



# The Upper Lake Mirror

Upper Greenwood Lake  
Property Owners Association's Newsletter

SEPTEMBER 2006

FALL EDITION

## What is the POA?

*And who are the Board of Trustees?*

By Lou Mangerpan

Almost all of the members of the UGL community have heard of the POA (Property Owners Association). But I would venture a guess that many do not know why we have a POA, how it got started, and what it does besides sending out beach and boat tags, assigning docks, and issuing our annual membership dues letters. The same goes for the Board of Trustees. You may have heard of them and you may know it is made up of a lot of committees and based upon the committee names you can surmise what they are involved in. But do you really know what is involved in being a Board member and what these committees really do?

To start with, we have to go back in time so you understand how the POA and the Board of Trustees came into creation. Back in the early 1930's, the depression era, the New York Daily Mirror through the Mirror Holding Corporation, purchased land in the "wilds" of West Milford and split it up into a lot of small 20' x 100' parcels. These lots in "Upper Greenwood Lake" were advertised for sale at \$97.50 each provided you took a subscription to the paper and bought a minimum of four lots. Over time the community grew. In February 1933, a group of lot owners created the Upper Greenwood Lake Property Owners Association and in September 1933, for the sum of one dollar, the Mirror Holding Corporation conveyed to the Association title to the parkland property around the shore of the lake, the streets and roads in

the Upper Greenwood Lake development, the land under the lake, the dam which created the lake, and the original clubhouse. (The streets, which now belong to West Milford, are no longer POA property.)

So, now you know how the POA got started but do you know what it really is responsible for? Well, the POA acts as trustees of these properties and is required to maintain, improve and beautify the beaches, parklands, and water of Upper Greenwood Lake. It also exists to foster goodwill and cooperation among the community and promotes and encourages community service. In addition, it encourages and coordinates various activities, including but not limited to social, cultural and athletic activities among community youth. A lot more than beach tags and dues notices aha! In short, the POA is organized to help preserve and enhance the value of the lake for recreational purposes.

So far so good, but what about the Board of Trustees? How does it fit into all this maintaining, improving, and fostering community cooperation? What does it do and why so many committees?

The Board of Trustees, which consists of twenty members all of whom are property owners, is elected by the general membership at a public meeting each year. Every year, five members are elected for a four year term. The Board has power to initiate and approve plans and programs for the welfare of the POA, has custody and management of the land, buildings, equipment, securities, and all other prop-

erties of the corporation (POA). It adopts the annual budget, raises and disburses funds, makes contracts, etc. It acts on the behalf of the members in governance and usage of the lake. The Board carries out these responsibilities through the various committees some of which are:

- **Beach** – responsible for the maintenance, supervision and improvement of all beaches.
- **Clubhouse** – responsible for the care, maintenance and improvement of the clubhouse.

*Continued on next page*

*POA acts as trustees of these properties and is required to maintain, improve and beautify the beaches, parklands, and water of Upper Greenwood Lake*

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### The Upper Lake Mirror

Published Quarterly  
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Graphic Design . . . . . Ken Shafton  
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### Lake Conditions

*(As of August 2006)*  
Water tests indicate the quality of our lake water is excellent. It is well below the acceptable New Jersey State standards. Phosphorus is still a concern; for additional details see page 4.

*Thought of the Quarter. . . If there is no wind. . . Row!*

# Thomas Bruce III

*Lifetime Resident of Upper Greenwood Lake*

*By Julia Held*

*(From an interview with Thomas Bruce III on July 21, 2006)*

Born in February 1929, Thomas Bruce III is a lifelong resident of Upper Greenwood Lake. The house he first lived in is still a residence at the corner of Dover Road and Bayonne Drive. As a boy he would swim at the beach at the end of Dover Road. In 1959, Tom built and lived in the house next to the Greenwood Baptist Church on Warwick Turnpike and presently resides across the street from that location.

Electricity did not come to UGL until the 40s so as a young boy Tom delivered ice to summer residents - a 10¢ block was all he could carry. Tom took over the sand and gravel business started by his grandfather upon the death of his father in 1956. The Bruce family delivered many a truckload of stone to maintain the “private” UGL dirt roads in drivable condition.

*Thanks, Tom, for allowing us to benefit from your knowledge and special thanks for your volunteer efforts*

For seven years in the 60’s Tom was a member of the Board of Trustees of the Upper Greenwood Lake Property Owners Association serving as president for four of those years. During that time UGLPOA dues was raised from \$15 to \$25 a year

and the #1 problem was to get people with docks to pay their dues. Another problem was trying to stop Joe Senft, who owned the property at the corner of Warwick Turnpike and

Lake Shore Drive (earlier the site of the Sugar Bowl and the Laundromat), from renting boats. But with dues so low and only 300 paid members not much could be accomplished legally. Joe who, of course, did not own the parklands between the lake and his property went so far as to build a “bridge” over the parklands to the dock where he kept the boats.

Among the accomplishments during Tom’s tenure: a well was dug and a bathhouse installed at the beach; an amphibious landing vehicle was bought from army/war

surplus and used as a stump puller; a sand spreader was loaded onto a stripped down party boat and used to spread Aqua Clean lake weed killer throughout the season and copper sulfate salt in August. Dances were held at the clubhouse at year’s end and a special program for children was held the Saturday before the dance.

Tom recalls Jack McSeveny was the Board Secretary and Abe Levitin, Dock Chair. Other members included Hy Blum, Doc Lenz, Carl Korzinek and Lou Aquino, who succeeded in securing funds for fire-works, which he estimated, would cost between \$35 and \$75.

Tom is a WWII veteran who served in the navy on the USS Wilkes Barre from 1946-1948. He was recalled in 1950 and served on the Battleship USS New Jersey, during the Korean conflict. He has a son, Thomas Bruce IV, and a stepdaughter, in North Carolina who he often visits.

Thanks, Tom, for allowing us to benefit from your knowledge and special thanks for your volunteer efforts on behalf of the UGL community. They are appreciated.



## Fall 2006 Dates to Remember

- Saturday  
September 23rd: . . . . . Pig Roast
- Saturday  
October 28th: . . Adult Halloween Party
- Sunday  
October 29th: . . Kid’s Halloween Party
- Saturday  
December 9th: . . . Breakfast with Santa
- Sunday  
December 31st: . . New Year’s Eve Party

*Dates are not firm, watch for details on the UGL sign on Warwick Turnpike.*

### *What is the POA? (Continued from page 1)*

- **Docks** – responsible for assignment of docks.
- **Master Plan** – responsible for long range planning for the lake.
- **Security** – responsible for the marine patrol and Parklands security.
- **Legal** – works with the Board attorney on all matters pertaining to Association business.
- **Membership** – responsible for the solicitation of new members.
- **Parklands** – responsible for the management of the parklands.
- **Publicity** – responsible for and liaison between the association and all news media, Board members, publication of the newsletter and maintenance of the website.
- **Weeds Control** – responsible for the control of weeds.
- **Executive** – responsible for planning the agenda for all Board meetings and general meetings.

- **Easement** – responsible for preparation of the annual budget to cover costs associated with easement as well as the disbursement of the Easement Maintenance Fund.
- **Activities** – responsible for arrangement and schedule for most lake activities.
- **Environmental** – responsible for lake water testing and environmental issues.

Each committee of volunteers is chaired by a Board member and meets regularly to ensure the POA’s and the Board’s responsibilities are fulfilled and to ensure members have a clean safe lake to enjoy recreational activities. So if you are interested in getting more involved with your lake, one sure way is to get involved with one of the committees. Don’t wait for an invitation. Find out from the POA office when committees meet and just show up. I guarantee you will be greeted with lots of smiles.



## Letters to the Editor

We have not heard from any members! We would love to hear from you. Are there any questions or concerns around the lake? Is there anything you want addressed? What's good; what's not OK?

Letters to the editor must include full name and address. Letters that cannot be verified will not be published. We reserve the right to edit or condense your letter for reasons of libel, good taste, grammar, and punctuation. Not all letters received will be published. Please e-mail your letter to [UGLPOA@yahoo.com](mailto:UGLPOA@yahoo.com), and be sure to include "letter to the editor" in the subject line.

## Volunteers in Action

- Special thanks to all the volunteers and Boy Scouts who helped clean up the Clubhouse in May.
- Thanks to Ron Palomba and Steve Torry for helping with the Activities sign.
- Thanks to Barbara Mangerpan and Julia Held for getting forty volunteers to sign-up to help out on UGL Day in June. Unfortunately it was rained out.
- Thanks to Maria Elena Grant for putting many hours into designing and organizing our last survey as well as analyzing the returned data.
- Thanks to the volunteers who did our dock survey this summer.

# UGL Beach – The Summer of 06

By Tanya Mekelburg

The summer of 2006 at the beach was a good one. We couldn't have done it without the help of our committee members, the beach staff and the general membership.

Our season began with a luau for the kid's, and a week of rain didn't keep anyone from missing it. Every Monday we had an ice cream social and every Wednesday crafts on the beach. The committee sold T- shirts. We added an e-mail listing to inform patrons of upcoming events and beach closings due to the weather. And under twinkling lights and warm breezes, the beach was transformed into a tropical paradise, where 100 of our closest friends celebrated at the clambake.

We have a new flagpole that was donated by one of our committee members. And if all goes as planned, by the time this article goes to print, we will have added some new playground equipment.

It was such a pleasure to see so many people on the beach involved this year. And please remember, the beach committee meets all through out the year to plan for next season, so please consider coming to a meeting and giving us your ideas or your time.

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## Parkland Encroachments

By Laura Nietzer

It seems important to take this opportunity to remind the residents of Upper Greenwood Lake that most of the land adjacent to the lake was reserved as Parklands when our lake was created. It is the responsibility of the UGLPOA Board of Trustees to protect our Parklands for generations to come and we need your help. Please continue to enjoy and maintain the Parklands around the lake. But also realize that the Trustees must ensure that no one utilizes Parklands for personal use or attempts to restrict others from accessing the Parklands. (Remember, you may access the complete Rules & Regulations on our website at: [www.uglpoa.org](http://www.uglpoa.org))

It seems that there are property owners who continue to be confused about the fact that no one can build or change our Parklands without the UGLPOA Board of Trustees' approval. This includes, but is not limited to, the following:

- Constructing decks or walkways
- Building permanent structures of any kind
- Removal of bulkheads, docks, and dock repairs
- Creation of beach areas/launch areas
- Placing concrete pads or structures along lake waterfront
- Cutting down or trimming trees or bushes
- Storing any type of material or debris
- Building of fences or barriers

However, please note that if the Parkland by your property is in need of work or repair, it is necessary to contact Lisa in the POA office. This way you can receive proper Board approval for projects such as bulkhead repair, step replacements and improvements, as well as dock work or repair.

Please feel free to contact our Association Office at (973) 853-4262 if you have any questions. If you feel you have received a letter regarding a possible encroachment violation in error, let us know. If you believe that you have not encroached on Parklands, all we ask is that you provide us with a survey showing that the location of the construction or modification is on your property. We are all volunteers trying our best to maintain and protect our lake and parklands for all.

# The Lake is Clean

Here's How You Can Help Keep It That Way

By Howie Zemser

I'm happy to report our 2006 season environmental testing of the waters in Upper Greenwood Lake averaged very clean results. This is impressive in light of the recent newspaper articles regarding the weed and pollution problems in Greenwood Lake.

Much earned credit goes to the Property Owners Association and you, the people who use the lake, for being so conscientious about the health of our lake. It shows we all have a desire to keep the lake healthy and to improve on its quality.

Whether it's Upper Greenwood Lake, Greenwood Lake or other lakes within our region, lake users always want to do more to protect their lake. In a sense, everyone is a lakeshore property

owner because we all live in a watershed. Water from our property eventually makes its way into our lakes and streams. It doesn't matter if you are lakefront or live two miles away. The impact on our water resource is the same. Here are some easy but very important ways that individuals can help to improve our lake and all the waters in our community. A great place to start is right in your own yard.

**Use Environmental and Lake Friendly Lawn Products** – As I stated in the last newsletter, the amount of phosphorus that was detected in the lake put us in the “high eutrophic” or high productivity category which is problematic for the lakes ecosystem. **Fertilizer of any kind should not be used by any lakefront resident.** The biggest contribution an individual can make to improve lake water quality, other than refraining from using fertilizers, is to use a “lake friendly” phosphate free or low phosphorus fertilizer. If you must use fertilizers please switch to a brand that contains less than 0.5% phosphorus. It's printed right on the front of the bag. Two major lawn care manufacturers now make phosphate free fertilizer and they are available in most local hardware stores. If they happen to be out or don't carry it,

ask them to order it. Help create more of a demand for these products.

Phosphates (phosphorus) are very harmful to a lakes ecosystem because they “load” the water with excess nutrients. Phosphorus creates population explosions of algae and excess weed growth. The over abundance of decomposing weeds effects the clarity of water and in the process also robs the lake of dissolved oxygen. This creates an unhealthy environment for fish and other aquatic species. It may also produce an unpleasant odor. Limiting phosphorus is essential as we already spend the lion's share of our budget on chemical treatments to keep the weeds at a manageable level and to ensure a healthily

future for our lake. While we recommend fertilizers not be used, UGL residents that use fertilizer should follow instructions as to when, how, and how much to apply. It is important not to over fertilize, as it will not benefit your lawn and will just end up as a pollutant and stressor in our lake.

**Have Your Soil's PH Tested** – It's cheap and it's easy. A proper soil pH between 6 and 7 optimizes the uptake of nutrients limiting the need for fertilizer resulting in less waste and pollution. Adding lime will increase the fertility of the soil and decrease the need for fertilizers.

**Use Phosphate Free Detergents** – Most laundry detergents are now phosphate free, so you don't need to worry as much about them. Dishwasher and other household cleaners may still contain phosphates so it is wise to check the label before purchasing these products. Go green!

**Maintain Your Septic System** – A failing septic system can deposit untreated wastewater and sewage-including nutrients, into

ground water, streams and our lake. Have your septic system inspected annually.



ground water, streams and our lake. Have your septic system inspected annually.

**Be Responsible with Solvents** – Gasoline, oil, alcohol, turpentine, paint, etc. all need to be disposed of properly. Pouring them down the drain, letting them get into your septic system or pouring them on the ground means they will end up in the lake. Not a good environment for swimming or fishing. Dispose of all solvents properly by taking them to the recycling center or safely storing them until the special recycling times that are sponsored by the County.

**Keep Boats Well Maintained** – A boat, jet ski or any motorized vehicle that is on or near the lake needs to be maintained so that it does not take on water or spill gas or oil into the lake. If you see a boat that may need to be repaired, point it out to

the owner because they may not be aware of the situation or contact the UGLPOA Office.

When filling your boat with gasoline, please be extra careful not to spill any into the water!

**Be Responsible with Pesticides and Herbicides.** – These products are poisons and can be harmful to humans and aquatic life. If you must use these products please follow the instructions.

**Other Things You Can Do** – Reduce runoff from your property. Redirect downspouts to grassy areas. Aerate your lawn. Plant a “rainwater garden” in low areas.

*Continued on next page*

*When filling your boat with gasoline, please be extra careful not to spill any into the water!*

*Small steps by everyone can do wonders.*

*It will help protect the lake. . .*

# Lake Survey

By Maria- Elena Grant

In January, all easement holders and POA members were sent a survey along with their renewal notices. We believe it identified issues and priorities that are important to you.

The responses indicated the majority of people are satisfied with life on the lake and the suggestions provided were legitimate and very constructive. Here's a re-cap how the top concerns are being addressed.

**Water Quality** – Our water quality is well above the standard provided by the Department of Environmental Protection. Perhaps you have read about the pollution problems on Greenwood Lake. Rest assured, we do not share this problem nor is our lake affected. Check out the front page of the newsletter for our excellent results.

**Safety** – People are concerned about traffic and speeding, also the high speed, noise and large wakes created by jet skis. Safety patrol has reviewed the survey

results and is more alert to your concerns. We are working on providing a boating safety certification workshop in the spring.

**Stumps** – The Master Plan Committee has been meeting throughout the summer to create a Stump Management Action Plan. This will allow for the removal/identification of stumps, while not disturbing the fish habitats that exist in the areas.

**Communications** – People would like improved communications with the POA Board of Trustees. Fortunately, the Board feels the same way. Our first step to addressing this concern is the new and improved newsletter. The content has moved from committee reports to more education and informative articles.

We hope to have another survey in 2007 and urge your support by completing it. This will allow the Board to create initiatives to improve and enhance the quality of life on the lake for everyone.

# Upper Greenwood Lake Property Owners Association 75th Anniversary

By Tanya Mekelburg

The year 2007 marks the 75th anniversary of the UGLPOA. In preparation of a year filled with celebration, we have formed a 75th Anniversary Committee. We are also creating a 75th Anniversary book and are in need of old photos or documents. If you have anything that may be of interest, please contact us. If you would like to be a part of our jubilee planning, please consider volunteering. You can call Tanya at (973) 853-5299 or Andy at (973) 853-5189 to volunteer.

## Map of Lake

By Howie Zemser

A new map of Upper Greenwood Lake is now posted in the display case at the boat launch. The map contains the average lake water depths, stump areas, no wake and no tow zones, and information on fish species in lake. Boaters should become familiar with the map so they are aware of the areas around the lake. The map is also on our website: [www.uglpoa.org](http://www.uglpoa.org). We are looking into the possibility of sending a copy of the map to our members and will keep you posted on the details.

*The Water is Clean (Continued from page 4)*

Make sure the catch basins in the street are being maintained. These simple steps will help absorb rainwater and reduce runoff pollution. Also, help get our local hardware stores to carry environmentally "Green Products" and learn as much as you can about our lake's eco system and what you can do to keep it healthy. **Going "green" will help keep our lake from turning green.**

**Get Involved** – We could really use your help. We are looking for people who may have experience with environmental

# Dock News

By Karen Sarnowski

Thanks to the commitment of seven of your neighbors, all docks on the lake are being assessed for safety and sturdiness, size, UGL Dock Plate, and current membership sticker. Letters will be going out concerning necessary dock repairs, missing current membership stickers, and illegally built docks. Docks without plates will be marked and if no response is received from the owner, the dock will be either re-assigned if it is publicly accessible or removed. Docks in disrepair that are not corrected within a reasonable time period will also be removed. This process will probably extend past the summer season.

Docks in disrepair have been noticed by many in the community and they are considered an eyesore. We have also been questioned as to why they are not re-assigned. Our lake community is changing and more and more people want a dock. Dock space is not endless. Some dock owners need to be more diligent in the care and repair of their dock so they do not risk losing membership privileges. The Rules & Regulations are very clear on this issue. You can review these at our website: [www.uglpoa.org](http://www.uglpoa.org).

The Board of Trustees is currently considering a penalty for not applying current dock plate stickers in 2007. While this is a simple thing to do, many people don't apply their sticker. This creates more work for us in determining if the membership is up-to-date.

So, if you see some one looking at your dock and taking notes it is probably a dock volunteer. Please thank him or her for taking time to volunteer for the good of the lake.

issues, people who are concerned about the environment, and people who want to keep our lake healthy. If you fit into any of the categories above, or share an interest in helping to ensure our lake's future, please contact the Environmental Committee or call 973-853-0518. We would love to have you join us or just pitch in when you're able.

Small steps by everyone can do wonders. It will help protect the lake and make sure that it is around for us all to enjoy and appreciate.



**Upper Greenwood Lake  
Property Owners Association**

Box 457  
Hewitt, NJ 07421

Website: [www.uglpoa.org](http://www.uglpoa.org)

**Puzzles & Games - Can you find the hidden Committees and Officers?**

- President
- Vice President
- Secretary
- Treasurer
- Stumps
- Beach
- Master Plan
- Bylaws
- Docks
- Webmaster
- Publicity
- Clubhouse
- Insurance
- Newsletter
- Legal
- Safety
- Weeds
- Activities
- Environment
- Encroachment
- Dam safety
- Dredging

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**Board of Trustees**

John Veninger	..... President
Andy Fineman	..... Vice President, Beach*
Steve Torry	..... Secretary, Township Liaison
Tanya Mekelburg	..... Treasurer, Beach*
Karen Sarnowski	Financial Secretary,
Master Plan*, Docks, Dredging, Legal	
Bill Thayer	..... Parliamentarian, Weeds
Barry Britton	..... Boathouse
Warren Colnaghi	..... Insurance*
Tim Dalton	..... Publicity*, Webmaster
Paul Donoghue	..... Insurance*, By-Laws
Gary Gallucci	..... Security
Craig Hornyak	..... Activities
Jim Jones	..... Parklands*
Dave Lynch	..... Clubhouse*, Dam Safety
Lou Mangerpan	..... Publicity*
Laura Nietzer	..... Clubhouse*, Encroachment
Pat Toffler	..... Master Plan*, Parklands*
Howie Ziemser	..... Stumps, Environmental
*Committee Co-Chairman	

POSTAL PATRON