



Knollcrest News

Knollcrest
Family Community

Volume II, Issue V

August 2013



Greetings!

It's the height of summer and after enduring severe thunderstorms last month, and our second long heat wave of the season, Knollcrest summertime in full swing. Residents are clearly enjoying what the community has to offer. Golf carts full of residents, guests, and beach paraphernalia can be seen rolling up and down our streets. The crack of nighttime fireworks echoed through the neighborhood during the Fourth of July holiday week. The sounds of outdoor parties and the smells of barbecue waft through the air.

Both the beach and marina have been busy. During the weekends, especially, there are vehicles parked everywhere! Please be aware that any overflow parking can use the grassy area around the windmill. Be sure to inform your guests of this option!

Other Points of Interest:

The Knollcrest News strives to keep the community informed of all the happenings in Knollcrest. In doing so, we hope to build and foster the spirit of community that has been the hallmark of Knollcrest for the past 77 years.

If you missed an issue, they are available at KnollcrestNews.org



Did You Know?

In the 1960s and/or early 1970s Knollcrest Real Estate Board was concerned about "outsiders" or non-residents using our wonderful beach. As a solution, wrist tags were issued to all Knollcrest households. Each residence received a certain number of tags and these had to be worn by all residents and their guests at the beach.

Some residents may still have these tags. If you have one please let the News know and we'll post a picture in the next newsletter!



Crime Watch

The Knollcrest Board of Directors held an emergency meeting on June 29th to discuss a security issue that developed involving the State Police in the community. As a result of the meeting, and at the advice of the Trooper assigned to the case, the Board issued a notice to all residents. The Board urged residents to call the police if they observed or heard anything unusual happening in the neighborhood.

Years ago, there was a situation with crowds of people using the beach at night along with a rash of vehicle break-ins. Knollcrest residents held a meeting at the basketball court with the police and as a result, a crime watch was set up. Even though Knollcrest seems like a protected neighborhood, we still must look out for one another.

If there are loud noises at the beach after hours or at the marina or an unfamiliar car that seems just to be hanging out, please call the police. They will respond and help keep our community safe.



Knollcrest Board of Directors Meeting

There was some discussion at the June Board of Directors meeting regarding undeveloped lots. There are 2 undeveloped private lots in Knollcrest and the Tax District has been mowing these lots for years. However, last year, after questions were raised about the appropriateness of using taxpayers' funds being used to mow private property, a Board member claimed that a restriction from the development of Knollcrest community in 1936 *required* the Tax District to mow unimproved lots. As a result of Board discussion, Property Maintenance Director Marilyn Radder talked with the property owners, who both agreed to take over individual responsibility of mowing their lots. Mrs. Radder reported the outcome to the Board.

At the June 2013 Board meeting, a document bearing the original deed restrictions and covenants from 1936 was presented to the Board. The document stated that Knollcrest “*reserves the right* to enter upon the premises any time prior to the erection of a dwelling...and grade...cut grass...remove weeds and plant and cultivate grass, shrubs, flowers and trees thereon...” Board member Betsy Delaney responded that a regulation put in place at the time when lots in the newly developing community called Knollcrest were being sold was probably written with the intention of keeping undeveloped land looking presentable in order to successfully sell additional lots, and was no longer applicable 77 years later. President Mark Cronk said that he would abide by the restriction and have the Tax District once again mow the lots unless there was a public demand not to.

The Board voted and approved the purchase of a new diving board. The Board also allocated

funds to purchase dog-shaped “wind socks” reported by a Board member to have been used successfully on golf courses, to clear the geese from the marina and beach. It was also reported that the light at the basketball court and the foot pump at the beach were not working. The Beach director responded that he will look into the two problems. The diving board has since been installed.

The Board approved and allocated funds to clean up J. Jarvis Moses circle around the windmill. The work has been completed.

At the July Board meeting there was a discussion regarding Tax District common property and residents who are allowing their plantings to grow onto Knollcrest property. The discussion centered on whether the Knollcrest Tax District had a right to remove these plantings from the common property if they were unkempt or interfering with driver safety. This discussion centered on the previously Board-approved clean up of overgrowth on Millway, from Southview Road to Windmill Road. The community Beautification Committee has volunteered to plant hostas on both sides, at no cost to the District, to have a uniform look all along Millway. Two members of the Board felt that the Board needed the homeowner’s approval and agreement for work to be done on that land. The conclusion was to clear the common property halfway down Millway from Southview and to continue to negotiate with the two remaining homeowners to alleviate overgrowth and resolve line of sight issues.



Quiet Hours

The Knollcrest Board of Directors sent out a notice regarding a new quiet hours regulation. The notice read that the Board requests limits to working with power equipment. It also requests that work be performed on your property ONLY on weekdays and that weekend work, when necessary, should be limited to Saturdays only, beginning no sooner than 9am. The notice cited that the proposed quiet hour’s regulation is in response to the survey that was conducted earlier in the year and the Board was working to draft a formalized quiet hours proposal to bring to a vote at the annual meeting of residents in August.

A number of homeowners have notified the Board that they do not agree with this new version of the regulation. Most need the weekends to complete any work on their property due to their work schedules or to the fact they are not year-round residents. Due to residents’ response to the notice, the Board has tabled the discussion for the time being.

The current quiet hours regulation filed with the Town states that “No person or persons shall congregate or loiter on any property maintained by the Knollcrest Tax District during the hours beginning at dusk and ending at 7:00 A.M. except that the Community Beach may be used for bathing daily until 9:00 P.M.”



Annual Meeting

The Knollcrest annual meeting will take place this Saturday, August 3 at 9:30 at the Windmill. The elections will take place for the Knollcrest Board of Directors for the fiscal year 2013-2014. The nominees are Mark Cronk for President, Charles Franklin for Vice President, Kathy Cullen for Treasurer and Ellen Deleo for Secretary. The nominees for Directors are: Steve Plante, Elliott Sears, Jody Difrancio, Judy Thompson, and Phil Naryniecki.

Along with the election of the new Board, the annual meeting is always an opportunity for homeowners to voice concerns to the Board at that time. The secretary of the Board has sent out the results of the survey taken by residents last year. The notice stated that if anyone has questions about the survey to bring them to the meeting.



Resident Celebrations

A resident of Knollcrest who has resided here part-time and full-time for nearly sixty years recently celebrated her 100th birthday! She still cooks her own meals and spends her days enjoying the sights and sounds of life in the neighborhood and relishing living in her own home. Although she prefers to remain anonymous, it just goes to show us all that living a healthy life in Knollcrest probably adds greatly to longevity. Raise those glasses of pure Knollcrest well water in celebration of a century of life!

Nineties-generation Matt Radder of Southview Rd. was married on June 16th at a mountain orchard outside Keene, New Hampshire. Matt met his wife, Alyse while attending Keene State College. He is the son of Jon and Marilyn Radder. The couple has moved to Colorado to pursue their careers. Best of luck to the newlyweds!



Community Day?

The early Knollcrest summers saw community baseball games, horseshoe competitions and

games at the beach. Because so many of the original residents of Knollcrest came from the same New York communities, and families spent the summers socializing together – the kids growing up playing with one another, community spirit was strong and many activities were undertaken in groups. Neighbors watched out for neighbors, especially while the “menfolk” were off working in the city during the week.

Knollcrest’s make-up is a lot different these days. Homeowners originate from many different states, there are more full-time residents, many women now work outside the home and everyone owns a car. Kids’ summers are packed with sports camps, stay-over camp, vacations away from Knollcrest instead of *in* Knollcrest, and those first teen-age jobs. The children of Knollcrest no longer spend long days in free-time play, growing up alongside one another. Without an annual picnic or other event to bring residents together, it can be years before newcomers know all their neighbors.

So how about organizing a beach volleyball game or a family Olympics on a summer Sunday? Or head a community-wide tag sale? The idea of a community-wide clean-up day in the spring or fall was also suggested and supported by residents, where residents could rake leaves and bring brush to the edge of their property for community-wide pick-up. Volunteers could help clean up litter at the beach/marina/windmill and assist the Beautification Committee with seasonal plantings. Snacks and refreshments could be served at the windmill. In another seasonal idea, how about fall festival or a pumpkin decorating day or in past years there has been Christmas caroling from house to house.

These are just some of the suggestions by Knollcrest residents. If you would like to be part of a committee to explore any of these ideas, contact the newsletter. Or if you have any other ideas (or memories of Knollcrest activities) you would like to share, contact the newsletter. Let’s bring the old Knollcrest community spirit back and get to know our new neighbors!

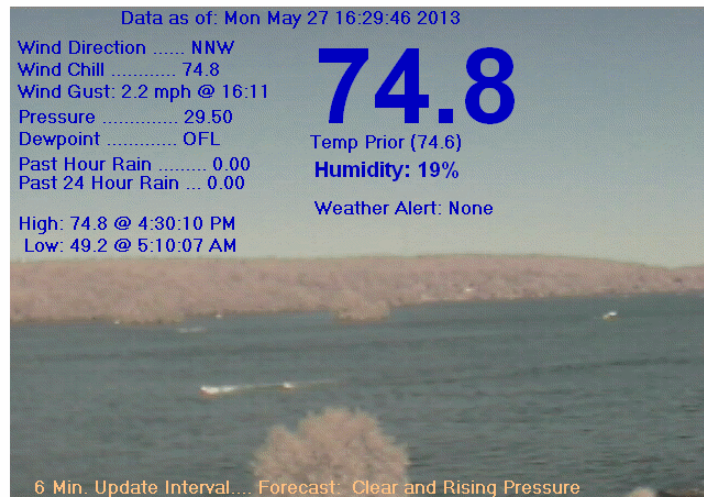


Knollcrest Networks

Wanted:

The Beautification Committee is accepting donations of hostas -- to be planted along Millway in September. If you have any excess hostas that you would like to donate, please call Walter Eppler at 746-3277.

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