



Birchwood Lakes

THE BIRCH LOG

September 2008

WWW.BIRCHWOODLAKES.ORG



A BIRCHWOOD HERO

BLCC's Devon Cobb rescued a drowning boy on Thursday, July 18th. While Devon was on duty, he noticed a 4 year old boy at the end of the pier lose his balance and fall into the water. Devon raced out onto the dock and dove into the cedar colored water. As he swam under water, he felt his leg touch the child. He quickly turned and brought the child up to the surface and back to the beach. This report is from the log that the lifeguards must maintain. BLCC has five paid life guards, Micki Campbell, Daniel Cirenza, Justin Cirenza, Devon Cobb and Madeline Cobb. BLCC is proud of our life guards. This is where some of our dues money goes.

A BLCC VIRTUAL HISTORY MUSEUM, MAYBE?

Al Homann

Several years ago, if my memory serves me correctly, during the public session of a monthly Board meeting, a member brought up the idea of having some sort of historical record of BLCC. It could just be a bookcase or perhaps a glass enclosed show case with articles and photos of our past. The idea was discussed but questions of space, when and if the exhibits or books would be available, etc led to... nothing being done. Recently, I uploaded all the past Birch Logs I have, 128, to our website. 16 Birch Logs, mostly 1998 and 1999 issues were created by Gerry Poinsett. If anyone has other Birch Logs from the past, I think we all would be grateful if those were made available for me to scan. So I began to think, "How about a virtual museum that

REGULAR MONTHLY MEETING

Monday, September 8th @ 7:30 PM

At the Clubhouse

The Birchwood Lakes Officers and Directors will be addressing the issues affecting our community. Members are encouraged to attend. The Officers and Directors will be making decisions for you. Why not express your ideas? For detailed info on the meeting agenda and future meeting dates, go to our website and click on "Board Meetings".

Non-members who wish to join the Birchwood Lakes Colony Club are encouraged to come to the meeting. Their application will be taken at the meeting.

would be available not just 10 to noon on Mondays but 24/7?" Also, any other photos, letters etc would be appreciated and then besides past Birch Logs, we could have another section on the web site displaying them, our own museum section! And just like the Birch Logs, you could download and print any of these items, photos or letters at any time. If anyone has any ideas on how to present this, I would be glad to hear from you. If you would want to take this on yourself and just have me upload your work, that too would be welcome. Call NOW! Operators are standing by! Call 609-953-3222 or email AHomann@aol.com.

2008 OFFICERS & DIRECTORS

President	John Cirenza	953-8912
	J.CIRENZA@verizon.net	
Treasurer	Steve Wilus	654-8683
	STEVE.WILUS@CITIZENSBANK.com	
Secretary	Vacant	
V.P. Finance	Mark Purfield	953-8330
	MDPURFIELD@comcast.net	
V.P. Lakes	Bill Brown	654-9291
	KERRYBILL@comcast.net	
V.P. Property	Guy Scott	953-5640
	GNSSCOTT@comcast.net	
V.P. Recreation	Christina Fennimore	654-5292
	CBFGOT9@yahoo.com	
Financial Sect.	Jack Campbell	953-7602
	CAMPBELL88@comcast.net	

Directors

Tom Andreacci	11/2010	654-7922
	THOMASANDREACCI@msn.com	
Carol Kontos-Cohen	11/2008	714-2203
	KONTOS@georgian.edu	
Kelly Maguire	11/2009	654-8483
	MAGUIREFAMILY1@COMCAST.NET	
John Rothwell		654-4678
	JOHNROTHWELL@hotmail.com	
Joe Russomanno	11/2008	654-1991
	RUSSOMANNO@verizon.net	
Steve Strauss	11/2010	953-0780
	SGS321@verizon.net	
Kevin Wall	11/2009	654-6431
	KBWDECON@aol.com	

The Birchwood Lakes Colony Club

PO Box 382 Medford, NJ 08055
 WWW.BIRCHWOODLAKES.ORG
 Copyright © 2008 Birchwood Lakes Colony Club
 All rights reserved

BOOK CLUB MEETING



meetings are held on the 3rd Thursday of each month at 7 pm. Meetings last for one to three hours depending on the discussions. Light snacks and drinks are provided. Call Cathy Bloomer, 609-257-3150 for info.

Committees

Architectural		
Chairperson	Bill Brown	654-9291
	John Fiore	654-1080
	Antony Parsons	654-2033
	Guy Scott	953-5640
	Dan Ziomek	654-4635
Clubhouse		
Chairperson	Valerie Wall	654-6431
	KBWDECON@aol.com	
Sandy Scott		Kevin Wall
Communications		
Website		
Webmaster	Al Homann	953-3222
	AHOMANN@aol.com	
The Birch Log		
Editor	Al Homann	953-3222
Birch Log Distribution		
N Lakeside Dr W	Bill Bielec	654-1761
S Lakeside Dr W	Joe Zurzolo	953-2734
Upper Lake	Connie Ziomek	654-4635
Garden		
Chairperson	Ed Briggs	953-7949
Lakes Restoration		
Chairperson	Tom Andreacci	654-7922
	THOMASANDREACCI@msn.com	
Membership		
Chairperson	Patty Yulick	953-5380
	PATYYULICK@comcast.net	

The Birch Log is published just prior to each monthly meeting and before any special meeting. Materials for the newsletter should be received 12 days before the meeting. Meetings are held on the 2nd Monday of each month, at 7:30 PM, in the Clubhouse. Material may be faxed to 609-953-3222 but the preferred method is by e-mail to AHomann@aol.com. Your e-mail will be acknowledged within 48 hours. If you receive no acknowledgement, call 609-953-3222.

CARABELLI REPORT CRITIQUED AT MEDFORD TWP MEETING

On August 13, 2008, the Birchwood Lakes Colony Club board was represented by Peter Lange , attorney, to petition the special commissioners assigned to review the assessment for repayment of our lakes restoration project. BLCC rejected the special assessor's report presented by Martin Appraisers (Carabelli) on April 29, 2008 , which the board had deemed flawed in many ways. A history of the project and it's mandate vote in favor of the assessment from September 2005, were reviewed. The commissioners were reminded that the Birchwood plan was adopted and was an influence in the township ordinance to allow their role in collection of funds from residents to repay the loans funding our project, which the township has cosigned. The commissioners agreed to take this into account in rendering their decision for adoption of a fair and equitable allocation of costs and repayment , as required by statute.

ENHANCED VALUE ONLY FOR SOME LOTS IN THE CARABELLI REPORT

This issue was addressed by several residents representing themselves. Below is a brief synopsis.

Dr. Warren Torchinsky, 21 NW Lakeside, presented this analogy: If your car is damaged and your insurance company pays to have it repaired to its pre-damaged condition, how does that car have 'enhanced value'?

Andrew Meltzer, 102 NE Lakeside: My home suffered over \$200,000 of flood damages. For two years I have tried to sell it. I must disclose to potential buyers that the house suffered damage due to flooding. This disclosure turns buyers off. How has my lot value been enhanced?

Mrs. John Roeser, 194 SE Lakeside: In 2004, several months before the flood, I strongly considered moving. I consulted with a Realtor and he gave me a listing price and a price to accept. With this in mind, I am now being asked to believe, according to Carabelli's report, that of the approximate \$437,000 value of my property, \$407,100 is for the lot.

REPORT METHODOLOGY QUESTIONED

The Carabelli report was critiqued by two associations, the Birchwood Lakes Colony Club and the Concerned Birchwood Residents (CBR).

Steve Wilus, 34 NW Lakeside, representing the **Birchwood Lakes Colony Club**, dissected the report carefully. He testified that he believes he is uniquely qualified to have an opinion on this matter because of his job in commercial residential real estate for one of the largest banks in the country. In his opinion, the linear regression used in the report is flawed, the measurement date is suspect, numerous adjustments to value were not substantiated and the report is not a self contained report even though it is represented as one. Mr. Wilus said the report should have used lands sales comparisons as the basis for valuing Birchwood's lots but it did not use them even though comps were readily available. Mr. Wilus presented evidence to the Commissioners that supported a value of \$252,000 for an average lakefront lot, rather than the \$300,000 used in the report. He questioned how similar lots and/or adjacent lots like 138, 140 and 142 NE, or 190, 192 and 194 SE could have such dramatically different assessments. He asked how the report could conclude that 48 lakefront lots are valued at more than the highest ever recorded sale price for any lakefront lot. He presented the Commissioners with evidence that showed that if the report were adjusted to an average lakefront lot of \$250,000 and the unsubstantiated adjustments in the report were disallowed, then the top six assessments would total only \$156,000 rather than \$200,000 as per the report.

Prior to the hearing, the **Concerned Birchwood Residents'** attorney Eileen Born submitted a comprehensive Legal Opinion interpreting the NJ State Statute regarding special assessments for dams and lakes. The Legal Opinion also summarized many dam and lake assessment experiences in northern NJ townships. Examining these townships' assessments, the highest ratio of assessments of on-lake properties to off-lake properties was approximately 1.5 to 1.0. All the northern NJ townships implemented assessments conforming to their association's guidance. Typically, a vote of 50% or more in favor of a project was considered acceptable. At the hearing, CBR's Eugene Pasymowski presented his Review Appraisal, which also was previously submitted to the Commissioners. The CBR is a group of about 50 residents who banded together to review the Carabelli report.

At closing, the Commissioners announced they would have a decision in 30 days.

The official Township minutes of the meeting were not ready at the closing time of this Birch Log but will be posted on our web site as soon as they are received.

BOOT CAMP

**Melt fat away fast!
Flatten your stomach!
Tone your legs, butt, and arms!
Less than a mile from Birchwood!**



**NO NONSENSE
FOR SERIOUS PEOPLE ONLY
CLASS SPACE IS LIMITED**

\$250 for 12 hours of training.

That's about \$20.00 per hour!

**Where else can you get premiere, cutting edge fitness
instruction for that *incredible price?***

Classes Held Monthly

Meeting 3 times per week for 4 weeks

Boot Camp A: M/W/F @ 6:00am

Boot Camp B: M/W @ 7:30pm • Sat @ 9:00am

Pre-Registration Required - Call 856-396-2250



BBREAKTHRU

BREAKTHRUPTFITNESS.COM

200 Tuckerton Rd, Suite 17, Medford • Village of Taunton Forge