

March 2006

Edited by Janet Dickey and Kelly Giuliano

The Board is scheduled to meet again on Wednesday, April 5, 2006, at the Zimmittis.

Survey Report
Topic: Association Activities
By Dana Lombardi

A message from the Chairman of the Board of Governors.
By Tony Zimmitti

At the last Board meeting, **David Brault** officially assumed the position of Treasurer. Personally and on behalf of the Association, I want to thank David. We also say thank you to **Ken Penfield** who has held the position for a number of years and professionally discharged all the responsibilities. Ken has been a key player in automating many of the accounting functions, significantly streamlining the operation. Ken, again, thank you.

The annual meeting scheduled for May 27, 2006 is fast approaching and the Board is making preparations for the event. The Call for the meeting will be sent out in mid-May. Hopefully this year there will be a good turn-out again.

For those of you who may have not noticed it, it seems as if all the dead trees from some forest have taken residence on our beach. Quite a lot of debris has come onshore this year, and it will require an extensive clean up.

Over 78% of the responders to the survey attend the July 4th Beach Breakfast. The Bike Parade is next with 60% and following is the Pot Luck Supper with 52%. The Tattered Flag Burning and the Social Gatherings were 28% and 20% respectively.

There were many suggestions for additional activities and these included a Block Party Dance, Karaoke Night, Bingo Night for kids and adults and a once a month surprise kid event like a scavenger hunt, hot dog roast or a talent show .

DID YOU KNOW??

GBPA HAS A WEBSITE!
Access it online at:
www.grovebeachpoint.org

Increased publicity for the Flag Burning event and a different time for the Social Gatherings were other suggestions.

There were 6% of the responders who stated that activities were unnecessary or should be left alone.

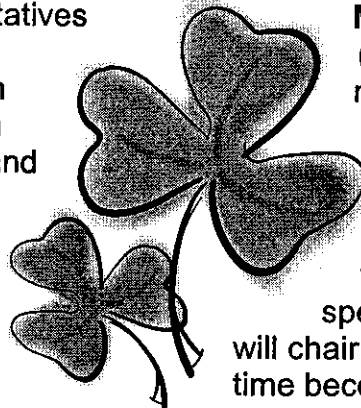
Movies on the Beach was supported by 65% and 46% were in favor of a Pig Roast. A DJ Patio Dance had a 31% favorability and a Bus Trip to Boston or New York came in at 15%.

Needless to say, successful activities with a wide appeal are the result of the many volunteers who help to put them together and help in the clean-up, too.

If you have anymore suggestions for Association activities or comments on the survey please drop a line to Dana, POBox 754, Westbrook, CT 06498. ATTN: Survey.

**CT Coalition of Coastal Communities
Report
By Gerry Dyar**

As of this writing, and after a year of hard work, it appears that our property valuation reform bill will almost certainly be introduced in this Legislative session! It was officially sponsored by Representatives Brian O'Connor and Marilyn Giuliano and shepherded through the Finance Committee by Eileen Daily. Originally it was to be a stand alone bill but our language has now been incorporated, as a key component, into a much broader tax reform bill that should be coming out of the Finance Committee later in this session. We'll let you know as soon as we have a number and section for it. It may not get passed this session but at the least it will be "studied" for formal action by the Legislature in the next session.



Included with this newsletter is a copy of C-3's membership brochure. We need your dues and your voice now if we're going to move this forward. Your \$12/year and voice are critical. We've set up a computer model to play "what if" on a town/area basis and it looks like the property tax savings, over a ten year period, for a median priced, same owner, home in GBPA will be in the range of \$20,000. That's worth fighting for. So please join now, and if you can, please

donate more than the basic dues to help pay for things like our lobbyist.

To keep posted on progress go to our website www.conncommcoalition.org or, for more personalized access to information you can call Petra Shearer at 669-7681, or me, at 669-8115.

**The Nominating Committee for the
Board of Governors
By Helen Dyar**

The first meeting of the Nominating Committee will be held at the Dyars' on **Saturday, March 18, 2006**. The committee consists of five members. They are **Dana Lombardi, Dot Carter, Kelly Giuliano, Mildred Clements and Helen Dyar** (Chair). We will be looking for members as nominees who have been active in the various activities of our Association and who will be able to give of their time for regular board meetings (usually 10-11 per year), an occasional special meeting and someone who will chair a subcommittee and perhaps in time become an officer.

If you have a recommendation of someone who might fill these needs as a Board member or if you feel you qualify please contact me @ 669-1933.

**Social Activities
By Helen Dyar and Jeanne Lovejoy**

As we feel we are not getting new members at the monthly Social Hour on the Patio or winter times at a member's home we have decided to discontinue this event for now. It was originally planned so we could all get to know each other and to meet new members. As it is the same few

who enjoyed this lately we felt it was now time to try other events. Special thanks to Jeanne for starting the social hour which has been enjoyed for a number of years. We will continue, of course, with the 4th of July Breakfast, Pot Luck Supper, Bike Parade and Damaged Flag Burning Ceremony, and the Movies. Several other activities are being considered that will appeal to youngsters of "any age."

Potpourri:

Congratulations to **Gerry Dyar**, Harbor News' "Person of the Week." Gerry is a longtime GBPA resident and an active, concerned Westbrook citizen. Read the article again at:

<http://www.shorepublishing.com/archive/re.aspx?re=ae3651ef-4dc1-48eb-b4d9-009a6cd73c0c>

Smiles:

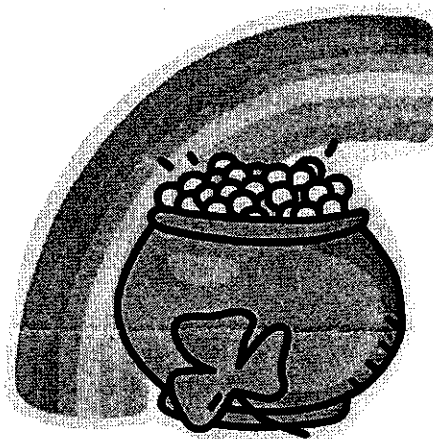
**More Poetry by Katie Russo, age 8.
Granddaughter of Rick McGinley.**

The Ocean

Listen as the waves go by,
Seagulls fly in the sky,
Listen to everyone playing in the sun,
At night a peaceful sunset,
My family has a fire lit.
Then I went to bed and said goodnight.

**Board of Governors
Contact Information:**

Anthony Zimmitti: 74 Menunketesuck Rd.
Westbrook, CT 06498
Gary Bazzano: 53 Spinners Run
S. Windsor, CT 06074
Al DuBois: 54 Cutter Ln.
Glastonbury, CT 06033
David Brault:
Dana Lombardi: 29 Rockwood Dr.
Southington, CT 06489
Rick McGinley: 74 High St.
Portland, CT 06480
Helen Dyar: 24 Pequot Rd.
Westbrook, CT 06498
Joe Palmieri: 15 Riverview Rd.
Westbrook, CT 06498



CONNECTICUT COMMUNITIES COALITION

The Connecticut Communities Coalition (C3 for short) was formed by a large number of concerned taxpayers across Connecticut who are troubled by the adverse impact of escalating property valuations, particularly in communities widely varying rates of increase. We are also concerned about the growth of municipal expenditures, and have developed a strategy for tax reform in Connecticut. In addition, we are concerned about other issues including land usage, development and environmental concerns.

Connecticut Communities
Coalition, Inc.

Post Office Box 9
Westbrook, CT 06498-0009
(Address Service Requested)

What C3 has done in 2004 and 2005

In the latter part of 2004 and early 2005, C3 worked with elected state representatives who proposed that state law be changed to stabilize property valuations so the only increase in property taxes would be to pay for the annual increases in municipal budgets until a change in ownership occurs. This change should enable residents to stay in their homes assuming their wages, pensions and/or social security rise at the same rate that municipal budgets increase.

The bill was submitted in January 2005. Public hearings were held in February before the Planning and Development Committee; however, the Bill was not voted out of committee.

C3 will continue to work to reintroduce the bill in February 2006 with new language to clarify and focus the intent of this reform. The proposed text follows:

AN ACT CONCERNING PROPERTY VALUATION REFORM.

Here are the essentials of our proposed bill. For the current exact wording go to our web site and click on Property Tax Reform.

- Stabilize all appraised values at their current level.
- Property appraisals will remain frozen until change of ownership at which time properties shall be appraised at their sale price or at fair market value if the sale is not an arms length transaction.
- When improvements are made to a property, the appraisals shall be increased only by actual the cost of the improvements.
- Non-arms length transactions shall require reappraisal.
- Assess properties at 100% of Fair Market Value.
- Maintain current tax relief for low-income seniors.

For more information please
visit our Website at:

www.conncommcoalition.org

Mailing Address:

Connecticut Communities Coalition
P.O. Box 9
Westbrook, CT 06498

Mission Statement

Our mission, as stated in our by-laws, is to protect the interests and enhance the quality of life of its members, all residents of Connecticut communities, and the citizens of the State and Nation, by protecting, preserving and promoting the unique attributes of living in Connecticut, through programs designed to:

- Provide the committed leadership required to address property ownership issues, in particular, property valuation reform.
- Educate and inform
- Respond to concerns about unbridled actions affecting shoreline communities
- Assist in planning future shoreline development
- Promote appropriate shoreline land usage
- Support environmental initiatives
- Provide advocacy for the resolution of other vital shoreline issues.

C3 Officers and Directors

Our officers and directors live in various communities in Southern Connecticut stretching from Stonington to Clinton. As C3 grows, we expect to include directors from other towns and cities throughout Connecticut.

The Need for Property Valuation Reform

The property tax system is designed to collect enough money to balance an approved municipal budget that funds the vast majority of both education and all other services. It is done by establishing an appraisal of all the properties within the municipal boundary. In Connecticut, the appraisal is then multiplied by 70% to create the assessed valuation which is divided into the approved budget to establish a tax rate (the mill rate).

A property owner should not expect to have their tax increase more than the percentage increase in the budget. In neighborhoods where property values have escalated rapidly, property taxes in some cases have doubled and even tripled following a revaluation. Property valuation reform is needed in Connecticut to create greater equity in the taxing process and to slowdown or reverse the rate of growth in municipal budgets based on these windfall assessments.

C3 is encouraging a Tax Reform Proposal that addresses only the revaluation aspect of property taxes as opposed to other changes such as containing annual budget increases that must be addressed separately following success with revaluation reform.

The present system is confiscatory since it taxes us on the **unrealized gains** in our homes. To some in Connecticut the increases have been devastating since it forces them to sell there homes to people with more income than they have.

More than 40 states and the District of Columbia have curbed property taxes by stabilizing or limiting:

- Assessed valuations
- Property tax rates, and/or
- Property taxes

Membership

The Connecticut Communities Coalition (C3) is an organization formed for political activity under Section 527 of the Internal Revenue Code and enjoys a limited tax exemption on income. However, contributions or membership dues paid by members cannot be taken as a tax deduction by a contributor or member.

We encourage all concerned citizens and property owners to join C3. Your membership dues and contributions are essential to fund our activities.

Association/Business Family/Individual	\$100
Bronze	\$ 12
Silver	\$ 50
Gold	\$100
Platinum	\$500

Alternatively, you are invited to make a Founder contribution with an amount of \$1,000.

If you would like to become a member and receive emails about our activity, complete the following form:

Title: Mr. Ms. Mrs. Other _____
First Name: _____
Last Name: _____
Address: _____
Town/City/Zip _____
Tel. Day: _____
Tel. Evening: _____
Email Address: _____

Mail this form with your check made out to "C3" to:

Treasurer C3
P.O. Box 9
Westbrook, CT 06498

Privacy: Please note that, under no circumstances will C3 provide any information whatsoever on our members to any outside parties.

GROVE BEACH POINT ASSOCIATION

VOTING PROCEDURES

The Board of Governors has established a voting procedure to insure that the annual elections will be accurate and run smoothly. The procedure is as follows:

- Four tables will be set up to represent the streets in the Association.

Table 1 Streets B-Men (Boston Post –Indian Trail-Menunketesuck)

Table 2 Streets Mo-Mohi (Mohawk-Mohican East)

Table 3 Streets O-P (Old Mail Trail-Pequot)

Table 4 Streets R-W (Riverview-Sachem-Uncas-Wangum)

- The voter checks in at their respective table upon arrival at the meeting. The checker validates the voter's name and address and gives the voter a ballot. (Proxy holders do the same for each proxy they hold by using the address of the proxy to check in at the correct table and receive a ballot for the proxy.)
- The ballot will have the pre-printed names of the candidates selected by the Nominating Committee and endorsed by the Board of Governors. It will also have spaces for candidates nominated from the floor.
- When the nominations are closed, all names will be prominently displayed and the voter will choose either to vote for the endorsed candidate or vote by writing in the candidate nominated from the floor.
- The voter will return the ballot to their respective checker for verification. (Proxy holders will return the proxy ballot to the proxy address checker.)

The votes will be counted during the meeting by the checkers and announced before the end of the meeting.

REGISTRATION OPENS AT 9:45A.M.

THE MEETING WILL START AT 10:00A.M.

If there are any questions or concerns, please contact me by phone at 860-604-0500 or by email at GBAZZ@COX.NET. Thank you in advance for your cooperation in an effort to make the Association's voting process run smooth and effective.

Gary Bazzano