurance is about \$1,000 per year for \$2 million coverage per incident. This insurance is not available to and will not protect any littoral owner who retains partial ownership in the dam.



## Growing Awareness of Milfoil as a Threat to Local Lakes

Growing awareness of the dangers of milfoil to the health of New Hampshire's lakes, to the value of lakeshore properties, and thereby to the property tax structure supporting the state's education system, has resulted in several new state and local programs during the past year.

Late last year, the Lake Sunapee Protective Association (LSPA), looking beyond the milfoil invasion at Georges Mills to the need for broader public awareness, invited area lakes to participate in a Sunapee Area Milfoil Attack Team (SAMAT). Lake Todd is one of 13 lakes and ponds on the team. Also, Newbury, New London and Sunapee have designated a Selectman from each town as members. Three committees — Research, Education, and Legislation — have been formed. SAMAT has already acted as an advocate for planning and more informed actions by area towns, lake associations, and the public at large. SAMAT, assisted by staff of LSPA, is preparing a report on milfoil control actions taken to date by Sunapee and Massasecum lake associations. The report will describe methods, costs, and sources of technical and financial assistance. Little Lake Sunapee and the State Department of Environmental Services sponsored a weed watch workshop on June 8th in New London which was attended by Gerry Gold and Carol Tonkin as representatives from Lake Todd.

In April, the General Assembly passed HB592, a law to combat milfoil and other exotic aquatic plants. Effective January 1, 2003, the law increases the state boat registration fee by \$3.00. New funds, estimated to be about \$300,000 annually, will create a milfoil prevention program and a milfoil research program. The new fee supplements an existing \$2.00 boat fee that supports lake restoration and preservation and control of exotic aquatic weeds. State representative Beth Rodd of Bradford was an early sponsor of the legislation.

Locally, town meetings in Newbury, New London, Sutton and Sunapee passed warrant articles providing funds to control milfoil in town lakes. Newbury voted \$6,000 for research, education, and "other actions the Board of Selectmen may deem necessary related to milfoil." New London voted \$8,000 and Sunapee \$10,000 for similar general purposes. It is indicative of the high level of concern for the milfoil threat that these sums were approved even though no specific action program had been identified. The local stimulus for these actions has been the on-going battle to control milfoil in Lake Massasecum and the recently discovered milfoil in 12 scattered sites in the Georges Mills section of Lake Sunapee. But the problem is wider, reflected in the success of HB592. Milfoil contamination of varying degrees has been identified in 52 of New Hampshire's 800 largest lakes and ponds.

Milfoil has become a top priority of the New Hampshire Lakes Association (NHLA). NHLA has received a federal grant to produce an information video on milfoil and to sponsor pilot projects this summer. The projects are aimed at educating boat owners about milfoil contamination, both to report sightings and to maintain boat cleanliness, thereby trying to prevent the unintentional spread of milfoil. Both LSPA and Little Lake Sunapee Association will spend their own funds this summer for monitors at boat launches.

There are two types of invasive milfoil. Eurasian milfoil, an actively growing variety, has contaminated many Vermont lakes, as well as Lake George in New York since 1985, and is found in New Hampshire only in Lake Mascoma. Variable milfoil, less active but equally impossible to eradicate, is found in Maine and is the variety now troubling Lakes Massasecum and Sunapee. Milfoils are in lakes across the nation.

The Army Corps of Engineers has been involved in several projects — none with clear success — to control milfoil. Several state universities have milfoil research projects, and researchers at Dartmouth Hitchcock Medical Center have recently begun a project to analyze the genetic DNA of milfoil to better understand variations among types of milfoil with a goal of finding ways to control the weed. Once milfoil is established, there are no quick answers. Much volunteer effort is required from lake associations, the costs can be substantial, and control rather than eradication is the most likely result of best efforts.

For more information, try these web sites:

<http://www.nhlakes.org>

<http://www.lakesunapee.org>

<http://www.des.statenh.us/wmb>

Gerry Gold