



MELODY LAKE ASSOCIATION

PO BOX 95

WILLET, NY 13863

www.stny.info/melodylake

A GUIDE TO OWNING PROPERTY WITHIN THE MELODY LAKE SUBDIVISION

Melody Lake Association was formed and incorporated on June 22nd, 1964 to:

- Aid and promote the preservation and protection of Melody Lake and the land around it.
- Aid in the protection of fish and game in such lake and area.
- Promote and cultivate social relationships among its members.
- Undertake programs and activities calculated to advance the above purposes.

Melody Lake is a private 40-acre lake located in upstate New York, in Cortland County, Town of Willet. The lake is owned, by deed, by Melody Lake Association, Inc. Association dues are based on a calendar year from January thru December and are required from all property owners within the lake subdivision. Current dues are due no later than February 15th of that year. Membership of those not paid by that date

will cease, but will be reinstated upon receipt of the dues along with any interest or fines approved by the members in the future. Usually these dues are adequate to cover all normal expenses such as taxes, liability insurance, Melody Lane repair, etc. Occasionally, additional funds may be necessary and all property owners will be assessed. It will be the responsibility of all property owners to pay their proportionate share of these additional expenditures. We encourage all potential buyers to check with the seller and the association as to the status of the current years' dues. If dues have been paid, the new owner will automatically become an association member in good standing. If not paid by the current owner, the dues must be paid by the new owner. Access to the lake is limited to paid association members and their invited guests.

Melody Lake Association has been a member of New York State Federation of Lake Associations, Inc. (NYSFOLA) since 1986 and join over 250 lakes throughout New York State sharing information to protect the quality of lakes and their watersheds throughout NYS. Through our membership with NYSFOLA, we have been able to participate in a water testing program (CSLAP) which helps us monitor the health of Melody Lake. Test results through this program have shown us that the quality of the lake is in pretty good shape. It is the goal of the association to

maintain, or maybe even improve, the quality of the lake.

Fishing in Melody Lake is excellent and includes bass (both largemouth and smallmouth), perch, crappie, sunfish, bluegill, bullhead, and pickerel. From 1996 to 1999, 3000 walleye pike were stocked to deal with an increase of stunted panfish. This stocking seems to have had positive results. Occasionally you may catch a walleye but are encouraged to return it to the lake.

Since Melody Lake Road is a town road, access to these properties is year round. Melody Lane is owned by the association so access may be limited during the winter months. All property owners on Melody Lane are expected to maintain the road and ditches adjacent to their property. The association will provide gravel to the property owners for road maintenance.

Melody Lake Dam is considered to be a Class C, High Hazard Dam. Regulations by the New York State Department of Environmental Conservation (NYSDEC) requires periodic inspections by a Professional Engineer (PE) to assure our dam is structurally safe and meets all state requirements.

In 2001-2002, the association completed a "State of the Lake Report and a "Lake Management Plan" to assess the condition of the lake, along with the steps we plan to take to either maintain or improve the condition of the lake. Copies of these reports, along with the current

bylaws and other important information can be found on the Melody Lake

Association website at:

www.stny.info/melodylake

At one time, excessive aquatic vegetation was a problem throughout the lake. The majority of the property owners chose to avoid a chemical control. The lake has been stocked with sterile grass carp. These carp eat only vegetation and seem to be keeping the nuisance aquatic vegetation under control. Recently our lake has become a home to a new invasive species known as Chinese Mystery Snails. This species has no known way to control them other than manually removing them. The association is working with Cortland County Soil and Water Conservation District and the New York State Dept. of Environmental Conservation to attempt to control them. In the meantime, all property owners are encouraged to take the time to periodically remove what they can from their lake access area.

Due to the size of the small lots around the lake, most septic systems are limited to a sealed system which must be stored, pumped, and hauled away. All septic systems and wells must be approved and permitted by Cortland County Health Department. A permit may also be needed for any repairs of an existing septic system. Before you purchase property, we suggest you make arrangements with the seller to have the tank pumped and inspected. Once the property changes hands, the new

owner will be responsible and liable for the existing system.

By-Laws are occasionally updated and strictly enforced. The most current by-laws are available on the association's website.

The association publishes an annual newsletter every January which is sent to all property owners, informing them of topics of interest which may affect the ownership of property around the lake. Meetings of the association are held on the second Sunday of June, July, and August. If necessary, additional meetings may be held. Most meetings last about 1 hour. A members family picnic is held each year with a dish to pass from all attendees and the meat and some drinks provided by the association.

Even though Melody Lake is a private lake, a fishing license is required. All power boats must be registered and only electric motors are allowed.

The association works closely with all state and county agencies to ensure that all property owners follow the best management practices available to protect Melody Lake. The association also works closely with the Town of Willet to ensure our interests are protected and we are provided adequate services for the taxes we pay. A building permit is required by the town for all new construction and many other improvements and repairs to your property.

We want your ownership of property at Melody Lake to be a positive experience. We hope that you will become an involved member of the association.

Melody Lake Association property is covered by liability insurance paid for by our dues. This insurance does not cover any private property owned by our members. All members are encouraged to purchase insurance on their property. All off road vehicles (ATV's and similar) are only allowed on your private property and are not allowed on any association property including Melody Lane, damsite, right of ways, etc.

If you have any questions regarding the lake or the association please contact one of the following association officers:

President – Bob Rosati (607)863-4425

rcrosati@frontiernet.net

Vice President – Bob Eastman (607)722-3294

bob@ceserve.com

Secretary – Kelly Cerroni (607)760-2311

kellycccc7@gmail.com

Treasurer- Steve Smith

(607)729-8823 (home), (607)863-4462 (lake)

sjstev@gmail.com

Member at Large – Eric Wortman (207)333-0361

ericwortman@hotmail.com

For questions regarding permits for wells or septic system contact the Cortland County Health Department at (607)753-5035 For questions regarding building permits contact the Town of Willet at (607)863-4877

(Updated 2/23)