

January 22, 2017

# ROLZA

## Riverside On Lake Zoar Association



35 Bankside Trail  
Sandy Hook, CT 06482  
phone: (203) 826-0923  
email: [riversideonlakezoar@gmail.com](mailto:riversideonlakezoar@gmail.com)

## **OBJECTIVE**

Riverside on Lake Zoar Association, Inc. was revitalized in 2015 by residents of the Riverside area of Sandy Hook. Our goal is to have the Pavilion property(see attached map) conveyed back to the Riverside on Lake Zoar Association. This piece of property is the epicenter of our neighborhood and affords residents a common place to gather and enjoy the lake and all it has to offer.

## **ACCOMPLISHMENTS TO DATE**

- We are the original association and are in good standing with the Secretary of the State of Connecticut as a non-stock corporation. All filing fees are current. We have voted and elected a board to represent the community.
- We are still registered with the IRS: EIN# 06-1554172
- We have established a checking account, email account, phone number, mailing address and a facebook page.
- Our address has been corrected with the Town of Newtown Tax Collector & Assessor
- We paid the past due taxes on the 2 properties that the Association still owns:  
23 Alpine Circle and 143 Alpine Drive.
- The Board Members have held 5 meetings with the Riverside Residents and obtained over 200 emails and signatures of Riverside residents who expressed their commitment to the re-acquisition of the Pavilion.
- We have raised \$3992 in voluntary contributions (profit and loss statement attached) for what is currently a non-guaranteed re-acquisition of the Pavilion for repairs, attorney fees, fencing, state filing fees, IRS, taxes for property already owned. Imagine what we can get if residents know we own it!
- Formed work parties to maintain and clean up the property.
- Hired counsel, Attorney Christopher Donohue, who has been actively working with the town attorney towards our objective.
- Secured quotes for liability insurance(see attached).
- Insured quotes for fencing and gates(see attached).
- Met and talked with other Newtown established Lake Zoar community associations.
- Estimate that the annual operating expenses to be less than \$5000/year
  - \$500-\$1000 taxes/fees
  - \$1500-\$2000 insurance
  - \$1000 supplies
  - \$1000 contingency
- Determined that the funding for ROLZA will be based on a tiered dues system
  - Level I is Pavilion access
  - Level II is Pavilion access and boat launch access

## **NEXT STEPS**

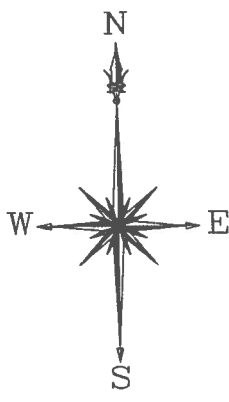
- Have the property conveyed back to the Association
- Update the by-laws
- Activate the insurance policy
- Implement the association dues based on the final costs and start due collections
- Install the fence
- Community clean up
- Pavilion repairs and paint it

## **REASONS FOR CONVEYING THE PROPERTY BACK**

- The neighborhood wants to get involved in taking care of the property. There was so much support in a small clean up of the space we did. With being said, certain individuals in the neighborhood have continued to mow and take care of general maintenance of the property even though the Association does not own it.
- We would be able to alleviate the congestion of traffic in the area by limiting the boat ramp in the spring/summer months to only residents who are paying dues.
- Clean up the space and get rid of all the junk that is there so it isn't an eye sore but rather something to be proud of in the neighborhood.
- This is a great spot for residents of the neighborhood to gather, who don't have access to the water or even those that do, to enjoy the wonderful scenery that we live right next to.
- Town ownership of the Pavilion property is both an expense center and a liability risk. The town is going to have to clean it up, maintain the property and secure the property so that the use of it can be controlled. Controlling the use of the property will also prevent criminal activities from happening in that spot. All of this is unnecessary since the community is anxious to assume this responsibility.
- For most of the nearly 100 years that Lake Zoar existed, this property was a community resource.
- We believe that an underlying objective of any town is to foster community involvement and accountability for said community.
- The re-established association has widespread community interest and is prepared to hold up the community end of the bargain but need the town to give us the opportunity.
- Restoring the historical beach will help to revitalize the neighborhood and increase property values.
- It is natural to ask: How better could the town utilize this property for the community: Clearly, the affected community itself thinks there is not a better way.

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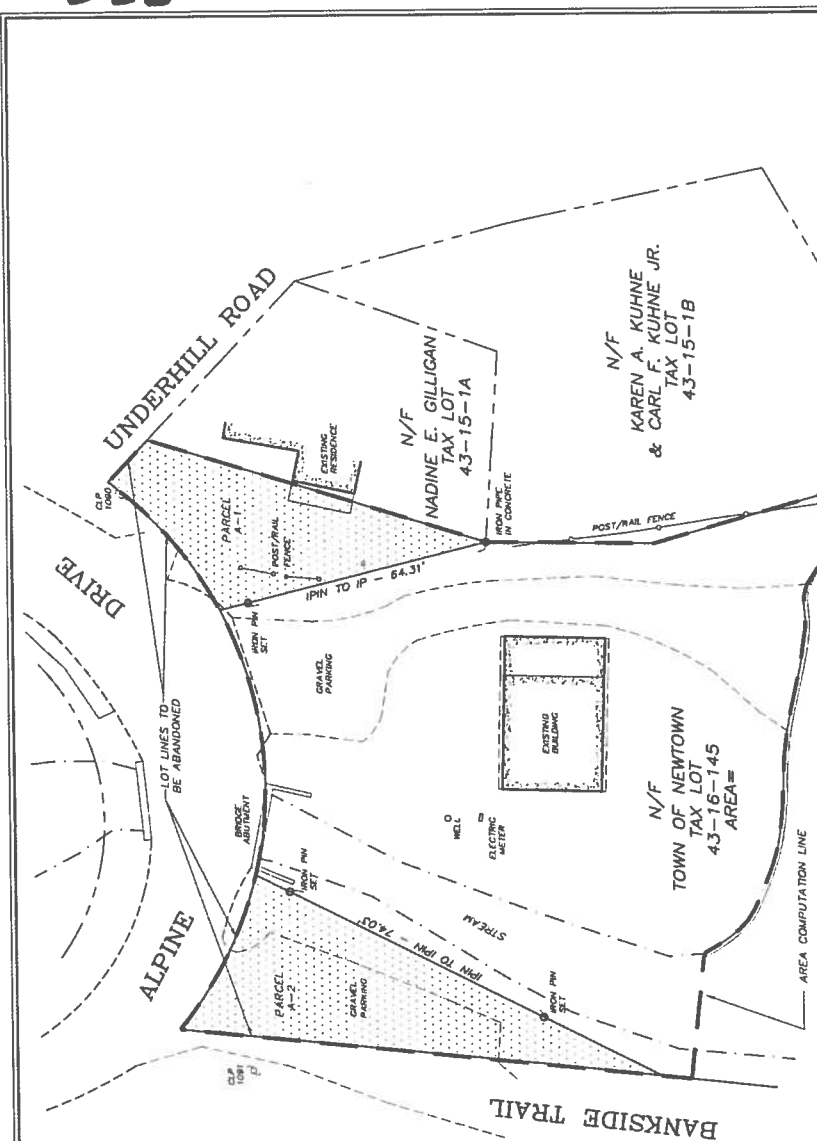
AREA OF TAX LOT:  
43-16-145 EXISTING  
20,400± S.F.

AREA OF TAX LOT:  
43-16-145 PROPOSED  
17,800± S.F.

APPROVED  
Town of Newtown  
Land Use Agency  
September 28, 2016  
[Signature]  
Land Use Agency Deputy Director

NOTES:

THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 90-300B-1 THROUGH 300B-10 OF THE CONSTITUTION OF THE STATE OF CONNECTICUT AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT, AS ADOPTED BY THE BOARD OF SURVEYING AND MAPPING. THIS SURVEY IS A DATA ACCUMULATION PLAN BASED ON A RESURVEY CONFORMING TO CLASS 2 ACCURACY AND IS INTENDED TO BE USED FOR CONVEYANCE PURPOSES.  
PROPERTY IS DEPICTED AS LOT 43-16-145 IN THE ASSESSORS OFFICE.  
PROPERTY IS LOCATED IN "R-1" ZONE.  
REFER TO MAP Nos. 93, 97 & 98 ON FILE IN THE TOWN CLERKS OFFICE.  
UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT DEPICTED OR NOTED.  
DETAILS REPORTED +/- FROM BOUNDARIES TO PROPERTY LINES ARE SCALED ONLY AND ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.  
THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN THAT FOR WHICH IT WAS PREPARED IS AT THE USER'S RISK. THE SURVEYOR MAKES NO WARRANTY OF MERCHANTABILITY OR FITNESS FOR ANY PURPOSES OTHER THAN THAT FOR WHICH THE SURVEY WAS PREPARED.  
UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE LICENSED SURVEYORS LIVE SIGNATURE AND EMBOSSED SEAL, REVERSES ANY DECLARATION NOTED HEREON AND VOID.



LAKE ZOAR

DATA ACCUMULATION PLAN  
~LOT LINE REVISION~

PREPARED FOR  
TOWN OF NEWTOWN  
ALPINE DRIVE  
NEWTOWN, CONNECTICUT

Plotted by Record 9/28/2016  
Town Clerk of Newtown@3:06  
Debbie Curran, Registered

ORIGINAL INK ON MYLAR  
DRAUGHTING  
LAND SURVEYORS, PC

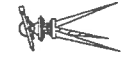
TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY AND MAP ARE SUBSTANTIALLY CORRECT, AS NOTED HEREON.

[Signature]  
PAUL A. BRAUTIGAM, C.T., No. 13168

THE SURVEY DEPICTED HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS LIVE SIGNATURE AND EMBOSSED SEAL.

BRAUTIGAM LAND SURVEYORS, P.C.

90 South Main Street  
Newtown, Connecticut 06470  
Telephone (800) 270-7810  
Facsimile (800) 270-5382  
E-mail: Surveyor@brautigamland.com



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JOB No. 5909049-01	SCALE: 1" = 20'	DRAWN BY: JAG
FIELD NOTES: 234-136	DATE: 9/21/16	CHECKED BY: PAG

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