



Knollcrest Newsletter

Knollcrest
Family Community

Volume II, Issue I

September 2012

Greetings!

It's hard to believe that the summer is just about over! It seems like it just started. Knollcrest managed to weather the four record heat waves this summer without a single water shortage. The beach was full almost every day and the marina was active too!

Let's hope we have a typical Connecticut fall season and not one with 90 degree temps or October snowstorms. Here's looking forward to crisp air, apples, pumpkins and beautiful fall colors!

Other Points of Interest:

If you missed an issue of the Newsletter, they are available at the newsletter's new website Knollcrestnews.org.



A Smashing Success!

One of the highlights of the summer was the Knollcrest Picnic! It was held earlier than usual, on Saturday, July 14. The community was buzzing with excitement the day of the picnic. Residents showed up and enjoyed meeting their neighbors (many for the first time), sampling the abundant food and listening to great music!

Rob Hoyt, the Picnic Chair, did a fantastic job bringing back an old-fashioned community picnic. There were sack races, three-legged races, a scavenger hunt, and thanks to long-time resident Rich Kalinka, a fire truck visit from Squantz Engine Co.! It was clear that the kids all had a wonderful time. The watermelon toss for the teens provided great entertainment to all the residents watching from the beach, (props to Spencer Johnson on his win!) The long lost tradition of the adult egg toss was revived and was a big hit! It is sure to become a staple at every Knollcrest picnic from now on!

Music and entertainment were provided by Knollcrest's own MJ Vaiciunas, who volunteered as picnic M.C. for the day. MJ and fellow resident Rob Taylor, members of *The Candlewood Band* along with guitarist and fiddler Rich Bessel, closed the picnic with a wonderful live "jam" session.

The raffle was a great success as well. Nearly all the adult raffle prizes were donated by residents, which kept the cost of the picnic down. And boy! were they generous... a fabulous

TV, a Nook e-reader, Yankee tickets, a K-Cup coffee machine, as well as great bottles of wine, etc., gift baskets and retail gift cards too! So remember, if you receive a holiday or birthday gift this year that's not really "you", it's okay with Miss Manners to "re-gift" it if you donate it to the raffle!!

And while we're talking about donating -- anyone up for donating some time as Picnic Chair for 2013? The 2012 Picnic Committee promises plenty of help – we just need an organizer. Contact Rosemary Scott via the newsletter at { [HYPERLINK "info@knollcrestnews.org"](mailto:info@knollcrestnews.org) } if you have an interest or just have some questions.



A Year in Review...

The Knollcrest Board of Directors ended the 2011-2012 term with great satisfaction. Much was accomplished this year in the community. Even with dealing with tropical storms, and nor'easters, President Betsy Delaney kept the residents in mind at every turn. Under Betsy's tenure, meetings had an agenda and every resident's voice was heard. She was instrumental in implementing the email system. (90 of 100 homes are now on email). Not only was she able to keep the residents informed at all times, but she made the Board readily accessible to residents. For the first time, residents were able to easily voice their concerns and receive a timely response. Betsy also understood the importance of the Knollcrest By-Laws and their compliance. She was able to get the additions that were made to the By-Laws over the past several years, ratified by the residents and filed with the town.

At the last meeting of the 2011 Board, President Delaney gave special thanks to Board Secretary Jody Difranco for keeping up with all the email and mail correspondence (and there was a lot!) as well as transcribing the meeting minutes and all the notices and filings with the citizen news and for keeping the By-Laws in mind at all times. Thanks Jody!!

The directors also worked hard this term. Many open items were closed thanks to the dedication of all the Board members. Community property was spruced up and new signs were placed; The Knollcrest directory was updated and distributed; the many water issues that came up this year were addressed by repairing the curbing throughout the community; The windmill repairs and renovations were completed; The Board approved a motion to allocate funds for a generator system for the water system; a much needed second step was added to the beach; and the milfoil was removed at the marina and at the beach. All in all a very productive year!



The Knollcrest Annual Election

This year's Board of Directors election was eventful once again. Like last year, a large crowd of residents turned out. While there was only a single slate this year, all were interested in the vote.

The meeting started promptly at 9:30 AM. Nominating Committee Chair Marilyn Radder directed all the residents to sign in with the Knollcrest B.O.D. Secretary, Jody Difranco, and the Town's Assistant Registrar of Voters to receive a ballot. The registrar was invited to help with check-in this year in response to complaints from some residents about last year's check-in.

As the registration process was underway, questions arose from the residents attending as to the eligibility requirement of voters. It was stated in the Knollcrest By-Laws that if names were listed on the deed to Knollcrest property they can vote. However, per the N.F. Town Registrar, those who are over 18 years of age, live in Knollcrest, and are registered to vote in the town of New Fairfield are also eligible to vote in Knollcrest's annual election, in accordance with the CT State Statutes.

Due to objections by members of the group regarding this requirement, a motion was made to proceed with the vote *viva voce* -- by voice -- instead of a written ballot. Residents attending voted 23 to 12 to proceed by voice. Each nominee on the slate was voted on individually by a show of hands. Each nominee won by a majority vote.

Immediately following the election, Knollcrest Real Estate President Phil Naryniecki, announced an election for the Board of the Knollcrest Real Estate Corporation. The Knollcrest Real Estate Corporation owns all Knollcrest common property, (the beach, marina, windmill and right-of-ways) and leases its use to the Tax District.

Phil Naryniecki was nominated from the floor to continue as KREC President. He accepted the nomination. Jeff Beers was nominated as Secretary and Penny Johnson as KREC Treasurer. Rosemary Scott was also accepted onto the Board. Under the agreement with the Tax District, the Real Estate Board must hold one meeting annually. It was voted by those attending that the next KREC Directors' meeting would be held in May.

Before the Annual Meeting came to a close, outgoing President Betsy Delaney had a special announcement. She presented a "Generous Neighbor" award to long-time resident Walter Eppler in recognition of his ongoing community service in Knollcrest, now counting six decades. Walter volunteered his time and talents to complete a number of jobs for the community this year. He reinforced all the road and street sign posts, installed new reflective lettering on all KC street signs, helped the Board's Property Maintenance Director update signage within the district, built and replaced the charming "Knollcrest" sign at the triangle on Route 39. Walter made a big contribution to the Knollcrest directory as well by updating the original Knollcrest property map – by hand. Congratulations Walter on your award and a sincere thank you for all you do!

Betsy had also planned to recognize the Blackman family, who first noticed and reported the post-storm damage to the windmill last year. They were to officially “cut the ribbon” to the newly repaired windmill and receive a “Good Neighbor” award, however she and her family were not able to attend.



The 2012 -2013 Board of Directors

The 2012-2013 Knollcrest Tax District Board of Director Officers are: President - Mark Cronk; Vice President-Charlie Franklin; Treasurer-Kathy Cullen and Secretary-Ellen DeLeo. The Directors are Elliott Sears, Rosemary Scott, Walter Eppler, Marilyn Radder and Betsy Delaney.

A meeting was called by newly-elected President Mark Cronk immediately following the election. New Board members Kathy Cullen and Water Eppler were welcomed to the Board. The Board also discussed director assignments.

Monthly Board meetings will remain as every second Wednesday of each month except December. The meeting time and place are 7 PM in the windmill’s 2nd floor meeting room.

The first full Board meeting of the new Board of Directors will be Wednesday, September 12, 2012. Knollcrest residents are encouraged to attend. Please check the Knollcrest notice board outside the windmill for meeting notices, adjournments or changes, and any other important information.

If you need to contact the Board with concerns, suggestions or complaints, please attend a monthly meeting or email the Board at knollcrest @yahoo.com. You can also write to the Board at P.O. Box 8053, New Fairfield CT 06812.



Photos, Photos, Photos!

Don’t forget -- our website, Knollcrest.org is up and running! The Communications Committee is hoping to add your own nostalgic photos of Knollcrest’s past. If you have pictures from the 1960s, ‘70s ‘80s or ‘90s please email the committee at { [HYPERLINK "mailto:knollcrest@yahoo.com"](mailto:knollcrest@yahoo.com) } and let them know. All photos will be handled with care and promptly returned.



Basketball Committee update

The Basketball Committee, under the direction of Betsy Delaney, held a fundraiser for a new hoop and backboard at this year's picnic. They sold custom-designed Knollcrest tee shirts, sweatshirts, golf shirts, and baseball caps. You may see them being worn by Knollcrest residents. If you missed the picnic and were not able to place an order, contact Betsy via the newsletter at { [HYPERLINK "info@knollcrestnews.org%20"](mailto:info@knollcrestnews.org) } or by calling her at: (203) 746-3094. Betsy expects to place an order in the fall, probably early October. Sweatpants and fleece vests may be added to the Knollcrest logo inventory for the cold weather. All proceeds will go towards the new hoop and the 2013 picnic.



Welcome To Knollcrest!!

At this time we would like to issue a warm welcome to new Knollcrest residents, Ed and Sandy Potts of Crestway. Welcome to the community!



Knollcrest Networks

For Sale

5 Piece Pearl Export Drum Kit with Heavy Duty Hardware & Sabian Cymbals

7 ply Poplar shells with dark green lacquer finish (except snare is steel w/chrome finish)

22" Kick Bass w/Pedal & ISS Mounts for two toms

16" Floor Tom

12" Tom - ISS Mount

13" Tom - ISS Mount

14" Steel Snare w/Heavy Duty stand

Heavy Duty Hi-Hat stand w/Sabian cymbals

Heavy Duty boom style cymbal stand w/16" Sabian B8 Crash cymbal

Heavy Duty cymbal stand w/20" Sabian B8 Ride cymbal

Heavy Duty Pro throne

Used sticks & brushes included

Shells and hardware are in Excellent condition with a few minor scratches. The original Pearlstone heads show use but still in good shape.

Street price was over \$1100 new. Never roaded. Asking \$600.00 but will entertain serious offers.

Jon Radder - (203) 746-8033

Vendors Wanted

Some residents have inquired about a community tag sale to take place late September/Early October. If you would be interested in participating, please call Penny Johnston at 203- 731-7726 or email Penny at cenz@aol.com

If you would like to place an ad, please contact { HYPERLINK "<mailto:ads@knollcrestnews.org>" } and it will be included in the next edition

If you have any questions, comments or suggestions regarding the newsletter, please email us at { HYPERLINK "<mailto:info@knollcrestnews.org>" }