



I hope that the summer has been good to you so far in spite of the erratic weather and the road construction. Here are some news items that you should be aware of.

ANNUAL MEETING

The Annual meeting of the Association will be held on Saturday, October 3, 2009 at 9 AM in the Hillcrest. Lunch will follow the meeting. We will mail a formal notice to you in early September.

CLEANUP DAY

Cleanup Day was held on the Saturday of Memorial Day weekend. We had good weather and an excellent turnout. Through the use of a Bobcat, we were able to accomplish a number of improvements that we had previously not been able to do. Thanks to all for your help.

STAIRS TO THE COVE

This Spring, we were finally able to get the replacement of the stairs from the West end of Building #1 down to the cove done. It is a better looking and safer stairway.

LAKESHORE LANDSCAPING

In July, the last phase of the lakeshore landscaping was completed. The contractor planted 250 bushes and reseeded the area with native plants and wildflowers. Some of the bushes were container grown and can be easily picked out, but most of the bushes were bare root stock and are difficult to find. They will show up next year. We are developing a long term maintenance plan, which we will discuss at the annual meeting.

NEW SEPTIC FIELD for BUILDINGS 5 & 6

The project to add additional septic capacity for Buildings 5 & 6 is all but complete and is in operation. The restoration will be completed this fall. At the same time, the contractor will put down additional seed in the area that was disturbed for last years well project.

KASSNER CONSTRUCTION

As you may remember, the developers had filed a law suit against the Town of Merrimac concerning their ability to proceed with proposed Buildings 2B & 4. This summer, the judge said that the developers must comply with the current Town of Merrimac process and have 20 years to do so. That process will require the developer to request a planned development and go through the approval process including public meetings.

SWIMMING POOL

There are a number of swimming pool issues to discuss. For 2009, we had initially planned to paint the pool. At the beginning of the year, it was apparent the decking needed some rehabilitation and that some concrete needed to be repaired at the shallow end. That was done before the pool opened for the year.

In late 2008, we became aware of new state requirements to change the circulation system of the pool to comply with the federal Virginia Graeme Baker Act. This law mandated certain standards for swimming pools to avoid people being trapped by the suction force created by pool and spa circulation systems. We have engineered and had approved a plan for compliance. That work must be done by the time we open in Spring of 2010. Because this work will remove and replace a portion of the pool bottom, we have elected to postpone the pool painting until early spring.

In the middle of the summer, we needed to change the method of operating the pool. Kris Kohlman and her staff have been responsible for pool operations since early July. There was an initial learning curve, but it seems that the system is now working OK. As a part of that changeover, it became apparent that the heater needed to be replaced. The current heater handles both the pool and the spa. Any replacement must provide a separate heater for each. That work will also occur in spring of 2010.

At our Board meeting on August 2, we discussed with Kris the long term implications of her continuing to provide pool services. It was mutually agreed that there is a great deal to be gained from having a person(s) on site. This will allow quicker response to changing conditions and any unforeseen events.

HELP WANTED

Pool Operator: This position will be responsible for pool operations during the swimming season of 2010. Duties will include but not be limited to:

1. Opening the pool at 9AM and Closing the pool at 10PM every day.
2. Testing the water chemistry and monitoring the water temperature twice a day
3. Making any adjustments in water chemistry and water temperature that are required
4. Assuring that the pool, spa and deck are clean and safe
5. Scheduling the Spring opening and Fall closing of the pool
6. Being familiar with and complying with the Department of Health and Family Services Chapter HFS 172, Safety, Maintenance and Operation of Public Swimming Pools.

The operator will be a contractor to Kris Kohlman and under her general supervision. Payment will be negotiated with the successful applicant.

If you are interested, please contact Kris for further details at (608)643-2494.

FINANCIAL STATUS

We have had to absorb the costs of the pool circulation system changes in 2009. However, the Septic Field Project and the Lakeshore Landscaping came in enough under budget to mostly offset that cost. Therefore, we should end up the year in about the same position that we discussed at the 2008 Annual Meeting. At this point, it does not look like we will need an increase in monthly fees for 2010.

See you in the Fall,
Jerry