

Knollcrest Tax District Quarterly Report  
February 2015 - April 2015

**Reminder: Annual Knollcrest Tax District Budget Meeting will be held at 10:00 AM on Saturday, May 9<sup>th</sup> at the New Fairfield Senior Center Meeting Room**

With the Board term running from August – July, this report represents the third quarter of the current term spanning February 2015 – April 2015. We hope that you find this brief update informative and should you have any questions or feedback, please email us at [board@knollcrestboard.org](mailto:board@knollcrestboard.org).

**Current Status of Well Replacement Project**

Water Director Steve Plante is continuing to work with Vice President Mark Cronk, former Water Director on efforts to obtain approval from the state and town for the replacement of Well #1 that was identified as irreparable last year. Due to the amount of information and time required to complete the process, we have turned over the application/permit process to Water Professionals (Certified Operator), a service that we contract with to assist in the operation of our system. While, we realize that a significant amount of time has passed since we started this process with the state, we did not expect the amount of work that is required to complete the application process. In the interim, the community water system continues to operate as normal to meet the demands of the community. We will provide further updates as they become available.

**Knollcrest Tax District Seeks Residents' Input in Establishing Office Hours**

In response to a resident's request of office hours and resulting from the KTD Officers participation in a conference call with the Connecticut Freedom of Information on December 16, 2014, the Board is working to establish office hours. For official Board documents other than those required to be posted to our website that residents wish to inspect, Mr. Thomas Hennick, Public Education Officer of CT FOI Commission suggested that we have office hours for residents to come and inspect documents. Recognizing that we are a Board comprised of volunteers, Mr. Hennick suggested that these office hours could run concurrent to the time of monthly Board Meetings. While this suggestion would reduce the burden for the Board, it may prove problematic due to the small meeting space that also houses the files and the need to retrieve these files while the Board meeting is in session. Since whatever action is taken will encumber future Boards, more specifically the Secretary, while likely necessitating updates to the windmill facilities to repair/upgrade the heating, we will be looking to residents for input at the Annual Budget meeting on May 9th regarding the community's need for Tax District office hours.

Some of the input needed includes:

- Duration of office hours needed to provide sufficient opportunity to view documents
- Requirement to request specific documents in advance, to expedite fulfillment of requests
- Requirement to submit questions in response to document content in writing, to prevent public session of meetings from becoming question & answer sessions regarding documents
- Other services that will be provided during office hours (tax payment processing/related inquiries, etc.)

**Board Receives Permits from FirstLight Required for Non-Project Uses of Project Lands**

We are pleased to report that the Board has received the permits from FirstLight required for non-project uses of project lands. Late last year, President Charlie Franklin and Vice President Mark Cronk completed and submitted the Housatonic River Project FERC 2576 Permit Applications for Non-Project Uses and Occupancies of Project Lands and Waters, required for each property leased by the Tax District from the Knollcrest Real Estate

Corporation. This includes the Marina, Beach, and Pump House Properties on Windmill Road at the bottom of Windmill Hill and at community entrance. Permits are required for the use of lands and waters within FirstLight's Project Boundary to ensure that shoreline uses and occupancies are consistent with the purposes of protecting and enhancing the scenic, recreational, and other environmental values of the project. Prior to major project work being undertaken in the future on any of these permitted properties, a new permit application detailing the project must be filed for approval before work begins.

### **Seeking Teens Interested in Raking the Beach This Summer**

In past years, the community has hired a few teens to rake the beach each morning and the grassy area at the marina weekly during the summer. The Board is again looking for teens for this year. If a teen in your household is interested in raking either the beach or marina, please email the Beach Director at [beach@knollcrestboard.org](mailto:beach@knollcrestboard.org) to submit your teen's interest and we will provide more specifics of the responsibilities for their review.

### **Board Receives Concerns Regarding Dogs Roaming Free in Community**

Recently, the Board has been notified of dogs roaming unleashed in the neighborhood and on to other resident's properties as an ongoing issue. This situation presents both a safety and cleanliness issue since these dogs are unaccompanied and therefore, no one is there to control the dog and no way to know how the dog will act when encountering a stranger or other dogs, properly contained on another resident's property. Equally as important, no one is picking up after this dog. The same issues hold true for cats that are allowed to roam freely.

If you are a dog or cat owner, we ask that you do not allow your dog or cat to roam free and if you have a tenant in your residence, we ask that you inform them that dogs are not allowed to roam free in the neighborhood and must be accompanied by a member of the family for safety reasons as well as to pick up after the dog. Although, no lease law exists for cats, we ask that you be considerate of your neighbors and keep them on your property or indoors. Please note that while the Board does not intervene in issues between residents, the Board will contact animal control when a dog or cat is seen loose on community property and residents are reminded that they are within their right to contact animal control, if they have another resident's dog or cat loose on their property.

We thank you in advance for your anticipated cooperation or addressing of this issue with your tenant.

### **Call for New Knollcrest Tax District Board Member Candidates**

The elections for the Board term for August 2015 – July 2016 will be held this coming August. A nominating committee will be formed in the next few months looking for residents that are interested in serving the community by joining the Board. If you think that you may be interested, we invite you to consider attending a monthly Board Meeting to understand how the Board functions and we would be happy to share the roles and responsibilities of any directorship that you may be interested in or answer any questions that you may have about serving. The Board meets on the first Thursday of each month, except December, at 7:30 PM at the windmill. If you would like to alert us of your potential interest, please email us at [board@knollcrestboard.org](mailto:board@knollcrestboard.org).

### **Looking for Individuals Interested in Hosting a Community Get Together**

Over the past few years, we have seen residents come together to enjoy get togethers as a community, either at the windmill or beach. Since they are informal, they are easy to plan and host. Plus the Board picks up the tab for burgers/dogs and sodas while many residents always pitch in to setup/cleanup and bring a dish to share. If interested, please email us at [events@knollcrestboard.org](mailto:events@knollcrestboard.org) with the details and we will help get the word out.