

# Conservation Easement Properties

## Report to the MKL Association – September 1, 2016

### Conservation Easement Properties Committee:

Joan Baumgarten  
Chris Allyn  
Nancy Barrett  
Barbara Coe

Advisor: Bob Edgar

The Conservation Easement Properties Committee (hereafter called the Committee) has examined the 20 properties that the MKL Association placed into easement in ....

This report is broken into three sections.

1. The first section will discuss four properties where there appears to be major violations of private members utilizing community property.
2. The second section will list each of the twenty properties by block and lot number and detail all observations made by the committee, including what may be minor, or relatively insignificant opportunities for improvement.
3. The last section will describe some potential options for dealing with violations. The Committee believes it was chartered to investigate and report on the use of the properties in easement, and that responsibility for remedying problems lies with the MKL Association Board. However, since some suggestions were made to the Committee, the Committee wants to report these suggestions for consideration by the Board.

### Section I: Major Violations – 4 properties

#### Note:

- These properties were reviewed by Chris Allyn, Nancy Barrett, Joan Baumgarten, Barbara Coe, and Bob Edgar with input on Block 36 Lot 7 from Dave Denson.

#### Block 36 Lot 7

- This property is located on Primrose Trail adjacent to the Denson property on the north side. A house was originally on this property, but was torn down many years ago. There

are a few large pieces of concrete, including what is believe to be the floor of the old front stoop.

- The property was historically used as a dump for clippings, leaves and grass. It is continuing to be used as a dump site with relatively fresh grass clippings as recent as August, 2016.
- People dump other objects on this property. Some bed springs were recently removed by Dave Denson.
- A gravel path, probably the remnants of the original driveway, enter this property from Primrose, encouraging people to drive or walk in with things to dump.
- There is a No Dumping sign, which nearby residents find unattractive. It is about 10 feet off the road, and not totally visible.

### **Block 40 Lots 2 & 3**

- These properties are on Primrose adjacent to the Zalis property on the south side. There are major encroachments on this property including a wide gravel driveway, hockey nets and equipment, rocks lining the south side of the driveway, a long stack of cut wood, and a chicken coop surrounded by bales of hay.

### **Block 36 Lot 1**

- This property is on Primrose adjacent to the Fragerios on the south side. A large stone patio has been built and landscaped on community property.

### **Block 36 Lot 18**

- This property is on Primrose adjacent to the Heiden property on the north side. There is a small wooden log cabin on community property, and there is a gravel area big enough to pull in a car, also on community property.

## **Section II: Observations on All 20 Properties**

### **Note:**

- Block 36 Lot 1 – Block 39 Lots 8, 9 & 10 were reviewed by Joan Baumgarten and Nancy Barrett.
- Block 40 Lots 2 & 2 – Block 40 Lot 11 were reviewed by Barbara Coe.
- Block 40 L12 – Block 43 Lot 16 were reviewed by Chris Alllyn.

### **Block 36 Lot I**

- See Section I above. (Adjacent to Fragerios)

**Block 36 Lot 7**

- See Section I above. (Adjacent to Densons)

**Block 36 Lot 14**

- This property is adjacent to Block 36 Lot 15 below. It is in compliance.

**Block 36 Lot 15**

- This property is on Primrose adjacent to Kuchlers on the south side. This property appears to be in compliance. The undergrowth on the north side of this property appears to have been damaged at some time in the past. There is new growth, but it is primarily weeds. The undergrowth in this area should be allowed to restore itself. There is also some wood stacked against a tree.

**Block 36 Lot 18**

- See Section I above. (Adjacent to Heiden)

**Block 37 Lot 2**

- This lot is on Primrose behind the Colliers backing up onto the backyards of the houses on the lower end of Lake Trail West (such as Singleton, etc.) This property appears to be in compliance. The growth was so thick that Committee members could not walk the property.

**Block 39 Lot 5**

- This property is on Lake Trail West adjacent to Coe on the north side. This lot appears to be in compliance
- Ivy is growing up a a tree and could be removed.

**Block 39 Lots 8, 9, 10**

- Lots 8 & 9 are on Primrose between Sullivans and Elm Street. Lot 10 is at the corner of Elm and Lake Trail West.
- These lots appear to be in compliance. Some excess gravel gets pushed up on the property most likely after storm runoff.
- The undergrowth here is not as robust as it should be. Continued growth of the undergrowth should be encouraged.

**Block 40 Lots 2 & 3**

- See Section I above. (Adjacent to Zalis)

**Block 40 Lot 7.02**

- This property is on Lake Trail West extending to the corner of Lake Trail North, and with a T extending to Primrose.
- It is in compliance.

**Block 40 Lot 11**

- This property is on Lake Trail West and is an extension of Block 40, Lot 3 on Primrose and adjacent to Zalis. It is in compliance.

**Block 40 Lot 12**

- Location: Lake Trail West, north of Roberts (57 LTW) and across from Dwyer (58 LTW)
- Basically in compliance. Some leaves from road cleanup blown back in.

**Block 44 Lots 12 and 12.01**

- Location: Between Alpine Trail and Lake Trail East.  
Alpine between Bonar (76 OTE) and Vaska (21 Alpine)  
LTE between Mead (58 LTE) and Kern (72LTE)
- Opposite water towers on Alpine Trail is a former site for leaf and debris placement from Road Cleanups (1980s and 1990s.) No evidence of current dumping activity. Some wire fencing not installed that should be removed.
- Down Alpine toward Bonar's, sand bags have been placed along the side to direct water flow to swale between Kern's and Bonar's.

**Block 44 Lot 3**

- Location: Between Alpine and Lake Trail East, bordered north by Drevitson (36 LTE) and south by Gjivoie (34 LTE)
- Some evidence of dumping of leaves and debris near both boundaries. Amounts are minor and the specific boundary lines are not clear.

**Block 43 Lot 6**

- Location: Lake Trail East between Baumgarten (19 LTE) and McGoldrick (27 LTE))
- Steep drop off to Lake. Some split firewood along south boundary, cannot tell how close to property line.

**Block 43 Lot 16**

- Location Lake Trail East between Murray (63 LTE) and Shalviri (67 LTE)
- Steep downhill to Lake. Stacked split wood, both sides, unclear how close to property lines. Drainage outlet from catch basin across the street

**Section III: Suggestions for Consideration****Block 36 Lot 7**

- Remove large debris.

- Remove the gravel. It was placed there approximately 2 years ago to encourage dumping and parking and should be removed.
- Consider removing the concrete stoop, or alternatively replace the bush that covered it but was removed to the club house, thereby leaving the discarded stoop exposed.
- Educate members that dumping on the easement properties is prohibited and why. Continue to use the Newsletter. Consider mentioning dumping restrictions at an annual meeting, or having another “environmental TGIF.” Education should encourage information of allowing healthy undergrowth to be restored.
- Replace the “No Dumping” sign with a more acceptable “Conserved Space” sign. Dave Denson is willing to assist with this.
- Place a large log (24” diameter), stones, gate or other barrier across the path to discourage violators yet preserve access.

### **All Easement Properties**

- At some point, the Grounds Committee mentioned the possibility of planting ornamental trees on some of the easement property. Easement property is supposed to be left in a natural state. Some ornamental trees and bushes are considered to be invasives. Guidelines should be established as to procedures to be followed regarding discussion prior to the planning of any ornaments trees or shrubs on easement properties.
- Some general cleanup of the minor issues is suggested.