



# 2023

## Annual Report to the Membership

For Fiscal Year  
**July 1, 2023 to June 30, 2024**

Presented by the Board of Directors  
July 6, 2024

### Table of Contents:

• Agenda	2
• Minutes of July 8, 2023 Annual Meeting	3-8
• President's Report	9
• Treasurer's Report	10-11
• Financial Statements & Budget	11-12
• Internet & Useful Resources	13-14
• Aquatic Stewardship Program	15-22

### Current MLA Officers

Sharon Taylor - President, Chris von Alt – Vice President  
Gregory Poer -Treasurer, Sharon Atkinson - Secretary.

### Terms expiring July, 2024:

Gregory Poer Lot 119A

### Terms expiring July, 2025:

Carroll "Sam" Gorham Lot 40,

Jan Barker Lot73A

Sharon Atkinson Lot 91A

### Terms expiring July, 2026:

Chris von Alt 104A,

Sharon Taylor Lot 71

Preston Horton Lot 72

# **Maidstone Lake Association**

## **2024 Annual Meeting**

### **July 6, 2024**

### **Annual Picnic to Follow**

- 1. 9:00 AM Call to Order** President
- 2. Welcome & Introductions**
  - New Members
  - Invited Speakers:
    - Town of Maidstone
    - Maidstone Selectboard – Bruno Mackenzie
    - Essex County Natural Resources Conservation District
    - Sam Mayne
    - Game Warden
    - ?
    - Essex County Sheriff
    - ?
    - Others
- 3. Business Meeting**
  - Approve 2023 Annual Meeting Minutes ... Review and Acceptance
  - Treasurer's Report ... Gregory Poer
  - Safety Report ... Bill Sanborn
  - Boating Safety ... Linwood Mixer
  - Maidstone Lake Water Quality ... Chris von Alt
  - Lake Directory ...Mary von Alt
  - Maidstone Lake Service Award ... President
- 4. Nominating Committee Report:**
  - Election of new Board members
- 5. New Business**
- 6. 11:00 AM Adjourn**

**Maidstone Lake Association  
2023 Annual Meeting Agenda/Minutes  
July 8, 2023**

**MAIDSTONE LAKE ASSOCIATION  
ANNUAL MEETING  
SATURDAY, JULY 8, 2023**

**Attendance:**

Pres, Jim Mazzonna \_\_\_X\_\_\_, VP, Chris von Alt \_\_\_X\_\_\_, Treasurer, Gregory Poer \_\_\_X\_\_\_,  
Secretary, Sharon Taylor \_\_\_X\_\_\_, Sharon Atkinson \_\_\_X\_\_\_, Carroll Gorham \_\_\_X\_\_\_  
Eric Gagnon \_\_\_\_\_, Jim Mewkill \_\_\_X\_\_\_

**1. CALL TO ORDER 9:15am: President, Jim Mazzonna**

**2. Welcome, Acknowledgements & Introductions: President, Jim Mazzonna**

Invited Speakers:

**Maidstone Selectboard:**

- **Scott Lovell:** Town is headed in a good direction with a good team; a lot of progress being made. Attendance is up at Town meetings.
- **Brad McVetty:** road work planned for after September start ditching from the campground as far back as the telephone booth; grant available for this. Big project after LD replacement of culvert at the head of the lake – bypass bridge and loop has all been engineered. Contractor is ready to go – should take about a week or so. Same contractor – Darryl Mathews out of Waterford, VT – same contractor as previous culvert project. Linwood: kudos to maintenance of the road. Preston: any plans to repair over by Sanborns where it was bad during the Spring. Question about one land bridge: diagonal brace that is cracked found upon inspection; not too much information available as to when or how long the bridge will be fixed. Maybe more information by the end of next week. Immediate closure for safety reasons. Question/input: non-native species alongside of road – possibly coming in from gravel we are bringing in. Input: bulk waste/hazardous waste day now July 15, 2023, starting at 8:00am.
- **Chris Von Alt: VP and member of planning commission. Bob Champagne-Willis and Bruce Barker all members.** Town plan expires in 2024; over 50 years of planning and zoning. How many people are registered voters – approx. 10-15. Section in bylaws: surveys will be going out – with questions. Planning commission has no agenda; here to respond to will of people in the town. After they compile answers, presented to selectman – series of public meetings – please participate in them. Section 211 – shoreline overlay: 25 foot vegetative buffer shall be maintained (REFER TO PHOTO IN PHONE). Everyone who owns on Maidstone is encouraged to participate in this process. Planning com appointed by selectboard – every 8 years the com tasked with soliciting input from the town. Based on those visions and what the people of the town want; the bylaws are created. Enforced by the town. Right now trying to formulate questions. Last series was presented in 2015/16. You can email any member of the commission anything you wish to be presented to the town. Town website will be updated soon; under constructions. Any questions, email Mary Von Alt. If you want your email added just let Mary know. Current bylaws and town plan available on the internet.

- **Amy Pear:** all meetings are via zoom or hybrid and links are provided.

**Matt Thomas – Essex County Sherriff:**

- Respond to most of the calls in the county. Fish and Game takes calls within state parks. Spoke last year. This year is busy – increased hours in Island Pond to 40 hours. Contract in Maidstone – incidents in Maidstone – busy on 102 mostly speeding. Lake is pretty quiet. Car/motorcycle accidents have been seeing a lot of them as a whole. Helmets are required in VT. Recommend full helmet if riding motorcycle. Impairment is usually a factor in most accidents here – do not drive if impaired.
- Sharon Atkinson: ebikes stolen out of shed; be sure if you have anything important, make sure it's locked up.
- Cameras are recommended for personal property. Make your property a more difficult target.
- (4) officers at current time.

**Linwood: asked if on the way to Canaan or Island Pond to make stops in on the lake road.**

- Working on speed ordinances through town – our road is different because it runs through Brunswick and Maidstone.

**Preston Horton: any break-ins on Paul Stream Road A: yes**

**Sam Mayne – Essex County Natural Resources Conservation (new Heather):**

- Recently did a more comprehensive assessment of watershed to make sure projects are having maximum benefit. Just completed last month. Phosphorous trends heading up; not a good thing. The streams, roads, shoreline – streams and road are in great shape. Shoreline is the place where the most room for improvement. Vegetating the shoreline with native plants. Number of projects identified through that, that we will apply for grants to assist with this.

**Kitty Chase – NEK Broadband:**

- Covers entire NEK; started in 2020 and were organized all over the state to help make sure federal money goes to promote access for everybody in the state. Every address in the state that has electrical connection/service.
- Going to cover using fiber optic cable on telephone/utility cable all over. Not impacted by season, trees, number of people using. Going to be able to provide high speed reliable internet for years and years to come.
- NEK broadband rec of Reconnect Grant from USDA. **TO PROVIDE ACCESS TO NEK 22** most rural towns (Maidstone is one of them).
- Installing fiber involves 8 stages. Contract needs to be signed sometime this fall; engineering and licensing to install fiber on telephone poles. Then construction and so forth.
- Spring/Summer 2025 anticipated date of access/availability.
- Flyers are available
- You can sign up and say you're interested at [nekbroadband.org](http://nekbroadband.org)
- Expressing interest helps them to know where they need to go. They've been working on a backbone structure. Building redundancy and reliability.

**June: information is also on town website**

- CUD is non-profit; it is involved to get everyone access. Run by your community and your neighbors.

**June: wants to make everyone aware that trucks/workers will be coming in from all over the US. As per Kitty – commitment to source workers for this project 90% from NEK. Apprenticeships being offered.**

**Burt Klein:** *what year was grant signed. Kitty: not signed, coming.*

**Jim:** *if 200 camps sign up; would this help take priority over long stretches? Kitty: If they know an area has a LOT of interest, they will attempt to prioritize the area on first pass through. They will keep at this until it is available for EVERYONE.*

**Luc Beaubien – NewCo:**

- Rec'd money/grants about two years ago to provide internet. Restructured pricing to make it more affordable. Recently announced speeds up to 50mbs down. More compact pricing scheme; recently hired a tech from Lancaster area to do installs and repairs as necessary. Have had some service issues in June. If you are having issues the sooner they hear about them; the sooner they can address them.

**Jim:** *how many homes? Luc: about 65. Jim: updated price chart available will be passed out.*

**Terri Williams, Representative Essex/Caledonia:**

- One of main goals is to make other counties aware of our county. Any questions or concerns please reach out. Big topic they are working on is the bridge – expressed concern for firetrucks and emergency services. Dealing with school costs – still in plan to work with Bob and rest of county to make sure that the towns get a better understanding of how school tax is created and why it is the way it is. Want to provide input on how successful or unsuccessful this is for us. Grant writing will be a big part of this. Working to connect all towns together with grant writer. Email: [twilliams@leg.state.vt.us](mailto:twilliams@leg.state.vt.us)
- VT energy standards have been upgraded recently; is anyone working to provide help to those who cannot be without propane. No funds seem to be available to residential locations to meet energy regulations.

**S5 – research to add background**

- Our President Pro Tem wants to make a visit on 7/27/23 to the NEK. Just wants a quick meet and greet.

**Russ Inglass – VT Senator:**

- Joe Flynn will have a message about bridge by the end of today.
- Lot going on in this community; power line that is trying to come through 7 towns but there is a lot to be determined about this. We have a bit of a problem with dispatch in emergency situations. Russ has gotten state involved in this. Progress will be made.
- Money is available for many types of issues – just reach out to Russ for help. Our goal is to make your life easier and provide a conduit to the state.
- Contact information will be available on the website.

**Preston:** *any ability to put pressure on DirecTv about removing local stations. Russ: he will get in touch with the AG today regarding this.*

- Question about power lines: could be a good thing but it is a community decision. 750k to the state – each community will receive it as long as the system is in place. The state is cautiously optimistic about this project. Could really be a big thing for this area as far as reliability. Planning to bury it within a state right-of-way; could be bi-directional.
- They plan to put some of the power into local grids. Should reduce power costs locally.

**Amy:** *some of the presentations will be added to website so people can be informed. There were several meetings that people were invited to, and there will be several more.*

### 3. Business Meeting: President, Jim Mazzonna

a. Introduction of New Residents

b. 2022 Annual Meeting Minutes Review

- Linwood motion to approve as posted; 2<sup>nd</sup> Andy; motion passes.

c. Treasurer's Report, Gregory Poer

○ **Review of membership**

- 127 members, only 100 prior to meeting
- Preston Horton – mowing dam and boat launch
- Chris Von Alt – manages boat launch and shoreline monitoring
- Ice-out 2023 made the association \$1,090.00 (winner was Preston Horton); Sharon and Dave Atkinson have been doing this – but next year they will be traveling. If you are interested in taking over, please contact the board. Dave Lufkin and Sam Gorham monitor clock on the ice.
- Bob Champagne-Willis – does all bookkeeping for the association with volunteering time. Makes budgeting and accounting reports so easy.
- Rob & Deb Lafontaine – providing luncheon today. Donated their time to this event.
- **Review of financials** as of 6/30/23: Refer to report (attach)
- Motion to approve: Sharon Atkinson Bob Lancraft 2<sup>nd</sup>; motion passes to accept budget as presented.

d. Safety Report, Bill Sanborn

- Open burning laws: if you have an outside fire, you have to have a permit. Permits do not cost \$. You are allowed to have a small campfire within a small rock ring without having a permit. If using fire pit to burn brush you need to have a permit. A campfire is a small fire you sit around for warmth or to cook on – anything beyond that you need a permit.
- Anyone without 911 signs NEED to have them. This is how emergency services locates you. This is essential. There are still a number of places around the lake without them. Specific requirements as far as the size, letters and numerals and have to be reflective. MLA has approved signs for sale for \$10.
- Emergency helicopter landing zone: this association funded this years back. Has never been used until a week ago. Our LZ was noted to be exceptional by the pilot who used it last week.
- Maidstone bridge: emergency services use that bridge – when it's closed its another 8-10 miles (10-15 minutes to response time). You are looking at up to 45 minutes for a response time now. Please add pressure to appropriate channels to get this fixed.

***Preston: ask Groveton to position one of their ambulance to the town hall? Or up towards Debanville's? A: doesn't hurt to ask, issue of personnel availability, funding?***

***Sharon Atkinson: Can you ask them which direction they might be coming from?  
A: shorter for Groveton to come through Guildhall***

e. Boating Safety, Linwood Mixer

- (refer to regulations provided by Linwood)
- Please add regulation information to refrigerator if renting out properties – we want everyone to be knowledgeable.

***concern about public beach framing with buoys not being visible enough; Jana? Boats coming too close – people swimming past ropes. Note to contact state park about this.***

- Thanks to Bill Sanborn for all help with snowmobiling trails.

f. Water Quality Reports, Chris Von Alt

- Refer to Water Quality Report
- Value of property is linked to quality of lake water. Need more volunteers to protect the quality of the water in order to protect the value of your home.
- Programs currently running:
- La Rosa Program funds lab testing of water samples taken from this lake. Every other week a sample is taken from the river next to Bob Snowman's home. Phosphorous levels are high.
- Review of Lay Monitoring Program
- Review of Greeter Program
- A1 Reclassification – put in 2 years ago; state isn't really doing anything.
- LakeWise Program discussion
- Wakeboat issue – petition is with DEC from a group of people. DEC is proposing to limit to 30 lakes accessible to wake boats. Each wakeboat needs to pick a "home lake". If they want to pick another lake they have to be cleaned. No \$ available to fund the cleaning of the boats.

***Linwood: Surface phosphorous vs bottom phosphorous. Are fireworks contributing? Fireworks do not contribute the phosphorous that is contaminating the lake. Chlorophyl, caffeine, phosphorous are being tested/tracked. If you see high caffeine you know you have problems with your septic systems. Caffeine is a septic tracer.***

- We can do more in terms of writing grants and to help people get funded to make repairs and corrections.
- Energy from people of the lake.
- Shoreline Monitoring Program: group of people who kayak around the lake to look for plants. The survey performed this year is up on the website. Free shirts for anyone who wants to be signed up as an ISP – Invasive Species Patroller. \*\*\*You learn to identify plants around the lake. 3-4 hours over the summer.

***Jim: the work done last fall provides us with a baseline going forward, thanks again to Chris and Mary for all of their hard work. He does need help.***

**There's two AED's on the lake. – Marked so you can gain access to them year round.**

g. Lake Directory, Mary von Alt

- Review of the directory; ask everyone to check their information. For personal use only. Like a "phonebook" for the lake. A pdf will be sent out to all available emails.

h. Remarks & Maidstone Lake Service Award, President Jim Mazzonna

- No consensus for award this year.
- Thanks to the State for the use of the park for our meeting year after year.
- Thanks to the board for 15 years of working together.

***Chris von Alt: enjoyed working with Jim after all these years, big round of applause for his leadership and work over the years.***

#### **4. Nominating Committee Report**

Two vacancies:

- Jan Barker volunteered. Lives here full time. Lake means a lot to her.
  - Linwood – 2<sup>nd</sup> motion; motion passes to add Jan Barker-Baker
- Jim – nominates Preston Horton to join the board
  - Mary von Alt 2<sup>nd</sup>; motion passes to add Preston Horton.

**Health officer: any programs you would like to see please contact Sandy Greg/Gray. Mention of swimming lessons.**

Additional Old Business

**5. New Business**

- None

**6. Adjournment**

**MLA Election of Officers, Appointments**

President: Sharon Taylor volunteers to hold position for one year.

Motion to accept Greg Poer; 2<sup>nd</sup> Sharon Atkinson. Motion for Sharon Taylor to MLA Board President passes.

VP: Chris Von

Motion for Chris Von Alt to VP: Sharon Taylor., 2<sup>nd</sup>: Jan Barker. Motion for Chris Von Alt to MLA Vice President Passes.

Treasurer: Greg Poer

Motion for Greg Poer to Treasurer Sharon Taylor; 2<sup>nd</sup> Preston Horton. Motion for Greg Poer to MLA Treasurer passes.

Secretary: Sharon Atkinson

Motion for Sharon Atkinson to Secretary: Sharon Taylor, 2<sup>nd</sup> Greg Poer. Motion for Sharon Atkinson to MLA Secretary passes.

Next MLA Board Meeting Proposed:

Second Wednesday – October 11, 2023 6:30pm, via Zoom.

**Motion to Adjourn proposed by Jim Mewkill; 2<sup>nd</sup> by Sharon Atkinson. Motion to adjourn passes, meeting adjourned at 11:52am.**



# Maidstone Lake Association President's Report

For Fiscal Year ending June 30, 2024

Thank-you for your ongoing & generous support that enriches the stewardship of this great lake and surrounding lands. Our **individual efforts** each contribute powerfully to the overall impact in creating a difference in how we leave this place to those who follow. **Your ongoing support** -- through dues or donation & volunteering help us move forward and create a legacy that will sustain the great lake and lands we all so much enjoy. All those sources of support are vital to our sustainability.

We cannot adequately express our gratitude to those who volunteer their time to support our lake community. The MLA Directors serve this community to foster the MLA mission & taking great care to act in the best interests of all owners. Please consider serving as a Board member or other volunteer position. As you might expect there are also many folks who work tirelessly behind the scenes to support the lake in so many areas.... mowing the dam, trailer parking and maintaining the boat launch, plowing, green-up day, ice-out, selling crafts, coordinating with the State, shoreline & boat launch monitoring, shoreline monitoring, helicopter landing zone designation & improvement, fire safety, and the list goes on & on. Without this amazing level of volunteerism – it simply cannot be done. Please accept our collective and eternal appreciation & gratitude for all that you do!

As we continue to share with you in Annual Reports, Maidstone Lake Mirror's, and each year at the Annual Meeting - our work **together** is a continuum of those that have served before us. There are many new challenges that face our Lake that will require our mindfulness and vigilance. While we are fortunate to have a lot of undeveloped forestlands surrounding the lake, we must not overlook the value and importance of the lake water & watershed. **The quality of the water and ecosystem are tightly woven together - so we should not take lightly those things that threaten their stability. Simply put – as the water quality goes – so goes the lake.** Our comprehensive triad of existing programs in the Lay Monitoring, Greeter, and Shoreline Monitoring activities to help us detect any issues with invasive species or degradation of water quality. These are critical programs that we will continue to support along with our efforts and practices to improve the water quality in working with the Essex County Natural Resources Conservation District to see how we can all work together to implement Best Management Practices on our properties. We need to continue to push ourselves to find ways to make improvements that result in protecting the waters we share. We have conducted a baseline of our aquatic species this summer along with other efforts to help us understand our ecosystem better and how to recognize changes in conditions. We also are fortunate to have the State complete a LWAP ...

**Any lake that is unfortunate enough to have an infestation of milfoil or other aquatic nuisance does not ....EVER... eliminate the nuisance – rather they must plan for ongoing remediation efforts to simply “manage” the impacts of the nuisance.** The reality is if we have an infestation – our **reserves may well be depleted in the first year** and then the recurring annual estimate could be upwards of \$100K or so to “control” the nuisance. There is very limited State, and unknown local support for this, so that leaves us to find the additional resources. Let's continue to support our best efforts to keep our lake free of these very devastating and permanent impacts.

To maintain the quality of Maidstone Lake is we need to continue supporting all parts of the Aquatic Stewardship & Water Quality Programs to ensure we create a sustainable pathway. We also should take steps at our camps to make sure we are thoughtful about improving/maintaining our shoreline habitat, land development, lawn care practices, and septic systems. Water quality is key to our sustainability, and we should hold ourselves accountable for the quality of our lake ecosystem.

We are so fortunate to have such a great place to share and enjoy so many year-round outdoor activities on some of the most pristine lands in Vermont. Our legacy is created by your continued generous support – through donations, membership, serving the Lake or community, volunteerism, participating when and where you can, creates a positive energy and a pay-it-forward spirit. Thank-you again for your ongoing & generous support of the MLA and please continue to foster new friendships across the great community of Maidstone.

**Sharon Taylor, President**

**Maidstone Lake Association  
2023-2024**

**Treasurer's Report**

For Fiscal Year ending June 30, 2024

We continue to report another good year for the Association's financial position. Thanks to all of the members of the Association and to the Town of Maidstone. Our membership last year was 127 members. We encourage everyone to talk with your neighbors and friends and invite them to join the Maidstone Lake Association if they are not already members. Though membership is voluntary, support of the Association should be seen as an inherent responsibility of lake ownership. It makes good and proper financial sense to spread the maintenance costs of our lake among all the property owners. Many Associations require the financial maintenance of an area to be shared by all of the property owners. **100% participation** in the Association makes a strong statement and enhances our ability to get things done. Our "Mission" remains just as stated in our MLA By-Laws:

- To promote services and improvements in the Maidstone Lake area which are mutually beneficial to all owners
- To have representation with the State, Town, and Civic officials relative to property owner interests
- To promote the "Good Neighbor Policy" among the owners
- To preserve the natural beauty of the environment
- To preserve the purities of Maidstone Lake

**The Maidstone Lake Association doesn't make nor enforce any regulations on your camp or lot.** The State of Vermont and Town of Maidstone make and enforce regulations.

We want to continue to place significant emphasis on the Aquatic Nuisance (Boat Launch Greeters) and Shoreline Monitoring Programs. **Chris von Alt** continues the management of the Program. Shoreline monitoring is a very important part of the overall program by keeping a watchful eye on your piece of the shoreline. Please let Chris von Alt know of any unusual or suspicious plant growth. The 2024 Ice Out Contest made the association \$1,120.00. **Bill Corey** received \$1,120.00 in this year's ice-out contest. We greatly appreciate **Jim Mazzonna** for managing the Ice Out Contest this year. In addition, the dedication of **Sam Gorham, Sharon & Dave Atkinson, Bob Champagne-Willis, and Dave Lufkin** with their watchful eyes on the Ice Out Clock. Another successful year with the Ice Out Contest.

**Bob Champagne-Willis** (105) has continued to provide invaluable volunteer bookkeeping and accounting services for the Association. His data processing system makes it easy to monitor our budget, accumulate data and produce current financial reports. The document that follows is a special single page report we have developed to have an easy way to represent our actual income and expenses for fiscal year 2023-2024 and the 2024-2025 projected budget.

I hope everyone has a safe and fun filled summer and season. Let's work together to create a vibrant and diverse lake association.

**Gregory B. Poer**  
**Treasurer, Maidstone Lake Association**

<u>Maidstone Lake</u>		<b>FY23-24</b>	<b>FY23-24</b>	<b>FY24-25</b>
		<u>Actuals</u>	<u>Budget</u>	<u>Budget</u>
<b>Reserves</b>	Legal	5,000	5,000	5,000
	Milfoil Abatement	115,000	115,000	120,000
	<b>Total Reserves</b>	<b>120,000</b>	<b>120,000</b>	<b>125,000</b>
<b>Assets</b>	CD's	90,133		
	Checking	5,371		
	Money Market	50,353		
	PayPal Account	0		
	Prepaid Administrative			
	Cost	0		
	Prepaid Bond	0		
	Prepaid Insurance	0		
	Prepaid Web Site	899		
	<b>Total Assets</b>	<b>147,056</b>		
<b>Income</b>	Summer Social Fund	15	0	0
	911 Signs	210	30	100
	Advertising Website	0	0	0
	Annual Picnic Donations	0	0	0
	Clothing Sales	3,534	3,000	3,200
	Craft Sales	783	800	750
	Dam & Boat Launch	1,151	4,000	2,000
	Decal Income	0	50	50
	Dues	6,690	7,000	7,000
	History Book Sales	142	150	100
	Ice-Out Contest	2,300	2,000	2,400
	Interest	113	200	150
	Milfoil - VT Grant	4,656	3,654	10,430 *
	Milfoil - Maidstone	1,000	1,000	2,000
	Milfoil - Donations	0	50	50
	Donations - Other	352	600	400
	Trailer Parking	160	250	100
	<b>Total Income</b>	<b>16,450</b>	<b>19,130</b>	<b>18,300</b>

<b>Expenses</b>	911 Signs	0	300	300
	Accounting Software	688	370	700
	Annual Meeting/Picnic	1,366	1,000	1,400
	Bond	0	260	260
	PayPal Service			
	Charges/Fees	245	0	150
	Insurance	992	1,700	1,700
	Miscellaneous Costs	758	600	700
	Postage	130	65	140
	Vermont Registration	50	20	50
	Service Awards	0	140	140
	Supplies	136	400	200
	Clothing	4,220	2,100	2,900
	Donations - VT			
	Traditional Use	750	750	750
	Dam & Boat Launch	300	600	500
	Ice-Out Donation	560	1,100	1,100
	Milfoil/Greeters			
	Program *	4,471	3,823	1,000
	Defibrillator (AED)			
	Purchases	0	500	500
	Website	365	230	370
	<b>Total</b>			
	<b>Expenses</b>	<b>14,981</b>	<b>13,958</b>	<b>12,860</b>
	<b>Net Balance</b>	<b>1,469</b>	<b>5,172</b>	<b>5,440</b>

\* The Grant income from the State is shown for information only. The Grant money flows to the Town and is used to fund those hired as "Greeters". The MLA picks up the expenses that exceed the Grant.

## The Internet of Things at the Lake

The Internet services at the lake are certainly getting better as each year passes. We rely on private companies to make this happen and sometimes it does not work out. We are excited to hear of the Fiber initiatives with NEK Broadband. You can pre-register for services: <https://nekbroadband.org>

### **1. Satellite: The latest player in this market is Starlink which works well for those that have installed it. For Starlink:**

- you need to have a view of the N/NE sky.
- speeds could be 50Mbps or higher download and 20Mbps or higher upload.
- latency is advertised as 20-40ms which is fine for most all applications.
- there are no data caps - at the moment - like other satellite providers.
- understand it does not pass SIP protocol which would mean no WiFi calling now.
- Cost of service is \$99 per month plus the one-time equipment charge of \$600.
- self installation.
- There is a Starlink App you can download, and it will walk you through locating the antenna placement on your property. You can do this without ordering service.

More info at:

<https://www.starlink.com>

Type in your service address and you will be either able to sign-up to be notified or allowed to order equipment. [855-627-2554](tel:855-627-2554)

Starlink: <https://www.starlink.com>

**2. DSL:** This service is provided by Consolidated Communications and working well for many around the lake - but not all. This service is where the Telephone companies can use existing copper phone lines to multiplex the data and provide homes with Internet. Works well but is limited in the speed it can provide. Relatively cost effective and if you are within the prescribed distance of the Telephone building which is located on the East side.

#### **DSL Services**

Consolidated: [603-703-9865](tel:603-703-9865)

<https://www.consolidated.com>

**3. NEWCo Wireless Services on Maidstone Lake:** So, these companies like NEWCo leverage existing services & technologies and then add value. So, a good example of this is New England Wireless Co (NEWCo). NEWCo uses a fiber optic connection to the outside world and then has set up a series of wireless access points around the lake to which you can connect to through a box that they provide. This system has been operational for several years and has been recently upgraded. You will need to call them to set-up the service. Pursuant to a grant from the State of VT New England Wireless Co. ("NEWCo") is now offering Internet access with increased speeds.

#### **NEWCo Customer Support: 877-543-8429**

**4. Cellular Data:** Anyone who has a smart phone has a data plan and these devices can be used to connect to the Internet. These systems rely on Cell Data towers to provide connectivity. Hopefully, in the next few years – newer technologies like 5G will create better Internet access at the lake. If we had good cell service into the lake you could also "hot spot" your cell phone to provide Internet. 5G has great data throughput but requires towers to beam down into the lake.

**5. Cable:** This may never happen either due to low density of population - but it uses Coaxial Cable to provide TV & Internet services. Doubt Spectrum or other providers will find payback by routing cable to the lake.

**6. Fiber to the House: Maybe soon?!** There is an ongoing project for fiber optic connectivity for all NEK residences sponsored by the NEK CUD. The estimate for high-speed internet for Maidstone Lake should be within 2-3 years?

**Speed:** Speed matters! Generally, you will be able to get somewhere between 1.25 – 30 + Mbps on the services that are available to the lake. Those are terrible speeds compared to what you can get in the rest of civilization - but this is what we have! Your actual mileage may vary - your speed will be

what you experience - NOT what they sell you! The costs vary as well from something like \$90+ or so and up.

**Which Internet Option is best?** The one that works! Seriously - there are many factors in each of these services that need to be considered. Availability is the largest driver - some of these services will not work in certain locations of the lake - or work the way you expect it.

**This stinks - who can I voice my opinion with?** This is interesting because if you look at what the Vermont DPS states on their website - it is a private issue.

<http://publicservice.vermont.gov/telecom/consumers>

You can certainly email the Vermont Department of Public Service with your questions & inquiry.

BUT - the fact of the matter is ....this is from their website:

**Broadband (From Vermont DPS Website)**

"Broadband services such as DSL, cable modem, dial-up Internet, wireless and satellite have been deregulated at the federal level by the FCC. What this means for consumers is that the state of Vermont cannot compel any company to offer broadband services, nor can the Board or the PSD regulate how these services are offered or what companies charge for them. The Telecommunications and Connectivity Division can assist consumers in finding out what broadband options are available in their area." For more information on Vermont DPS Broadband Initiatives:

<https://publicservice.vermont.gov/connectivity>

**Resources for you 7X24: Reminder that our Lake Website and the Town have Maidstone Website have online resources for your convenience.**

Maidstone Lake  
<https://maidstonelake.net>

Town of Maidstone  
<http://www.maidstone-vt.org>

Maidstone Lake – Membership Form  
<https://secureservercdn.net/104.238.71.109/av5.10a.myftpupload.com/wp-content/uploads/2022/04/MLA-Membership-2022-23.pdf>

Maidstone Lake – Pay Online Membership Form – PayPal  
<https://maidstonelake.net/membership>

Maidstone Lake – Pay Online Boat Trailer Form – PayPal  
<https://maidstonelake.net/trailerparking>

Maidstone Waste Schedule  
[https://drive.google.com/file/d/1o7Bxgdba6BpBNLzhMLwZwXfl2CUEb\\_is/view](https://drive.google.com/file/d/1o7Bxgdba6BpBNLzhMLwZwXfl2CUEb_is/view)

Boating Safety Guidelines  
<https://av5.10a.myftpupload.com/wp-content/uploads/2019/05/Vermont-Boating-Regulations-Resources.pdf>

Maidstone Lake E-Resources Page  
<https://maidstonelake.net/mla-lake-info>

Maidstone Lake Classified Section  
<https://maidstonelake.net/lake-classifieds>

Maidstone Lake Quick Link Resources  
<https://maidstonelake.net/links-of-interest>

Town of Maidstone – Documents & Policies  
<http://www.maidstone-vt.org/documents>

Town of Maidstone – Town Officials  
<http://www.maidstone-vt.org/town-officials>

Town of Maidstone – Meetings Info Page  
<http://www.maidstone-vt.org/meetings>

## Maidstone Lake Association 2023 Water Quality Report

Christopher von Alt

June 9, 2024

Maidstone Lake Association has a number of programs that are aimed at protecting the clear, low nutrient water that fills our lake. These programs may be grouped into four categories: The Aquatic Invasive Species Program; The Nutrient Trends Program; The Shoreline Protection Program; and The Lake Wise Program. The Maidstone Lake Watershed Action Plan, The Reclassification of Maidstone Lake, The Tactical Basin Plan, and Wake-Boat-Sports are also discussed below. The Maidstone Lake Association requires your help with these programs. If interested, please contact Chris von Alt @ 802-676-3177.

(1) **Aquatic Invasive Species (AIS) Programs:** Programs in this category include the **Greeter Program** and the **Shoreline Monitoring Program**. Both of these programs are aimed at the early detection of invasive species, before they have a chance to take root or spread throughout our lake. If Maidstone Lake becomes infected with an invasive species, it will degrade the lake by making it a much less appealing place to swim, boat, fish, or live beside. Shoreline property values will decline. All attempts to remove or control any of the common invasive species will cost lakeside property owners and the Town of Maidstone a great deal of money and time. These are problems we do not want. **We need more volunteers to help support both of these programs.** To date, the Greeter and Shoreline Monitoring Programs have not identified any invasive species within Maidstone Lake. A list of native plants found in the lake are included in the [Maidstone Lake Plant Inventory](#) that was conducted in 2022. However, many nearby lakes and rivers are infected, and many boats that are operated on these infected lakes are free to come to Maidstone Lake for their owners to fish or just have fun. The **Greeter Program** is our first line of defense against the introduction of invasive species from water craft transiting from these infected lakes and rivers onto Maidstone Lake. **The Shoreline Monitoring Program**, which is also described below, is our second line of defense.

**Greeter Program:** Aquatic invasive species are spread from water body to water body in many ways including overland transport of watercraft, trailers, fishing equipment, and other recreational equipment from one lake to another. The most effective way to prevent the spread of invasive species is through education, equipment inspections, and watercraft decontaminations to remove invasive species. The Maidstone Lake Greeter Program is focused on the inspection of watercraft entering the lake through the public access area boat ramp that is managed by Vermont Fish and Wildlife. We do not currently decontaminate or clean watercraft because we do not have a suitable location or the equipment required to decontaminate water craft. Boat owners are asked respectfully if their boats can be inspected to insure there are no invasive species on board before the boat is launched from the access area. The boat owners' participation is not mandatory. If any invasive species are found, the boaters are asked to not enter the lake until they have cleaned and decontaminated their boats themselves outside the access area and away from the lake.

A Greeter can normally be found at the access area between 7:30 AM and 4:00 PM Thursdays, Fridays, Saturdays, Sundays, and holidays from Memorial Day through Labor Day. For the 2024 season, Jim Percy is our Greeter inspecting watercraft entering and leaving the lake. Chris von Alt has been managing the program since 2019. During 2023,



our Greeters spent a total of 376 hours on station, inspecting 244 watercraft. No invasive species were found. The State of Vermont awarded a grant to the Town of Maidstone for \$3,893 in 2023 which covered 30% of the total costs (\$11,887) of the program. The Town of Maidstone and the Maidstone Lake Association contributed the additional funding required (70% of the total or \$8,233). This money is used to provide the salary for the Greeters. Volunteers provided additional time that is required to support the program. The cost of the Greeter Program in 2024 will be about \$14,790 since we decided to include another day each week - Thursday. The State typically funds a percentage of the program's total cost. The total cost may include hours volunteers spend supporting the Greeter Program directly, or through the Shoreline Monitoring Program which is discussed below. The more volunteers we have supporting these programs the less the Maidstone community has to contribute in cash and the better are chances are of keeping invasive species out of our lake. **We need more volunteers to help protect the lake.**

**Shoreline Monitoring:** Patrollers supporting The Shoreline Monitoring Program look for milfoil and other aquatic invasive species along the lake's shoreline by paddling a kayak or canoe, or by snorkeling along the shoreline out to a depth of about 10 feet of water. The goal is early detection of any aquatic invasive species so they can be removed before they have a chance of establishing themselves and spreading throughout the rest of the lake. Since all patrollers volunteer their time, the program contributes to the generation of the matching funding that reduces the cost of the program to the Maidstone Lake Association. For 2024 we have indicated that our Invasive Patroller Program will generate \$630 in matching funding, by providing 42 patroller hours credited at \$15/ hour. Additional matching funding comes from a \$2000 donation from the Town of Maidstone (an increase of \$1,000 from past years), and \$2,600 generated by the 104 volunteer hours Chris von Alt provides managing the program each year. This time includes applying for the grant, managing the program during the summer, and generating the final report. During the summer of 2023, a total of 83.9 hours were spent patrolling the shoreline. Currently we have 11 patrollers signed up to monitor different areas on the lake. Large parts of the lake are not yet selected for monitoring by any volunteers. **We need more volunteers. Please help.**

Two years ago, the patrollers began identifying the geographic location of the native plants and animals that may be found along the shoreline by photographing the plants and using the Seek plant identification application, available at [https://www.inaturalist.org/pages/seek\\_app](https://www.inaturalist.org/pages/seek_app). Some of the plants that have been identified are Pipewort, Cattails, and Pondweed. In the Bull Throat, we have found Water Horsetail, Three-way Sedge, and Water Shield. Not only is it interesting to learn the names of the harmless aquatic plants living in our lake, it also helps to identify what should **NOT** be living here.



Cattails

71° 39' 38.46" W, 44° 38' 25.212" N



Pond weed

71° 39' 38.022" W 44° 38' 25.38" N

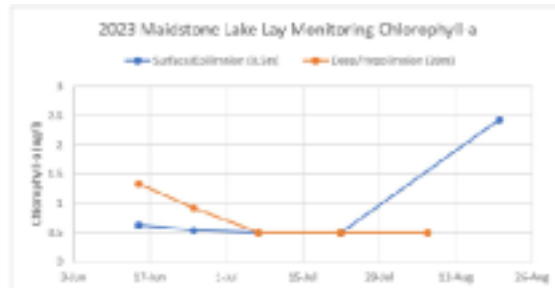
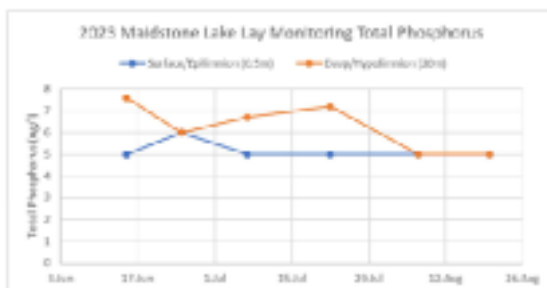


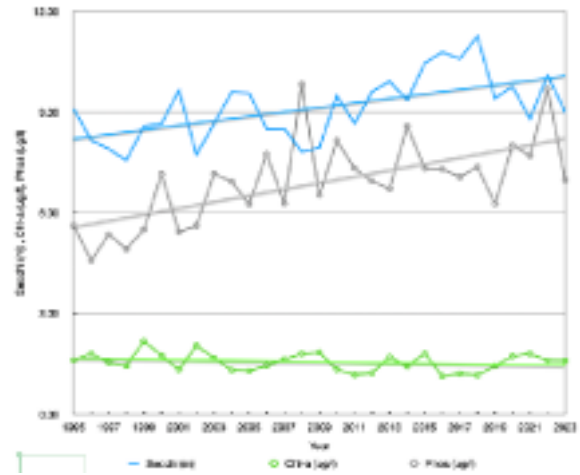
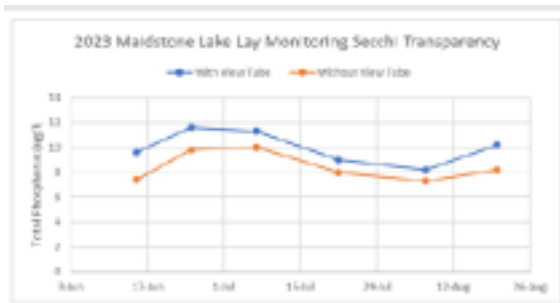
Pipewort

71° 39' 5.55" W 44° 39' 4.728" N

(2) **Nutrient Trends:** Programs in this category include the **Lay Monitoring Program** and the **La Rosa Program**. The aim of these programs is to measure the concentration of Phosphorus in the water early in the Spring (soon after ice-out), and then to monitor the concentration of Nitrogen, Phosphorus, and Chlorophyll-A, as well as the clarity of the water by measuring the Secchi depth, during the Summer. Phosphorus is the main nutrient of concern because it fuels the success of most fresh water algae. Algae are photosynthetic organisms that derive energy for growth from the sun. If they are in a lake with too much phosphorus, they may become too successful and can cause harmful algae blooms, as some algae are toxic. Oligotrophic lakes like Maidstone do not normally have such problems. However, findings over the past decade have demonstrated that Maidstone Lake's nutrient trend is poor, stressed, and of concern. As a community, we need to work to reverse this trend, if we do not want algae blooms and invasive plants to become common in our lake. The concentrations of Chlorophyll-A and the Secchi depth collected during the summer are indicators of how successful the algae are, before a bloom occurs and their success becomes apparent.

**Lay Monitoring:** With support from Lynwood Mixer, Lee and Mary Stewart supported the Lay Monitoring program as volunteers for the three decades prior 2021, for which we all owe them an enormous debt of gratitude and appreciation. We are lucky to have the extensive historical records their work has generated. Chris von Alt took over the program in 2021. The bi-weekly samples collected during the summer are sent to the State and are used to generate the Summer Total Phosphorus, Secchi, and Chlorophyll- A charts that are included below and in the **Maidstone Lake Score Card**. A list of Maidstone Lake **native aquatic plants** may be found at this link; the following is a link to the 2022 **Maidstone Lake Plant Inventory**.





**La Rosa Program:** Since 2003, the LaRosa Partnership Program (LPP) has helped watershed organizations and monitoring groups across Vermont implement new and/or ongoing monitoring projects for surface waters in need of water quality assessment, by helping to alleviate the burden of laboratory analysis costs. This testing allows community members to engage with their local streams and rivers and to learn about water quality issues. In 2022, MLA applied to monitor one of the major tributaries running into Maidstone Lake.



The Figure below shows the location of the stream that runs along the lot line between Weyerhaeuser Company land and conserved land managed by the State of Vermont Housing and Conservation Board. The stream is down slope from both Lake Mountain and Stoneham Mountain.



Under the LaRosa program, two parameters were measured. In total, six samples are

taken and analyzed. Both Total Phosphorus and Total Nitrogen are measured. Phosphorous and Nitrogen both feed plants, algae, and cyanobacteria, and can impact water quality, aesthetics, and recreational uses. Sources of Phosphorus are runoff from roads, runoff from lawns, and logging as well as malfunctioning or failed septic systems. The highest Total Phosphorus detected in the brook in 2023 was 22.7 ug/L, which exceeds the Vermont Water Quality Standards Nutrient Criteria not to exceed level of 12 ug/L for small high gradient streams. The average Total Nitrogen did not exceed the Vermont Water Quality Standards Nutrient Criteria “not to exceed value of 2.0 mg/L” at flow rates exceeding low medium monthly flow rates in A(1) waters. Results of all these programs may be found in the **2023 Maidstone Lake & Tributary Water Quality Monitoring Report**.

- (3) **Shoreline Protection Programs:** Programs in this category include the **Lake Wise Program**, support of the **Shoreline Protection Act**, and other programs, such as **Septic Socials**. Maidstone Lake’s score card rating in this area is fair, indicating that Maidstone Lake’s shoreline is “poor, stressed, and of concern”. This trend is primarily due to the way the shoreline and surrounding properties are being developed and maintained by property owners.

One **Septic Social** on the lake was held in 2018. A Septic Social draws property owners together with experts in the field to discuss the problems caused by poorly functioning septic systems and the various septic systems that can be installed to protect the lake. Sewage that leaks into the lake from inadequate or poorly maintained septic systems poses a threat to anyone fishing, swimming, or boating in the lake. **All septic systems on the lake should be adequate for the task, fully functioning, and well maintained in order to keep human waste out of the lake. *We need someone to organize and run a septic social during the 2024 summer season.***

**Lake Wise Program:** The Lake Wise program is currently managed by the Essex County Natural Resource Conservation District (ECNRCD), which is located at the Nulhegan Basin Wildlife Refuge. ECNRCD was funded by the State of Vermont to produce a **Lake Watershed Action Plan (LWAP)** for Maidstone Lake that assesses how activities in the watershed are impacting the lake, either positively or negatively. The LWAP incorporates three Core Field Assessments: the roadway, shoreline, and stream sources that contribute to sediment and nutrient loading in the lake. The LWAP created a Digital Watershed Data Library (DWDL) of relevant information such as shoreland parcels, lidar-generated topography, land use mapping, water quality data, and town infrastructure information. This library includes a list of stressors or concerns that are ranked by importance. High priority projects have received conceptual designs. ECNRCD will work with the landowners to discuss priority projects and assess their willingness to be involved in addressing these stressors and concerns. With a landowner commitment, each concept design will be further developed. Up to ten projects will be addressed, and budget estimates for completion will incorporate the utilization of innovative bioengineering techniques to address eroding shorelands, streams, or roads. These projects will be agreed upon by respective Project Teams that may include landowners, Lake Association members, Town Officials, State technical staff, Watershed Coordinators, and other

stakeholders.

**Mercury:** This program relates to fish tissue contamination, which is primarily due to air pollution. In this area we are rated fair, which indicates that mercury accumulation in the tissue of fish caught in Maidstone Lake is likely below EPA limits for allowable fish tissue mercury concentrations. This is a regional problem, not a local one, but it still impacts the health of the lake.

### **Other Projects of Interest**

**Reclassification of Maidstone Lake:** Maidstone Lake is currently recognized as one of the cleanest lakes in Vermont. This beautiful lake is enjoyed by many for swimming, fishing, and boating, and is a prized location for a camp or a home. However, water quality measurements taken since 1994 show a 28 year trend of increasing phosphorus concentration, resulting in a State report card trend score of “poor”, with a corresponding water quality standard status of “stressed”. This increasing phosphorous is an early indicator of the degradation of the water quality and ecosystems. We are fortunate, unlike people at many of Vermont’s other lakes and streams, to have the opportunity to take actions now that will help preserve our lake and surrounding ecosystem. Reclassification would enable us to access greater resources and focus on preserving our lake.

A collaborative effort to develop a petition seeking reclassification was sponsored by the Town of Maidstone and co-sponsored by the Maidstone Lake Association and the Essex County Natural Resource Conservation District. The petition seeks to reclassify Maidstone Lake from its current classification as a B(2) lake for all uses to an A(1) lake for aesthetic conditions and swimming and primary contact recreation. During the preparation of the petition, we reached out to the residents of the Town of Maidstone, shoreland owners, abutting towns, the logging community in the Maidstone Lake watershed, Vermont Department of Forest and Parks, Vermont Department of Fish and Wildlife, and our regional planning and conservation organizations, all of whom are considered to be essential parts of our local community, and notified them of our intent to submit this petition. Most of these organizations commented in letters of support that they feel the reclassification will be in the best interests of the general public and the abutting municipalities. There is no connection between reclassification and the access to or use of public waters. The existing boating rules for Maidstone Lake will not change as a result of reclassification. Furthermore, access to the campground or the public beach will not change as a result of reclassification. Concerned members of the community, the organizations sponsoring this petition, and DEC hope to get funding to implement voluntary stormwater abatement projects that are linked to water quality improvements. The success of this reclassification petition will increase the likelihood of Maidstone-related projects being selected for funding. The petition was submitted to Vermont’s Department of Environmental Conservation (DEC) Watershed Management Division on September 7, 2021, and had the support of the Lakes and Ponds Program Manager. We have been told that the final approval by the State is a complex and lengthy process that may take a few years. On 12/2/21, our petition was found to be administratively complete, and passed legal review shortly thereafter. Maidstone’s petition and those from three other lakes have been sitting in limbo, waiting for DEC/ANR to schedule public meetings as is required by their own published rules. On 5/31/22, nine months after the petition

was submitted, we finally got the green light to schedule a public meeting. On 6/3/22, the public meeting for Maidstone Lake was scheduled to take place on 8/18/22 at 5:30 PM. On 6/7/22, DEC informed us that although the Lakes and Ponds Division was given the green light to schedule the public meetings, DEC/ANR had developed cold feet, and the reclassification links already published on the DEC web site had been removed. We were instructed not to cancel the meetings at that time, but then the matter appeared to have been dropped. We heard no more until we were recently told informally that a public informational meeting will be held. No formal date has been set.

**Tactical Basin Plan** The final Upper Connecticut River Tactical Basin Plan has been approved and is now available at:

<https://dec.vermont.gov/sites/dec/files/WID/WPP/2021%20Upper%20Connecticut%20River%20Tactical%20Basin%20PlanSigned.pdf>

**Wake-Boats & Wake Sports** The consequences of the wakes generated by slow speed boats has become a subject of great concern to many people throughout the country. Information about **Wake-boating and Wake-sports in Vermont** has been updated. Maidstone Lake is now an eligible Lake on which Wake-boating and Wake-sports may be conducted. A Map of the **wake sports zone on Maidstone Lake** can be found at this link.

The "Home Lake" rule requirement for a wake-boats states that a wake-boat must declare a home lake for a calendar year and display a Home Lake decal identifying a boat's home lake. The purpose of the decal is to prevent the spread of aquatic invasive species. During the 2024 boating season, all wake-boats traveling between waterbodies will be required to decontaminate in accordance with the [Agency-approved wakeboat decontamination guidance](#). However, for the 2024 season, The ANR will not require that an ANR-issued decal be displayed on a wake-boat's port side bow identifying the wake-boat's Home Lake for the calendar year.

A link to ANR Wake-boat Decontamination Guidance may be found at: [Wake boat Decontamination Guidance](#)

There are currently no approved wake-boat decontamination stations in Vermont.

**Maidstone Lake Service Award**  
**Presented to Jim Mazzonna**  
**July 6, 2024**

Jim joined the MLA board in 2008 and served until 2023 – 15 years!!! It's difficult to list all the accomplishments under his tenure – particularly because a lot of what Jim did was done “under the radar” with no thought for recognition. He worked to have Westside Road taken over by town which greatly reduced the association's costs for year round maintenance and winter plowing

He has kept all of us informed by sending out notices – and of course the Maidstone Mirror – which lets all us know what is happening at the lake. He also maintained (and still does!) the Maidstone Lake Association website – which many owners benefit from by staying up to date on happenings in town and at the lake.

As chair he also was responsible for overseeing many programs to benefit our lake community – including the Greeter Program, lake monitoring, boater safety course, the ice out contest, our annual meeting and other “happenings” so all of us have an easy source to vital information.

One previous board member shared "if a meeting could be fun, Jim could make it so with his easy-going manner and sense of humor. If things got heated, he had a way of bringing the temperature down. We also enjoyed the occasional pizza that was served, especially in meetings before the Covid era.. He did a lion's share of the work because of all that he took care of. He has been the face and spirit of the MLA for many years.

Thank you Jim Mazzonna for being such a great steward, community leader, friend and neighbor.