

To.....Cape Cod Village Club Members

Subj.....The Club....A Brief History

I have been asked, before there is no one left who remembers, how Cape Cod Village Club, Inc. came into being.

I wasn't there but I suppose we could start with the 490 acres N.Y. State gave to James Caldwell in 1787. They were along the lake in what is now the Hague Township. Split Rock Rd. was in the approximate center. I am not sure exactly when, but John L. Jenkins, a farmer, obtained a 155 acre parcel from Caldwell. The Jabes Pond brook flowed down the middle of it to the lake. After Jenkins death, Lewis Burgess and his wife Charlotte, bought 107 acres of the Jenkins Farm property in 1881 and 1882.

All of the deeds at the time referred to a 1 acre exception that was given to the School District for the construction of the "little red schoolhouse" which was built near the present day intersection of Split Rock Rd. And Rt. 9N. Anyone with the popular Ray Stoddard 1887 map of Lake George will see the tiny letters s.h. at that site. It's been said that the Cape Cod Village Club House was once the schoolhouse or part of it.

It's Aug. 24, 1901, and the Burgess's sell their Jenkins Farm property to Walter and Ruth Watrous who own it until April 8, 1915 at which time Enid Alden becomes owner. Mary Beste resided with Enid and on July 4, 1928, Enid Alden bequeathed the property, still known as Jenkins Farm, to Miss Beste.

Mary Beste proceeded to sell off some of her 107 acres and on May 31, 1939, Gordon P. Manning, acting as Pres. of Cape Cod Village Inc. {not Club}, bought 7 1/2 acres on the lake side of 9N and 8 acres on the west side. Mary Beste held a \$14,000.00 Mtg. Note.....Someday I hope to research this Corp. I would like to know the shareholders beyond G. P. Manning.

Cape Cod Village Inc. operated a 12 unit motel situated around a village "green" with access to a lakefront beach and small dock. Note....Look again at our aerial photo of CCVC at the time and you will see the 12 motel units along with the Hunziker {now Rizza} cottage and the Krob {now Imhoff} cottage. Also, in the background, you will see the Cape Cod Village Inn and to its right, south of Jenkins Brook is the home of Mary Beste. Also, visible in the picture, is our present day clubhouse. At the time it was the Cape Cod Village Snack Bar and Gift Shop. In 1954 Lynn Stanford bought our then 4 yr. old dtr. Susan her Raggedy Ann doll in the gift shop.

The ensuing years saw Gordon Manning selling some lots to his family members until, I believe, 1958 at which time a Sara Austin, acting as Pres. of Cape Cod Associates Inc. bought the Cape Cod Village Inc. property. She took over managing the Motel, the Inn, and the Snack Bar etc. Cape Cod Associates began selling lots and negotiating beach rights etc. with some summer visitors. They included Glenn Barnes {the Keis cottage}, Ian Rusk {Mann}, Norm Leslie {Bambach}, Al Natzke {McKeown}, Bob Neville {Close Peter Hunziker {Rizza}, and Joe Mathieu {Hodecker}. These 7 lot owners, along with Sara Austin and an E. Leslie Archibald, formed the new Cape Cod Village "Club" Inc. The beginning!! Cape Cod Village Associates however, still owned and controlled all the common property. Are you paying attention?!! This gets complicated and there's a quiz later!!

Sara Austins health began to fail and during 1961 she began looking to sell the Associates holdings. Glenn Barnes was nervous!. He, and the other independent owners within the 7 1/2 acres were concerned about their continued access to the beach, dock, roads, and cottage water. By the way, all the water to the

cottages etc. came from the Jenkins Brook reservoir up the mountain past the Korot Brookside cottage. It was a gravity feed all the way to the lake. Getting back to 1962, Glenn was getting increasingly nervous so he quickly formed the Cape Cod Village Club Realty Corp. He and 7 other owners, in 1963, paid \$45,000.00 for the Cape Cod Associates holdings.

To recoup their \$45,000.00, the participating owners divided up the unsold 22 lots in the Village and proceeded to sell them. {see the attached brochure}, When that was accomplished Glenn dissolved the Realty Corp. and transferred all the Common property, the beach etc., to the Cape Cod Village Club Inc. On Aug. 11, 1966. Our real beginning!!

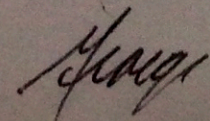
It's noteworthy, that with each lot that was sold, a separate amount was added called the "land purchase fee". It more accurately should have been called the "common property fee" because this separate fee was buying each new owner his equal share of the beach and dock, etc. I recall that 30 yrs. ago it was decided that each owner should get a certificate. The discussion concerned what to call it., a Certificate of Use, a Membership Certificate, or a Certificate of Ownership. Membership was picked. I would have preferred Ownership since each of us 31 now owned an equal share of the common property. We are owners by virtue of simply buying a lot within the Club not by any membership rite.

Our bylaws keep referring to a buyer as becoming "eligible" for membership. They "apply" for membership. They are "elected". This was once the procedure but no longer. Where does it say that a buyer must be a member? It doesn't!. Do you have to be a member to use the beach? No!. All you have to do is buy a lot. Since we cottage owners became also Club owners, what happens to the Grantee and Grantor covenants in our deeds? It's time to sit down with Dom Viscardi and sort it out. One of these days someone may want to resign from the Club and not sell his cottage. He retains beach rights if the assessment is paid.

I digressed. Let's get back to history.....It's the mid 70s. CCVC is not the retirement village it has become. More than half the cottages are rented. Not too many of us working stiff owners had boats but our Club manager, Kay Stull, had a daunting challenge trying to accommodate the vacationing owners and the renters with dock space. One day in 1975 we got a present! We found out Mike Reed was going to sell his property. What a great deal for CCVC. I was Club Pres. at the time and while I was home in Stony Brook Glenn Barnes, Tony Grasso, and John Kley, went quickly to work!. They, along with Dan McGowen, John Brown, Dee Kiligas, and others, put up the money and closed the deal before anyone else in Hague got wise!. What a coup!! Tony, John, and Glenn then did all the work getting permits and supervising the much needed dock construction. My only contribution was signing the deed they sent me. The Club paid \$38,000.00 for the whole lot up to 9N. The Schweizers paid the Club \$18,000.00 for the western half so it only cost the 31 of us \$650.00 each for our North beach!!.

Whoops!! Lynn is calling me...I better end this here!!.....Hope you like the old postcard copy

Regards,



George A Stanford