



MLPOA

Monomonac Lake Property
Owners Association

Stewards protecting the health of Lake Monomonac in Rindge NH

NEWS & UPDATES

MLPOA wishes you all a happy holiday season! Stay safe on the lake! [Check](#) carefully before heading out on any ice.

WATERSHED MANAGEMENT PLAN (WMP) UPDATE

In early September, the project plan was approved by both New Hampshire DES and the EPA. Since that approval, FB Environmental has completed several key deliverables, including a municipal ordinance review, a Lake Water Quality Report, and a Shoreline Survey. In addition, a Septic Survey is currently underway and is expected to be completed in January. We extend our thanks to the 140 lakefront property owners who participated in that survey.

Water Quality Findings

The Lake Water Quality Report determined that internal phosphorus loading is occurring in our lake. Phosphorus can enter the lake from external sources—such as fertilizer use, bird droppings, and failing septic systems—or from internal sources. Internal loading occurs when oxygen levels at the lake bottom drop during the summer, causing phosphorus stored in sediments to be released into the water column. For mesotrophic lakes like ours, DES standards for phosphorus are set at 12 parts per billion (ppb). Our measurements are 12.2 ppb and trending upward. Even small amounts above the standard level in phosphorus can significantly worsen cyanobacteria blooms—an issue we are already facing. We are also over the line for chlorophyll-a at 4.9 ppb. DES standards call for a maximum of 4.8 ppb.

In addition, the report indicates that our lake's pH level is 6.4. The ideal pH range is between 6.5 and 8.0., so we are slightly below the recommended range. Acidic inflow was identified at four lake inlets.

Shoreline Survey Results

The Shoreline Survey assessed all 440 properties around the lake using five criteria:

- Presence of a vegetative buffer
- Bare soil (including sandy beaches)
- Evidence of erosion
- Distance from the shoreline
- Slope of the property

Using these data, FB Environmental calculated both shoreline disturbance and shoreline vulnerability scores. The results are concerning:

- **51% of surveyed properties showed an abnormally high shoreline disturbance score**
- **79% showed an abnormally high shoreline vulnerability score**

These conditions represent a significant source of phosphorus entering the lake—and this assessment does not yet include results from the septic survey.

What This Means—and What We Can Do

As we move forward, we want to reassure everyone that this is just the beginning of our efforts. Once the final Watershed Management Plan report is issued in fall 2026, we'll turn our full attention to implementing solutions. That means we'll start mapping out concrete steps to mitigate the issues we've identified, working together as a community to protect and improve our lake's health.

The studies completed to date make one thing clear: there is no single solution or "switch to flip" that will reverse these trends. Protecting and improving lake water quality will require collective, incremental action. We will help property owners identify opportunities to reduce stormwater runoff and erosion on their property. Many of these improvements are relatively simple and can be done as DIY projects if you so choose.

One initiative we will move forward with in the spring, even before the final Watershed Management Plan report is issued, is partnering with NH LAKES to work toward becoming a LakeSmart Community. More information will be shared soon on how everyone can participate and contribute to this important effort. In the interim, we suggest you take a look at the [NH LAKES LakeSmart Book](#), a valuable guide that outlines practical steps homeowners can take to improve shoreline conditions and protect water quality.

Stay tuned for more details as we roll out next steps in our efforts to protect and improve the long-term health of our lake.

RINDGE TAX ASSESSMENT

Thanks to everyone for joining our petition in an attempt to effect change to the recent property assessment challenge. While our voices were heard, we didn't get the outcome we were hoping for. Some adjustments were made and overall the base valuation was reduced from \$650,000 to \$570,000, but that was not enough to correct the inconsistencies and errors.

What can you do next? A tax abatement is a formal process that allows property owners to request a review of their property tax assessment if they believe it is inaccurate, unfair, or based on errors. In order to file for an abatement, you do need to first pay your taxes. Then, it is critical that you file your abatement before the deadline of March 1. The Board of Selectmen will be time stamping the applications in the order in which they are received. You want to be as close to the "front of the line" as possible with your abatement request as the BOS have until July 1 to grant or deny the application.

When filing your [abatement application](#) (which can also be found on the [Town of Rindge website](#)), the property owner has the burden to show the assessment was disproportionate. Property market values are a crucial issue; therefore, you must have an opinion of the market value estimate. This can be shown by obtaining an appraisal or presenting sales of comparable properties.

If your request is declined, then the next step is to file an appeal with the BTLA (Board of Tax and Land Appeals).

We do wish to acknowledge the BOS for their willingness to hear us and their attempts to correct the issue. Unfortunately, they were operating under State mandated timelines and they were not granted the exceptions as we had hoped.

2026 CALENDARS

Thank you to everyone who bought a calendar to support our [Lake Host Program](#). If you have not picked up your calendar yet, please contact Steve Gray [ASAP](#). Pick up at Steve Gray's house at 49 Conifer Road in Rindge. He is around most of the time, but will make

sure he is available weekdays from 4:00 to 8:00 pm. Be sure to call him first on weekends at 603-899-6625. The calendars are \$13 each and checks made out to MLPOA or cash is requested.

If you forgot to order one, we have a few extras—pick up only (no mail at this point). Call Steve to arrange.

MLPOA TO FUND LAKE EDUCATION DAY FOR RINDGE STUDENTS

We recently heard from our Lake Education Day Coordinator, Laureen Moran, that Rindge students could not attend the [Lake Education Day](#) in 2026 due to lack of funding for transportation. It was an easy vote for the board to pay for the bus as this annual event is a wonderful way to further our mission to “educate the community about lake stewardship”. Maybe you can join in and help us out on the water that day!

IN MEMORIAM

The MLPOA family mourns the loss of three incredible MLPOA leaders in 2025:

Tom Uhlig, past president (2018–2020)]

Bill Gunther, past president (2024)

Lourdes Gray, [Lake History video](#), Lourdes was instrumental in our VLAP—Volunteer Lake Assessment Program

501(c)(3) STATUS

Did you know that the MLPOA is a 501(c)(3) non-profit organization? This means your [donations](#) are tax-deductible and the association is required to operate solely in support of its mission to protect and preserve the lake for the benefit of all members.

[Visit our Website](#)

Connect with us

MLPOA | mlpoanh0569@gmail.com | monomonac.org

Monomonac Lake Property Owners Association | 29 Conifer Road | Rindge, NH 03461 US

[Unsubscribe](#) | [Update Profile](#) | [Constant Contact Data Notice](#)



Try email & social marketing for free!