



# Privateer

NEWSLETTER OF PRIVATEER YACHT CLUB

May 2010

[www.privateeryachtclub.org](http://www.privateeryachtclub.org)

Peter Snyder, Editor

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## VIEW FROM THE HELM

May 2010

### *Welcome aboard!*

**May** has been a busy month for Privateer Sailors. The **Catalina 22 Nationals** hosted by PYC on Lake Wheeler was a huge success with many volunteers from PYC providing support for the regatta. There were 26 competitors in the Gold fleet and 18 in the Silver fleet. Congratulations to PYC sailors **Fowler/Clark** and **Bill Robertson** for finishing in the top 10 in the Gold and to **Dieter Kurbert** and **Scott Irwin** who finished in the top 10 in the Silver. Also, our **David Bergevin** finished in the top 5 of the Spinnaker Fleet!

Several PYC Catalina 22 sailors also participated in the **C22 Northern Gulf Coast Cruise** this month and I understand they also had a great time.



photo by mike rasbury

MC Scow Fleet 82 hosted the Scowabunga Regatta at PYC May the 22-23 with 28 MC sailors competing. Racers from as far away as California, Michigan, Illinois, and Ohio joined sailors from the southeast in a four race regatta won by Richard Blake of Hoover Sailing Club, Ohio. Steve Sherman was the top PYC sailor with a second place finish. Thanks to **Brainard Cooper**, PRO for the race committee, who came back from a week at the C22 Nationals to spend his weekend running the races for the MC fleet.

Special thanks to **John Coolidge and Bill and Jane Denes** who have donated their Flying Scots to PYC. These boats, along with the Scot donated by John Rodgers last year, will become the foundation of an **Adult Learn to Sail** program that the PYC Board hopes to launch in the future.

The **Junior Sailing Program** has scheduled four PYC sail camps beginning June 7-11 and running through the Summer. Check out the Junior sailing page on the PYC website, or see the display at the clubhouse near the telephone, or contact Bryson Lesley for more information.

Spring is a busy time at PYC, but summer has just as many opportunities to participate in PYC activities - Club Racing, Cruising, and Socials. Please participate and honor your responsibilities to PYC. Remember, this is **Your Club**. Thanks to all of you for your dedication to Privateer.

*Now, let's get out and sail !!!*

*David Varnell, Commodore*

**"The Pessimist complains about the wind, the Optimist expects it to change, and the Realist adjusts his sails."**  
~ Author Unknown

# COMING EVENTS

Check the PYC website for more info. CSC events are open to all PYC members.

## JUNE

1-Jun-10	COPS	6 pm Tuesday
2-Jun-10	JAM Race	7 pm Wednesday
5-Jun-10	Race - Cruiser & C22	1 pm Saturday
6-Jun-10	Dinghy Race	2:30 pm Sunday
9-Jun-10	JAM Race	7 pm Wednesday
12-Jun-10	Race - Cruisers & C22	1 pm Saturday
13-Jun-10	Dinghy Race	2:30 pm Sunday
14-Jun-10	Board Meeting	7 pm Monday
15-Jun-10	COPS	6 pm Tuesday
16-Jun-10	JAM Race	7 pm Wednesday
19-Jun-10	Race - Cruisers & C22	1 pm Saturday
20-Jun-10	Dinghy Race	2:30 pm Sunday
23-Jun-10	JAM Race	7 pm Wednesday
26-Jun-10	Race - Cruisers & C22	1 pm Saturday
26-27 Jun-10	Full Moon Raft Up	Saturday - Sunday
27-Jun-10	Dinghy Race	2:30 pm Sunday
30-Jun-10	JAM Race	7 pm Wednesday

## JULY

3-Jul-10	Race - Cruisers & C22	1 pm Saturday
3-Jul-10	Cook Out (Door Prize Drawing)	TBA
4-Jul-10	Dinghy Race	2:30 pm Sunday
6-Jul-10	COPS	6 pm Tuesday
7-Jul-10	CSC JAM Race	7 pm Wednesday
10-Jul-10	Race - Cruisers & C22	1 pm Saturday
11-Jul-10	Dinghy Race	2:30 Sunday
12-Jul-10	Board Meeting	7 pm Monday
14-Jul-10	CSC JAM Race	7 pm Wednesday
17-Jul-10	Race - Cruisers & C22	1 pm Saturday
18-Jul-10	Dinghy Race	2:30 pm Sunday
20-Jul-10	COPS	6 pm Tuesday
21-Jul-10	CSC JAM Race	7:pm Wednesday
24-Jul-10	Race - Cruisers & C22	1 pm Saturday
24-Jul-10	Full Moon Raft Up	Saturday - Sunday
25-Jul-10	Dinghy Race	2:30 pm Sunday
28-Jul-10	CSC JAM Race	7 pm Wednesday
31-Jul-10	Race - Cruisers & C22	1 pm Saturday

Think Simple Thoughts:

[http://www.sailingscuttlebutt.com/news/10/Think\\_Simple\\_Thoughts.pdf](http://www.sailingscuttlebutt.com/news/10/Think_Simple_Thoughts.pdf)

**Artificial intelligence** is no match for natural stupidity. - author unknown

**Observation:** I try to take one day at a time -- but sometimes several days attack me at once.

# RACE COMMITTEE ASSIGNMENTS

Dieter Kuberg — Race Committee Chairman

Date	Time	Day	Fleet	PRO	Assistant
<b>JUNE</b>					
06/02/10	7:00 PM	Wednesday	Cruisers	Cooper, Brainard	Bob Bezcor
06/05/10	1:00 PM	Saturday	Cruisers	Crowe, Pat	Kirby Sweat
06/06/10	2:30 PM	Sunday	Dinghies	Williams, Dan	George Barber
06/09/10	7:00 PM	Wednesday	Cruisers	Abrams, Jody	Garverick, Tom
06/12/10	1:00 PM	Saturday	Cruisers	Bergevin, David	George, Steve
06/13/10	2:30 PM	Sunday	Dinghies	Carscaddon, Bruce	Godwin, Tim
06/16/10	7:00 PM	Wednesday	Cruisers	Rathjen, John	Townson, Matt
06/19/10	1:00 PM	Saturday	Cruisers	Robertson, Bill	Weidner, Jude
06/20/10	2:30 PM	Sunday	Dinghies	Clark Tom	Graves, Mike
06/23/10	7:00 PM	Wednesday	Cruisers	Cline Scott	Halley, Mike
06/26/10	1:00 PM	Saturday	Cruisers	Cofield, Stewart	Oberkircher, Fred
06/27/10	2:30 PM	Sunday	Dinghies	Craig, Ed	Irwin, Scott
06/30/10	7:00 PM	Wednesday	Cruisers	Cyrul, Chris	Jones, Bruce
<b>JULY</b>					
07/03/10	1:00 PM	Saturday	Cruisers	Duvoisin, Pete	Wyberly, Spence
07/04/10	2:30 PM	Sunday	Dinghies	Snyder, Pete	Campbell, Curtis
07/07/10	7:00 PM	Wednesday	Cruisers	Kuberg, Dieter	Bill Jennings
07/10/10	10:00 AM	Saturday	Cruisers	Few, Jonathan	Landers, Josh
07/11/10	2:30 PM	Sunday	Dinghies	Fowler, Rob	Coolidge, John
07/14/10	7:00 PM	Wednesday	Cruisers	Graham, Eddie	Garverick, Tom
07/17/10	10:00 AM	Saturday	Cruisers	Few, Jonathan	George, Steve
07/18/10	2:30 PM	Sunday	Dinghies	Fowler, Rob	Godwin, Tim
07/21/10	7:00 PM	Wednesday	Cruisers	Varnell, David	Graves, Mike
07/24/10	10:00 AM	Saturday	Cruisers	Mentgen, Mark	Halley, Mike
07/25/10	2:30 PM	Sunday	Dinghies	Holmquist, Ken	Healy, Paul
07/28/10	7:00 PM	Wednesday	Cruisers	Humphreys, Bill	Irwin, Scott
07/31/10	10:00 AM	Saturday	Cruisers	Sherman, Steve	Jones, Bruce

**NOTE: IF YOU DISCOVER A PROBLEM WITH ANY OF THE COMMITTEE OR CHASE BOATS, PLEASE NOTIFY GUY CAMPBELL ASAP (423-421-2329)**

**IN CASE YOU CANNOT DO YOUR RC DUTY, BE SURE TO GET A DEPENDABLE SUBSTITUTE.**

## NEED MORE BOATS FOR FLYING SCOT FLEET

The **Flying Scot Fleet** is looking for a few more good boats. Right now we have about 7 active boats. We need more. Quite a few of you have crewed with some of us and enjoyed it. Why not make it permanent by getting your own boat? This is one of the most versatile boats out there. It can be used for day sailing as well as racing.

Go to <http://www.flyingscot.com> There you will find plenty of information to help you make a decision and, if you want a new one, they will gladly sell you one. Anyway, on the site

you have pages telling you how to rig the boat, how to outfit it and how to sail it. There's a lot of information. *Please join us.*

If you are still unsure, come out on a Sunday afternoon at 2:00 or so and one of us will be glad to take you with us. I for one will be glad to have you join me. If you have any questions, any of the regulars (**Rob Fowler, Bill Robertson**, myself and several others) will be glad to answer any questions for you.

**Dieter Kuberg, Flying Scot Fleet Captain**  
Phone 423-842-6714 Cell 423-421-4471

# CATALINA 22 NATIONAL SAILING ASSOCIATION 2010 NORTHERN GULF COAST CRUISE



photos by Barbara Snyder

The 2010 Catalina 22 **Northern Gulf Coast Cruise** was well attended by Fleet 95 Privateer Yacht Club members. Veteran cruisers **Kent and Jane Overbeck** led **Fleet 95** members in *Leap Frog*. **Eddie Graham** helped out in many ways from *Yee Haa!*. **Pete and Barbara Snyder** went for their second cruise aboard *Windabout*. And, **Josh and Katie Landers** launched *Per Diem* in salt water for the first time.

We joined 15 to 17 other Catalina 22's for the adventure. They came from Georgia, Alabama, Arkansas, Texas, and Illinois, as well as Tennessee and Florida.

The weather cooperated magnificently as there was far more water coming over the bow from waves than rain. And, as much as we heard about the oil spill, we saw none of it. The

only thing that could have been better was the wind direction as it was almost on the nose for our direction of travel several days. Motor sailing seemed to be the norm for most everyone. However, one fellow from Texas, **David Williams** aboard *Extreme*, had his motor seize up, so he sailed most of the return trip single handed and unassisted. Great sailing!

**Josh & Katie** got to exercise their equipment recovery routine as they rescued their runaway kayak tender as well as the Overbeck's portaboat tender. Pete's newly finished dinghy got a lot of attention from admirers. And, Eddie got through without a single mistake, again. (How does he do it?)

All in all, a good time was had by all. If you can do it, you should go next year. Plan on it.

~ Pete Snyder



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photo by Mike Rasbury

## ATLANTA YACHT CLUB OPEN REGATTA APRIL 24-25, 2010

**Atlanta Yacht Club** hosted the AYC Open Regatta on April 24-25, 2010 in Acworth, Georgia on **Lake Allatoona**. The AYC Open Regatta has traditionally been a Snipe, Y-Flyer and Thistle event with the addition this year of Flying Scots.

The race has been added to the **Dixie Scot Challenge Championship** series and PYC sailors **Rob Fowler** and **Paul Healy** attended this year's inaugural regatta that featured Flying Scots for the first time due to the efforts of our District Governor in starting a Flying Scot fleet at AYC in 2009.

Saturday's races were cancelled due to high winds, lightning, and hail in the Atlanta area. The builder of the Flying Scot, **Harry Carpenter**, was a participant at the regatta and an ad-hoc builder's forum was held to discuss rigging, maintenance and racing techniques during the rain delays.

AYC hosted a Mexican fiesta dinner and a DJ was brought in for dancing and fun. The AYC clubhouse was filled with lots of families and children who enjoyed the music and this regatta that kicks off the spring sailing season. We stayed in a cabin that was graciously offered by an AYC member and we enjoyed hearing the rain on the roof.

Sunday broke with bright sun and the weatherman's promise of wind, so we bent the sails on and launched with vigor. The winds grew from a calm 4 knots up to 20 knot gusts over the next three hours but the sun burned bright.

In race one on an Olympic course Rob skippered the Flying Circus to a second place finish. The Olympic course was a great course to sail in the brisk wind and we sailed a clean race but could have started better having to tack to port immediately to find clear air and the right side we thought was favored never filled in like we had watched in the Thistle fleet.

Race Two was an interesting race, a Thistle had capsized and was drifting across the starting line, the wind had built considerably since the first race and we were able to hit the line on the favored end and high of the fleet. We built a good lead on Harry Carpenter at the first windward mark, bore off to a beam reach and popped up on a plane to scream to the second pin in the Olympic course.

We set the chute and made it a larger lead at the third mark, on the second windward beat we thought we were finishing and missed the second windward mark, Harry Carpenter passed us, and in a true Corinthian spirit tactfully advised us that he was still racing.

Rob and I cursed and tacked over to our second reaching leg, popped up again on a plane, and throwing a wake we slowly gained again on Carpenter. Rob called for a windward chute takedown and we sailed strong all the way into the leeward mark and finally passed Harry C. as we beat to windward to the finish line, *first place!!*

In Race Three the winds had increased even more and gusts of 20 knots ripped across the lake, two Flying Scots retired and Rob and I sailed conservatively as we fought the breeze to another first place finish. **Rob Fowler garnered First Place**, **Sam Seacrest** of Lake Keowee Yacht Club was second, and **Harry Carpenter** was third.

This was Race Two of the Dixie Scot Challenge; Race One was the **Choo Choo**, with future races on Lake Keowee for **Grits and Haggis Regatta**, Lake Logan Martin for the **Great Scot Regatta**, and Lake Wilson for the **Vice Commodore's Regatta**.

~ Paul Healy

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## SOBERING SAN FRANCISCO NEWS

**Diane Hickey** recently received this in an e-mail from a former neighbor here in Chattanooga.

It's been a bad week for sailors on the West Coast. All of these people somehow fell off their boats.

In southern CA, an experienced trans-Pacific sailor disappeared from his 25' Folkboat. It sailed up onto the rocks with both sails sheeted in.

A Catalina 22 sent a mayday and was found drifting off Point Concepcion with blown out sails and a broken boom. This fella had sailed up and down the coast many times in the past.

Sunday, a Ranger 33 with husband and wife on board tried to cut the south corner of the Golden gate bridge and were washed overboard and both drowned. That boat washed up on China Beach with rolled-up jib and full main. This one was witnessed from an eatery in San Francisco and the Coast Guard couldn't get into the surf to tow the boat. This just isn't like sailing on Lake Chickamauga anymore!



# SCOWABUNGA 2010

photo from Scowabunga 2009 by Mike Rasbury

**Scowabunga** Is sailed on Lake Chickamauga, the dammed up Tennessee River. Chattanooga is located in the Appalachian Mountains. All this adds up to typical shifty lake sailing. It is rare that anyone sails *the perfect regatta*, especially not having knowledge of the geographical effects of the shore line. Plus we had 28 pretty good sailors on hand.

But, **Richard Blake** did just that. He sailed 4 perfect races in everything from light to moderately heavy winds. In fact, he was first or second at every mark. His 5 total points and 14 point margin of win are evidence of his dominance. Only one local sailor, **Chris Cyrul**, finished ahead of Richard in the first race. I will not bore you with a play by play. The races were long with plenty of opportunity to move up or down.

The regatta had perfect weather. Both days started with postponements, but then the wind filled in, building to full hiking conditions.

Several skippers were new to the MC and this was their first regatta. **Jonathan Weston** is moving from California to Atlanta. He had just purchased an MC and this was his first time in it. We will be hearing more from Jonathan as he is a long time sailor and strong in the Laser Class. **Lucas Kindervater** was the youngest skipper, still in College, and PYC is lucky to have him in our fleet. Lucas will be teaching in our 8 week Junior sail camp in a few weeks.

Scowabunga has several unusual customs: Every skipper receives a gift of their choice from a table of Marine gear ranging from luggage to sailing timers all provided by Optiparts. Last place receives first choice at the table.

We have a practice of not awarding the M, MM and GM trophies to anyone who receives one of the place trophies. That spreads things around.

**Doug Kiser** won the **Grand Master** award, the **Master** award went to **Rick Cyrul**, who came from Michigan. Since **Jack Kern** had to cancel at the last minute we had no Grand Master. Surprisingly **Don Fancher** is nearing **Mega Master** status so he was the natural skipper to get this award.

We had a gelcoat repair service that free of charge repair nicks and chips on boats.

Privateer Yacht Club has camping on a bluff overlooking the lake surrounded by woods and at least 7 families took advantage of the beauty of it all.

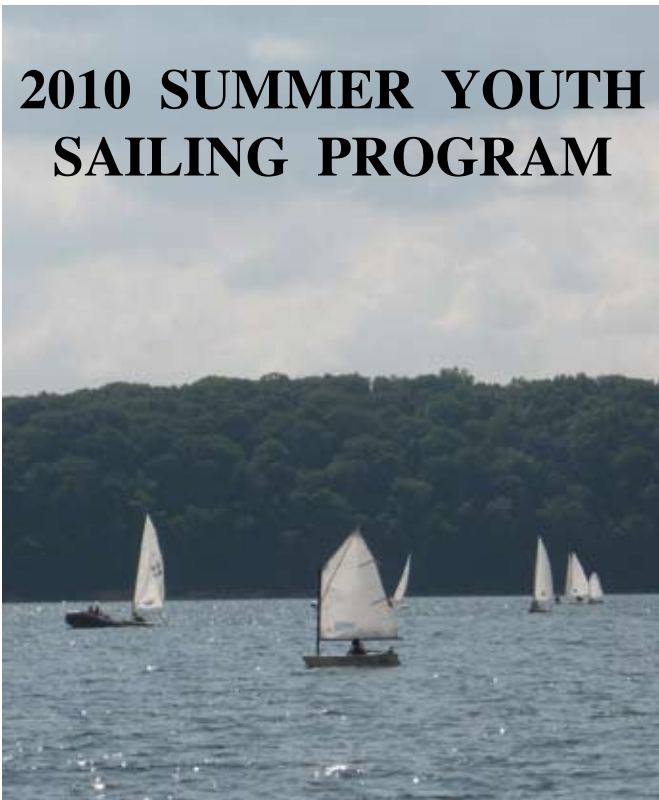
We are fortunate to have **Jan and David Varnell** who handle the food. You can tell that Jan loves to cook. The meals as always show a great deal of creativity. All meals and liquid refreshments are included in the regatta fee. This includes the now famous grill your own steak dinner on Saturday night.

I learned a new tactic at this event. Being in third place Saturday night with several skippers close on my heels, I took them up the lake on my keel boat to a local drinking establishment overlooking the lake. Needless to say they were not their best on Sunday am. **Scott Harestad** won that event and, by the way, I could not get Richard Blake to come with us.

I hope you can join us for **Scowabunga 2011**. It will be a regatta you'll never forget.

~ Steve Sherman

# 2010 SUMMER YOUTH SAILING PROGRAM



For Ages 8-16  
Five Days of Learning to Sail  
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Beautiful Lake Chickamauga

Monday thru Friday ~ 8:45am until 4:00pm  
For Beginner and Intermediate Sailors

Session 1 : June 7th - June 11th  
Session 2 : July 5th - July 9th  
Session 3 : July 19th - July 23rd  
Session 4 : July 26th - July 30th

The cost is \$200 per week. Choose the week or weeks that you prefer, but note that enrollment is limited to the first 16 OPTI and 10 LASER sailors that sign up per week.

Taught by US Sailing Certified Instructors  
Every Camper Receives a T-Shirt  
Lunch is included Every Day  
Includes Summer Sailing Privileges

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<http://www.pycyouthsailing.com/summercamp.html>

## PYC BOARD MEETING

**Minutes** — May 10, 2010

The PYC Board met on Monday, May 10th, 2010, 19:00 at the PYC club house in Hixson, TN. The meeting was called to order and directed by Dieter Kuberg in the absence of David Varnell.

Members present: D. Bergevin G. Campbell  
B. Cooper C. Cyrul  
P. Fowler S. Irwin  
D. Kuberg M. Seeber

Observing: D & V Andrews  
S. Cline P. Crowe  
M. Cyrul R. Fowler  
B & J Denes D. Hickey  
B. Lesley J. Mullen  
J. Rathjen B. Simons  
K. Simons

Last month's minutes were previously distributed via e-mail and a motion was made by Mike Seeber to accept with a second from Scott Irwin, all present voted in favor.

### OFFICER REPORTS:

#### Secretary Report (Pete Snyder)

There wasn't a Secretary's report as Pete was on the Northern Gulf Coast Cruise.

#### Treasurer Report (Patricia Fowler)

**Tax Form 990** is ready to be mailed off. Financial report was e-mailed out previously and PYC remains solvent. Taxes and fees this year were \$13,357.00, an unusually large increase from the past. Even though expected it is still a stunning hardship that will have a major effect on how PYC continues to operate here on out. Brainerd Cooper made a motion to accept this report, Mike Seeber seconded and all were in favor.

#### Racing Report (Dieter Kuberg)

Racing has started and racing committees have shown up.

#### Dock master (Chris Cyrul)

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**May Board Mtg. Minutes** - cont' from page 8

Only 2 empty slips. Leak on D dock which David Bergevin will repair. The **Reeds** will be offered one of the empty slips with the acknowledgement that a current family member can bump them until they become a family member.

**Membership (Mike Seeber)**

**Chris and Amy Mathews** were brought up for full family membership and a motion was made by Mike Seeber to accept them with a second by Brainard Cooper and the remainder of the board voting in favor. Recent new associate members include **Kristoffer Ostrander, Patrick Gallagher, and Robert Gregory**. A motion was made by Patricia Fowler to make long time member, **Martha Berry**, an honorary member with a second by Mike Seeber and an all in favor from the rest of the board.

**Club Boats (Guy Campbell)**

**John Coolidge** has donated his Flying Scott to PYC. This gives the club 2 now since we previously were given one by John Rogers. Rob Fowler will take a look and see what it will cost to get these where they can be safely sailed.

**Social (Scott Irwin)**

June 5th Social will be "Three Hour Tour" and sponsored by **Scott and Cindy Cline** and there will be a \$450.00 door prize drawing. **Scowabunga Regatta** is scheduled for May 22. Flying Scott 3rd Thursday social is scheduled for May 20 and everyone is invited. May 29 is a full moon raft up.

**Clubhouse and Grounds (David Bergevin)**

**Gravel in South Cove** was disturbed with the latest heavy rain and will need some work. **Soda ma-**

**chine** has been refilled by **Bill Robertson**. Still working on **street light** issues. Will get to **dock leaks**. **Walking trail** is now useable thanks to **Mike Seeber**, but still a work in progress. **Building for Junior Sailing** program is in place.

**OLD BUSINESS:**

**Jr. Sailing (Bryson Lesley)**

Location of new building was discussed. Most agreed it would seem best to move it back away from the trail for aesthetics and ease of foot traffic. However, because of the cost involved with relocating, it was agreed to continue as is. After the deck is constructed and there has been time to evaluate the completed project it may prove useful as is.

**NEW BUSINESS:**

**Land Committee Report (John Rathjen for Tom Clark)**

**Tom Clark**, Chairman of the Land Committee, recently distributed a proposal from the PYC Land Committee to the board to upgrade the **cabin owner's lease** for the 2 new cabin owners and also to use in 2020 when the 8 existing cabin owner's leases renew. This Land Committee proposal dated May 2, 2010 to be published in May 2010 issue of *The Private Ear*.

**Dieter Kuberg** summarized the major points of the proposal. The proposal was discussed with concerns from both the board, cabin owners, and other members of PYC considered. Mike Seeber made a motion that the board advise an attorney to produce a new lease from this Land Committee proposal that included that the **new lease amount would be \$252.00 per year with a cost of living increase at the end of 5 years**. The Mike Seeber motion was

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**PRIVATEER YACHT CLUB SHIP'S STORE**

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[http://coralreefsailing.net/privateer\\_yacht\\_club\\_](http://coralreefsailing.net/privateer_yacht_club_)

Check back later for member discounts during promotional sales on all types of apparel and gear, even outside the range of customized pieces.

**BIG SALE GOING ON NOW!!!**

**May Board Minutes** - cont' from page 9

seconded by Scott Irwin and there were 5 more in favor and 1 abstained.

**Brainard Cooper** made a motion to amend the Mike Seeber motion in that at the end of the 5 year period the cost of living will be based on the yearly average of CPI for immediate previous year compared to the first year of the lease. The Brainard Cooper motion was seconded by Scott Irwin and there were 5 more in favor and 1 abstained.

Brainard Cooper made a second motion to ignore item 3 in the PYC Land Committee proposal and that there be no charge for water to the cabin owners. Mike Seeber seconded the second Brainard Cooper motion and there were 3 more in favor and 3 to abstain.

Finally a third motion was made by Brainard Cooper which in regard to item 2 of the PYC Land Committee proposal, it be changed to read that the lease holder have the right of renewal at the end of the lease. This third Brainard Cooper proposal was seconded by Chris Cyrul with 5 more in favor of and 1 abstaining.

A motion was made at 21:05 to adjourn by Mike Seeber and this was seconded by Dieter Kuberg. All were in favor.

**Respectfully submitted,  
Guy Campbell**

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**CONTACT YOUR BOARD MEMBERS**

- David Varnell, Commodore: 423-875-2387
- Brainard Cooper, Past Commodore: 423-622-6081
- Dieter Kuberg, Vice Commodore - Racing: 423-842-6714
- Chris Cyrul, Rear Commodore - Dockmaster: 423-322-2330
- Patricia Fowler, Treasurer: 423-605-0612
- Peter Snyder, Secretary - Editor, Private Ear: 706-891-0858
- David Bergevin, Bldg & Grounds Director : 423-843-1443
- Scott Irwin, Social Director: 423-802-5277
- Guy Campbell, Club Boat Director: 423-421-2329
- Mike Seeber, Membership Director: 423-899-3042

**CABIN LEASE PROPOSAL**

**LAND COMMITTEE - 5-2-10**

**Tom Clark, Chairman**

**The leases for all 10 cabins are coming up for renewal in July. John Rathjen** has headed the **Land Committee** for the past 4 years. During that time, he has developed a very thorough understanding of the history and defined a solid basis to guide updating of our cabin leases.

Having served on the land committee this last year before I accepted its leadership I feel I can accurately describe the actions underway and those that need Board approval.

A very brief history is needed so that the actions make sense. The lease terms and rates have not changed for several decades. One of the key terms of the lease, that eight of the ten cabin owners hold, is that they are allowed to extend their lease with the same terms for a period of ten years. These eight cabin owners have been given a new lease each time the previous one lapses. Therefore, when they signed their most current lease in July 2000 they were granted the option of an additional ten years with the same lease. This year those cabin owners will NOT get a new lease rather they will simply exercise their option to extend the current contract wherein they acknowledge they are entering the last ten years under the terms of the lease signed in 2000. Therefore, in July 2020 if any of those same cabin owners are still residing in the cabins they will have to sign a new lease if they wish to continue.

For those eight cabins the lease rate will be increased, per the terms of the 2000 lease. The new rate will be \$225 per year for the next ten years, based on cost-of-living increases.

The two most recently purchased cabins (2 of 10) have signed a different lease, one that terminates in July 2010. Because the terms and rates of the old original leases have not changed for decades, the costs to the club of having the cabins has increased while the income has remained constant. The Land Committee has been working for the past several years to define key changes to the lease to make it more accurately reflect a 2010 economy and legal

**Cabin Lease Proposal** - cont' from page 10

requirements, and to make the terms fair to both the cabin owners and to the general membership of PYC. The following are the key changes the Land Committee is suggesting be included in the new lease. The 2 of 10 (Cyrul and Irwin) will be getting whatever new lease is finally approved. The following are the key items that we recommend be included in these new leases. This new lease will be used for subsequent owners of the original eight cabins when the ownership changes or the lease extensions that end in July 2020.

1. Reduce term of lease to five years – was ten years
2. Lease holder has right of first refusal for a new lease – no automatic extension clause.
3. Water will not be included in the lease amount – At the current time the minimum use rate from Hixson Utilities is \$9.78 / month. Each cabin billed \$15 quarterly for water usage which is less than Hixson Utilities minimum but makes a noticeable contribution to the PYC water bill. This rate will not be subject to price increases, regardless of actual Hixson Utilities minimum rate, for the full term of the lease.
4. As with the current leases, each cabin will be required to pay a portion of the PYC property taxes – this is presently being paid as a separate fee. The calculation for this fee will be based on the percentage of ownership each cabin is of the total living space of all cabins. The percentage of PYC property tax to be paid by the cabin owners remains the same as initially adopted in 2001.
5. The new lease rate will be prescribed by a rate table and size of living space calculation – the old rate was fixed at \$160 annually with only a COL increase allowed every ten years. The basis for the rate table is as follows:
  - a. The current cost for a wet slip is one dollar per foot per month since the median slip widths is 12 feet the cost per square foot is one dollar per square foot per year
  - b. For lease rate purposes each cabin will be charged for the 720 square feet living space as defined by present leases.
  - c. The rate for July 2010 – July 2011 will

be 50% of the wet slip rate or \$0.50 per square foot per year. The actual annual lease amount will be \$360.00 divided into four equal quarterly payments of \$90.00.

- d. The rate for July 2011 – July 2012 will be 62.5% of the wet slip rate or \$0.625 per square foot per year. The actual annual lease amount will be \$450.00 divided into four equal quarterly payments of \$112.50.
  - e. The rate for July 2012 – July 2013 will be 75% of the wet slip rate or \$0.75 per square foot per year. The actual annual lease amount will be \$540.00 divided into four equal quarterly payments of \$135.00.
  - f. The rate for July 2013 – July 2014 will be 87.5% of the wet slip rate or \$0.875 per square foot per year. The actual annual lease amount will be \$630.00 divided into four equal quarterly payments of \$157.50.
  - g. The rate for July 2014 – July 2015 will be same as of the wet slip rate or \$1.00 per square foot per. The actual annual lease amount will be \$720.00 divided into four equal quarterly payments of \$180.00.
6. A cost of living increase will be included. Inclusion of this change will be determined at each annual anniversary of the lease. Not changing the rate for any year does not preclude PYC from making changes at subsequent anniversaries. The intent is to not make changes during this initial five year lease.
  7. The lease will strengthen the wording which requires cabin owners to comply with the PYC Constitution, By-laws and the approved Cabin Policy and be a Family member in good standing.

**Respectfully submitted by  
PYC Land Committee:  
Tom Clark – Chair  
David Varnell  
Richard Ralston  
Pat Crowe  
Dieter Kuburg**



## Privateer Yacht Club

was organized on July 25, 1940, in order to promote sailing in the Chickamauga Lake area and particularly in Chattanooga; to teach its members to talk the language of the sea and build up a marine tradition for “The Great Lakes of The South”; to help promote water safety and a code of ethics for the waterways; to form a social and activity nucleus for people in the area interested in sailing; and to develop an active relationship with other sailing and boating organizations to promote racing and other boating activities.

**DENNIS SLATON TAKES A KNOCKDOWN** — with his crew, Winn Story, in the water, his Catalina 22, *Tar Baby*, came back up and they went on to win the race! Now there’s some champions!!! Region 3 Catalina 22 Championship at Dixie Sailing Club in Alabama. Photo by Kenneth Boone

Formation sailing under Navarre Bridge by Catalina 22 Northern Gulf Coast Cruise. See story pages 4-5.

*Private Ear* NEWSLETTER

[www.privateeryachtclub.org](http://www.privateeryachtclub.org)

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