

# Newsletter

Spring 2024



[www.cttabeach.org](http://www.cttabeach.org)

**VOTE \* VOTE \* VOTE \* VOTE \* VOTE \* VOTE \* VOTE \* VOTE**

**A vote may not be held if we do not have enough members in attendance at this meeting.**

1. Spring Community Meeting **Sunday, May 19, 3:00 PM** at the beach (rain or shine)
  - a. There are 2 costly projects facing the community over the next 5 years, details will be provided at this meeting.
  - b. First Light Power, owner of the lake, is requiring ALL beach properties along the lake to submit a long-term plan for maintaining & repairing properties along the lake, this is not optional. First Light concerns, including the erosion currently decimating the beach, will be discussed at this meeting.
  - c. The CTTA board has worked with the town and local businesses to develop our long-term plan. The board will present CTTA's beach maintenance & sand remediation plan as required by First Light.
  - d. **Below are options up for vote regarding the funding for the long-term plan for the mandated work, and for maintenance/replacement of docks.**

- **OPTION 1:** Utilize all but \$10,000 of the current bank balance to pay for the projects, then pay for the balance of the project either through a one-time assessment to all members, or through an increase to annual dues.
- **OPTION 2:** Utilize all but \$36,000 of the current bank balances, leave 1 year of operating expenses in reserve, then pay for the balance of the projects either through a one-time assessment to all members, or an increase to annual dues.

**Please plan on attending this very important meeting and cast your vote for the option that best suits you and your family.**

This work is not optional, First Light WILL NOT provide permits to those who do not submit a long-term plan. This means we will not be permitted to replace sand on the beach as needed.

## **2. PHOTO SESSIONS FOR IDs ARE SCHEDULED FOR APRIL 27th 10:00 AM to 2:00 PM**

### **3. STAY IN TOUCH**

- a. WEBSITE [cttabeach.org](http://cttabeach.org) (does not require a login or password)
- b. Follow Candlewood Terrace Taxpayers Association (CTTA) on **Facebook** where updates, reminders, and other information is posted.

#### **BEACH BOX**

- **CTTA is a Common Interest Ownership**, all CTTA \$150 annual association fees are payable by all property owners **by May 1<sup>st</sup>** each year. Seniors over 70 pay \$75. Photo IDs will not be validated each year until all dues and fees are current. Please plan accordingly for the 2024 season.
- If you have a CTTA photo ID you do not need a new photo, a sticker will be provided to validate your IDs for the current year. Current photo IDs are required to be visible when at the beach or docks.
- Children of CTTA members turning 15 will need an ID of their own if at the beach without the property owner.

#### **DOCKS BOX**

- Membership dues and dock/rack fees must be paid in full (including any past due fees), and **mailed to PO Box 166, Brookfield, CT 06804, no later than May 1<sup>st</sup> each year**, before boats may be put in the water or kayaks/paddleboards can be stored.
- **Kayak/paddleboard rack space must be reserved by contacting the dockmaster.** Space is reserved on a first-come, first-served basis each season. Payment of \$60 per Kayak and/or \$30 per paddleboard is due by May 1<sup>st</sup>, or your slot will be reassigned. There are 16 Kayak slots, and 15 paddleboard slots. Stickers are provided for those with reserved space(s).
- Missing this deadline means your boat slip and/or kayak/paddleboard rack space could be offered to the next person on the waitlist.

## REMINDERS

- ALL CTTA members must have their current photo ID visible when on CTTA beach property and docks. Parking passes are assigned and distributed (1 per household) after all owed dues and fees are paid, anyone parking in the CTTA lot MUST have a parking pass displayed on their rear view mirror. Please carpool whenever possible. Vehicles without a pass are subject to being towed at the owner's expense.
- Validation stickers for parking hang tags will be distributed before the season begins each year. The hang tag must be placed on the rear view mirror when parked in the CTTA parking lot. Cars in the lot without a valid CTTA hang tag will be asked to move their vehicle and are subject to being towed at the owner's expense. Cost for a replacement tag is \$25.
- Please remember there is no parking on Candlewood Lake Rd S, or in front of the gate at the top of the boat ramp, this includes golf carts. This area may be used to drop-off passengers and gear as quickly as possible. Exception is during bad weather the security guard may sit in their car at the ramp gate until the weather clears.
- Underage drinking, and/or providing alcohol to anyone under the legal drinking age on CTTA property is not allowed.
- Selling your CTTA property? Please remember to return your photo IDs and parking pass to Janice Lent if you sell your home or property. This will avoid issues for the new property owners. (Flyers designed for use by realtors are available on the website.)
- The board reminds the community that all community members may respectfully ask to see a current and valid photo ID and/or parking pass and remind others of beach and dock rules. Violations may be reported to the security guard or a board member.
- Late fees are compounded monthly on the 1st. If you have not paid your invoice by May 1st please call the treasurer for your current amount due.

## **BOATERS NEWS**

▪ Dockmaster, Gene Tovino, dockmasterctta@gmail.com

### **DOCK SLIP FEES:** Before boats are allowed in the water and docked at assigned slips:

1. Association membership dues and dock/rack fees must be paid in full (including any past due amounts).
2. Registration and insurance documents must be **mailed to PO Box 166, Brookfield, CT 06804 by May 1st.**
3. Payment for membership dues and dock rental fee must be made in full by **May 1st** to avoid losing your slip.

### **BOAT OWNER REGISTRATION:**

1. To rent a dock slip from CTTA the boat must be registered and insured by the CTTA deeded property owner who must be in good standing with all dues and fees paid.

### **INSURANCE REQUIREMENTS:** To rent a boat slip or use the boat ramp:

1. Registration and insurance documents must be mailed to the PO Box annually, **before putting your boat in the water.**
2. A minimum of \$300,000 liability insurance is required on any boat docked in CTTA slips.
3. CTTA must be listed as an additional insured on your policy. CTTA shall be informed of any insurance cancellations or changes via mail to **PO Box 166, Brookfield, CT 06804.**

### **BOAT SLIP AND KAYAK/PADDLEBOARD RACK WAIT LIST:**

1. Please contact Dockmaster, **in writing**, to add your name to the waitlists.
2. Let Dockmaster know ASAP if you are not planning on using a slip or rack space this year
3. Contact the Dockmaster if you are interested in a space on the NEW paddleboard rack for \$30 per board. Space is limited.

## **PARTIES AND LARGE GROUPS**

▪ Janice Lent, Party Coordinator, [www.cttabeach.org/event planning](http://www.cttabeach.org/event%20planning)

- Available dates and details can be found on the Event Planning page on the CTTA Facebook page