

Candlewood Terrace Taxpayers Association Newsletter

Volume: 2023

www.cttabeach.org

Issue: Winter

COMMUNITY UPDATES

1. 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 now available, please inquire if interested.)
2. **STAY IN TOUCH**
 - a. **NEW WEBSITE** cttabeach.org (does not require a login or password)
 - Find Beach Rules and By Laws
 - Contact Board Members
 - Events and News
 - b. Follow Candlewood Terrace Taxpayers Association (CTTA) on **Facebook** where updates, reminders, and other information is posted.
3. ALL CTTA members must have their current photo ID visible when on CTTA beach property and docks. **Parking passes will be assigned and distributed this year (1 per household), anyone parking in the CTTA lot MUST have a parking pass displayed. Please carpool whenever possible. Vehicles without a pass are subject to being towed at the owner's expense.**
4. The board reminds the community that all community members may respectfully ask to see a current and valid photo ID and remind others of beach and dock rules. Violations may be reported to a board member.
5. Please remember there is no parking in front of the gate at the top of the boat ramp. This area may be used to drop-off passengers and gear as quickly as possible.

BEACH BOX

- The Spring Community Meeting is scheduled for Sunday, May 21st, 2023 at 3pm on the beach
- Photo sessions for IDs will be available 30 minutes before the Spring Community Meeting on May 21st.
- **CTTA is a Common Interest Ownership**, all CTTA property owners are obligated to pay the \$150 annual association fee **by May 1st** each year. Seniors over 70 pay \$75. Photo IDs will not be validated each year until all dues and fees are current.

DOCKS BOX

- Membership dues and boat slip fees must be paid in full, and required **mailed to PO Box 166, Brookfield, CT 06804, no later than May 1st**, before boats may be put in the water or kayaks can be stored.
- **Kayak rack space must be reserved by contacting the dock master.** Space is reserved on a first come, first serve basis. Payment of \$60 is due by May 1st, or your slot will be reassigned. 18 slots are available.
- Missing this deadline means your boat slip and/or kayak rack space could be offered to the next person on the waitlist.

Late fees are compounded monthly on the 1st, if you have not paid your invoice by May 1st call the treasurer for amount due.

BOATERS NEWS - Dockmaster, Gene Tovino 203-470-1642

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

1. Association membership and dock slip fees must be paid in full (including any past due amounts).
2. Registration and insurance documents must be **mailed to the PO Box 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 sent to the Dockmaster 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 will then be informed of any insurance cancellations.

BOAT SLIP AND KAYAK RACK WAIT LIST:

1. Please contact Dockmaster, Gene to add your name to the waitlists.
2. Let Gene know ASAP if you are not planning on using a slip or rack space this year.

ID AND PARKING

- 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.
 - Parking hang tags will be distributed, 1 per household, before the 2023 season begins. The hang tag must be placed on the rearview 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.
-

BOARD OF DIRECTORS

Presidentctta@gmail.com	Scott Coulter	914-263-1156
Vicepresidentctta@gmail.com	Open	
Treasurerctta@gmail.com	Michelle Lockwood	845-541-9584
Recordingsecretaryctta@gmail.com	Janice Lent	860-294-1415
Correspondingsecretaryctta@gmail.com	Barbara Tucciarone	203-246-6503
Dockmasterctta@gmail.com	Gene Tovino	203-470-1642
Webmasterctta@gmail.com	Open	

STREET REPRESENTATIVES

Mist Hill, Juniper Dr. & Candlewood Lake Rd.	Paul Murphy	203-948-6217
Carmen Hill Rd. 1&2	Alice Laino	914-469-2360
Polaris Dr.	Walter Rygielski	860-354-5882
Overlook Dr. & Forest Dr.	Open	

CTTA MEETING INFORMATION

When:

- 2nd Tuesday of the month February – November 6:30 pm
- No meetings are held December and January

Where:

- At the beach May – September
- John Pettibone Community Center – February, March, April, October, and November

The bi-annual community meetings are held in the Spring and Fall, typically the 3rd Sunday of May and September at 3 pm, rain or shine, at the beach.

PARTIES AND LARGE GROUPS - Janice Lent, Party Coordinator, 860-294-1415

- Available dates can be found on the Events tab on the CTTA Facebook page
- All groups with 11 to 25 people (including children) per property owner **must** pre-register their group with our Group/Party Coordinator Janice Lent at 860-294-1415 (This is required by CTTA's insurance policy provider)
 - A CTTA Party Contract must be signed and included with a \$100 refundable deposit.
 - A Special Event Insurance policy is also required with CTTA named as the co-insured. No exceptions.
 - The following are some options to obtain party insurance:
 - onedayevent.com
 - eventhelper.com
- Please understand that our beach cannot accommodate groups larger than 25 people
- Large groups and parties will not be scheduled for:
 - Memorial Day Weekend (Saturday – Monday)
 - Independence Day (July 4th, and Saturday and Sunday if it falls on a Friday or Monday)
 - Labor Day Weekend (Saturday – Monday)
- Please remember that a CTTA member in good standing, with all dues and fees current, and a valid photo ID badge **must be always present** during the party and are responsible for guest conduct. Please avoid potential embarrassment or incident by informing guests of beach and dock rules.
- All trash must be removed from the property if it does not fit in the trash bins on the beach.
- All personal items must be removed, and furniture placed back in its original position.