

Standing Rules

Laurel Acres Property Owners Association

2024

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Beach Standing Rules

Approved and adopted by a vote of the Board in April 2024

Chairperson – Brad DuBow 860-605-7740 bradubow@sbcglobal.net

- Members must display membership tags to gate greeter when entering the beach.
- Swim at your own risk at all times. Parents / guardians are responsible for their children at all times.
- Please leave the beach as you find it (presumably clean) or better. We encourage everyone to pick up litter and place it in trash &/or recycling bins.
- Please be considerate regarding volume when using radios or personal electronics.
- Please use the kayak side of the beach for ball play.
- Swimmers only are permitted within the roped area (no boats or paddleboards).
- Gate greeters have been instructed and informed concerning their duties and are here to insure everyone's welfare. Unless emergency circumstances exist, GG will make final determination and enforce safety and appropriate behavior on the beach.

What is not permitted at the beach:

- Fishing anywhere within the fenced area.
- Glass bottles or glass containers.
- Alcoholic beverages.
- Smoking.
- Dogs, unless certified as a service dog .
- Rough play, loud or harassing / obnoxious behavior.

Please communicate concerns or complaints about any beach circumstances to the beach chairperson.

Please enjoy our wonderful oasis !

LAPOA Beach Tag Rules

Approved and adopted by a vote of the Board in April 2024

- Five badges are assigned to each member household.
- The beach badge is an entrance pass to the beach and is not transferrable or saleable to non-members.
- Three people are allowed on the beach per tag (a total of fifteen) at one time.
- Members planning personal beach events for more than fifteen people must complete and submit at least one week in advance a **Beach Event Request Form** to the beach committee chairperson. Forms can be obtained from the gate guard at the beach shed.
- Total number of guests allowed is at the discretion of the LAPOA Board of Directors.
- Members are responsible for their own actions and that of their guests. Consequences may be that members are subject to decreased or lost LAPOA facility privileges.
- If badges are lost, there are no provisions for replacement of individual tags. A complete new set of tags may be purchased from the Treasurer requiring voiding and return of all previous tags.
- If a member rents their property, beach tags may be used by the member or the renter, not both.
- Member or guest admittance to LAPOA facilities is conditional and is predicated upon the member being in good standing, defined as all dues, penalties and/or fees are paid and up to date.

LAPOA General Watercraft Facilities Policies and Procedures

Approved and adopted by a vote of the Board in April 2024

Canoe/Kayak committee chair: Cher Kosiba 860-712-8766

Sailboat committee chair: Karen Frisk 860-305-0844

Motorboat committee chair: Dean Bergeron 860-329-3201

LAPOA is not responsible for the protection of nor damage or loss to any craft, equipment, or accessory. Watercraft space fees are not included in general membership dues and are payable annually with membership dues. Spaces provided are based upon availability as described in each of the sub-committee standing rules.

Current craft space fees:

- Kayak/canoe/paddleboard/rowboat: \$50.00 per year.
- Sailboat/Pedal boat: \$50.00 per year.
- Motorboat: \$150.00 per year.
- Pontoon*: \$200.00 per year.

*Pontoon boats now docked are non-conforming and will be systematically removed by attrition and not permissible for succeeding family members.

- Facilities are for the use of LAPOA members only. Watercrafts in LAPOA spaces (docks or racks ect.) must be owned by the member that paid the fee for that space.
- Watercraft spaces shall not be used for the profit or financial gain of any member.
- Members wanting to obtain a watercraft space must notify the corresponding Committee Chairperson in writing. Include your name, address, tag #, phone # and email plus the size and type of vessel. Once received your name will be placed on a waiting list. Watercraft spaces are filled in chronological order of each waiting list.
- Only one space is allowed on each of the docks/racks **per** LAPOA membership. In the situation of multiple memberships (multiple properties) the initial membership is allowed one space in any each vessel category. Members with multiple properties wanting more than one space in any vessel category may obtain them by requesting a sublet spot and will

be addressed after every other single member requesting their first space is addressed and provided for as needed. No multiple property member may have more than one *assigned* space in any vessel category. Multiple property members may have one assigned spot in each category and additional sublet spots as demand permits.

- Member beach tag identification number must be *clearly* visible on all watercraft and match vessel registration. Free waterproof LAPOA stickers are available at beach shed.
- All craft must be stored/docked securely in their assigned space.
- Memorial Day is the date by which all crafts must be in their assigned space or that space will be subject to sublet. Subleasing fees go to LAPOA not the member. Extensions may be possible by contacting the corresponding committee chairperson *in writing*. NO EXTENSIONS WILL EXCEED JULY 4th.
- Vacant spaces will be filled from the corresponding watercraft waiting lists after Memorial Day.
- When property is sold, the right to the boat space is terminated. If property is transferred within the immediate family, the boat space remains with the transfer.

Subleasing:

* Watercraft space subleasing is available to LAPOA members only.

- Requests for a sublease watercraft space must be in writing to the corresponding chairperson. Include your name, address, tag #, phone#, email craft type and size.
- Watercraft subleasing is performed on a first come first served basis as written notifications are received.
- Watercraft fees and rules apply to the all watercraft situations, standard and sublet.

End of season watercraft removal

- Sailboats, pedal boats and rowboats must be removed before Labor Day due to dock seasonal disassembly.
- Kayaks, canoes and paddleboards must be removed by December 1.
- Motorboats must be removed before the annual lowering of the lake.

Violation of any of the watercraft rules and/or procedures may result in a suspension of membership privileges and or a fine. Determination is at the sole discretion of the Committee Chairperson and/or LAPOA Board of Directors.

Questions or suggestions regarding the general watercraft policies and procedures should be referred to the corresponding committee chairperson or the LAPOA Vice-President

LAPOA Canoe/Kayak Rack Standing Rules

Approved and adopted by a vote of the Board in April 2024

Chairperson – Cher Kosiba 860-712-8766 cdkangel1@aol.com

The General Watercraft Rules, Policies and Procedures are in *addition* to these kayak, canoe, rowboat and paddleboard specific standing rules listed below. They include many important things for members to be aware of.

For the ease of this writing, personal watercraft (kayaks, canoes, rowboats and paddleboards) will be called “boats”.

- In between uses, boats must be pulled far enough away from launch area so as not obstruct the launch area.
- Not more than two boats are allowed in any one assigned space (i.e., one kayak and one paddleboard, two kayaks, one canoe and one paddleboard). Due to limited rack weight tolerances canoe/canoe and canoe/kayak pairings are not suitable for sharing the same space.
- Watercraft subleasing is performed on a first come first served basis.
- No items (towels, bathing suits, etc.) may be hung on the boat racks.
- Kayak rack must be unoccupied Dec 1 - April 1

2024 Sailboat Dock Standing Rules

Approved and adopted by a vote of the Board in April 2024

Chairperson – Karen Frisk 860-305-0844

Co-chair - Brad DuBow 860-605-7740

The General Watercraft Rules, Policies and Procedures are in addition to these sailboat specific standing rules listed below. They include many important things for members to be aware of.

- Rowboats with electric motors are permitted.
- Those wishing to use gas powered motors on a rowboat must bring the craft to the motorboat dock and secure the motor to the boat there. Upon returning, motor removal must also be performed at the motorboat dock prior to returning a rowboat to its assigned space.
- Watercraft subleasing is performed on a first come first served basis.
- **Not permitted from or on the dock:** Rough play, running, biking, fishing, or swimming.

Members are encouraged to participate in the placement and removal of the sailboat docks at the beginning and end of each season.

LAPOA Motorboat Dock Standing Rules

Approved and adopted by a vote of the Board in April 2024

Chairperson - Dean Bergeron - 860-329-3201

The General Watercraft Rules, Policies and Procedures are in addition to these motorboat specific standing rules listed below. They include many important things for members to be aware of.

- Motorboats may be temporarily docked at the concrete portion of the dock for up to one hour to accommodate loading and unloading passengers.
- LAPOA members may fish from the concrete area of the motorboat dock only. Those fishing must give right of way to boaters entering or exiting their spaces.
- Watercraft subleasing requests may be submitted to the Motorboat Chairperson starting March 1st each year.
- Storage of other types of watercrafts (such as paddle boards, kayaks, and similar crafts) is not allowed inside or on top of motorboats docked at the motorboat dock.
- **Not permitted from or on the dock:** Rough play, running, biking, swimming, or diving.

Members are encouraged to participate in the placement and removal of the docks at the beginning and end of each season.

Property Committee Standing Rules

Approved and adopted by a vote of the Board in April 2024

Committee Chairpersons

Mike Hiles – (860) 605-8077

Mike Adams– (860) 944-1144

The Committee shall minimally meet twice a year to review LAPOA property needs, and update an ongoing five year plan for improvements to protect all LAPOA properties.

All LAPOA common properties and facilities within the LAPOA defined areas are for the exclusive personal use of its membership in good standing. Any use by any commercial enterprise or business entity on any part of, or within, the LAPOA defined common properties and facilities is strictly prohibited.

Roads

- Roads maintained by LAPOA are: West Side Drive and Dillon Beach Road and the Barkhamsted portion of Aquatic Rd.
These roads have a speed limit of 10 mph. LAPOA keeps these roads passable from April 15th until October 15
- The respective towns maintain all other roads. All questions regarding town roads should be referred to the appropriate highway department.

Questions or suggestions regarding LAPOA owned roads should be referred to the Property Committee Chairperson

The Circle

- The circle is for the recreational use of LAPOA members and their guests. Swings are available for all members and their guests subject to the same hours of use and noise levels as the beach.
- Volleyball and/or other specialized equipment is allowed but should be removed promptly after use so as not to disrupt regular landscaping or maintenance duties.
- Parents or guardians are responsible for their children at all times.

- Private use of LAPOA property for personal events must be approved by the board of directors (BOD) by contacting the Property Committee Chairperson in advance, allowing sufficient time for review, and recommendation to the BOD.

Beach Parking Lot

- Parking is for LAPOA members and their guests only. Parking permit/ tag must be displayed from mirror on front windshield.
- Entrance and exit are to be always unobstructed. Violators may be towed.
- Parking across the street (Perkins Rd) on LAPOA property is allowed beyond curbing. Vehicles may not extend into the road.
- Parking on Westside Drive is not allowed.
- Handicap scooter parking is available next to the beach entrance. The bike rack is located near the parking lot.
- Boat trailers are not allowed.

Clarification of Initiation Fees

Adopted by the general Membership June 25, 2017

This clarification refers to the initiation fee as discussed in LAPOA Bylaws as adopted in the year 2000 (Article 111, Section 2) which states: "The initiation fee shall be set by the Board of directors."

The initiation fee applies to persons from outside the existing Membership who

acquire LAPOA property through sale or transfer.

The initiation fee applies to LAPOA property that does not already have membership rights (that is uninitiated property).

It *does not* apply to ownership sale or transfer within an immediate family, as defined in Article IV, Section 1 of LAPOA Bylaws.

Questions or suggestions regarding maintenance or general use of the circle should be directed to the Property Committee Chairperson.

LAPOA Passageway Policy

The Passageway Committee was tasked by the Board to develop a policy related to the disposition of passageways owned by LAPOA.

The first consideration should be the usefulness currently, and the potential future use of each passageway. Part of the determination should consider potential risks of continued ownership. For example, liability related to a non LAPOA use of the passageway, environmental, or any other risk deemed unacceptable by the Board.

If it is determined there is usefulness, without substantial risk, of a passageway it should be retained until a further evaluation determines differently. Passageway retained by LAPOA will grant the right of maintaining the passageway to abutting property owners, subject to a written maintenance outline approved by the Board.

If a passageway is not useful or presents an unacceptable degree of risk, it can be offered for sale. The offer of sale should consider all abutting landowners and their current respective passageway rights of use.

A fair market value must be paid for the sale of any passageway. The fair market value must be at least equal to the current square foot fair market value of the acquiring owner's property as identified on the land record of the town of Barkhamsted, CT increased by 2% annually from the date of the last revaluation. In addition the buyer(s) are responsible for all costs related to the sale of the passageway.