

**DEERLAKE VILLAGE COMMUNITY ASSOCIATION
ANNUAL COMMITTEE REPORTS
December 8, 2011**

ARCHITECTURAL REVIEW

Bob Cole, Chair

Members: Bill Harper, Bob Kellar, Russell Newton, Jr., Harold Voris

Modification projects in progress: none

Projects completed in 2011:

- Re-shingling 3 houses
- Replacing an awning
- Modifications to a sunroom
- Addition to a downspout system
- Painting a front door
- Repairing a deck
- Screening an existing deck
- Adding a deck
- Resurfacing a porch with stone
- Surfacing a concrete patio with brick pavers, adding rail and steps down slope
- Painting front column and trim, replacing rotted wood

New homes in progress:

- Fred and Carlene Ragan on lot 16 Creekside. (They hope to be in by Thanksgiving.)
- Phil & Nancy Davis on lot 15 Creekside

CLUBHOUSE COMMITTEE

Maggie DiRocco, Chair

Members: Phyllis Blackard, Sally Gould, Ginny Rush, Maree Rankin, Katinka Haines, Karen Canman

In 2011:

- Took inventory
- St. Patrick's Day Party & two Welcome get-togethers for newcomers
- Renewed cleaning contract with Janice Cox
- Submitted 2012 budget
- Private parties (26 so far)
- Christmas Party -- December 17th
- Purchased 2 tables for main room
- TGIF still well-attended each month
- Purchased 8 chairs for main room

Plan for 2012--new kitchen floor

COMMUNITY RELATIONS

Ed Becker, Chair

Member: Rob Price

During Q4:

- DVCA member-realtor inquired about a prospective buyer with a business sign on side of pick-up truck.
- DVCA member notified us of a neighbor's landscaping violation. Members of the Board viewed the property and determined that it was being maintained adequately.

Overall, adherence to the Rules and Regulations of the DVCA are being carried out, resulting in a friendly, compatible community, with attractive curb appeal. The few exceptions, when notified, promptly correct the violations.

CONSERVATION EASEMENT

Don Herman, Chair

Members: Ted Heimerdinger, Bob Rodes, Gary Satkamp, Harold Voris

The committee performed routine maintenance on the trails, which includes removing fallen trees, trimming growth along the sides and dealing with erosion. We installed two grade dips in the Yellow Trail (on the slope above the bridge leading to the Meadows) to reduce an erosion problem.

We replaced handrails that had been ripped off by vandals on the bridge leading to the canoe livery and installed wire cloth on the deck of the bridge over the spillway because it was slick on frosty mornings.

We began removing invasive species (primarily privet and multi-flora roses) along the Yellow Trail. Both are crowding out native species.

The Yellow Trail continues to get fairly frequent use. There is lighter traffic on the Red, White and Blue Trails. We placed two new benches along the trails – one near the junction of the Yellow and Red Trails, the other near the junction of the White and Red Trails. We conducted the annual tour of the property for interested residents.

We accompanied the Carolina Mountain Land Conservancy on their annual compliance inspection of the conservation easement area. Their report on the inspection is pending.

EMERGENCY PREPAREDNESS

Joyce Montgomery and Ray Vingle, Chairs

The list of Deerlake residents (including both owners and tenants) is updated two or three times annually and then shared via CD with local and state emergency offices.

FINANCE

Bernie Grabowski, Chair

Members: Don Herman, Larry Goodhue, Dorothy Chapman, Millard Younkens

Throughout the year, the Finance Committee reviewed the financial statements including funds analysis, assets/liabilities, revenue/expenses, and monthly operating expenses. Questions were raised and resolved. They kept track of assessment collection, insurance coverage, and CD rates to obtain the best return available. In order to avoid confusion and questions, a decision was made to book expenses in the month they occurred rather than spread them over a period of time.

Most recently, the committee tackled the 2012 budget. Initial estimates indicated that the assessment might have to be raised, but, with the help of the committee chairs and suggestions from the Finance Committee, we were able to keep the assessment at the current \$400 for 2012.

LAKE MANAGEMENT

Tim Robinson, Chair

Members: Bill Lovejoy, Joe Smith, Louis Steflik, Lee Rush, Andy Uhr, Bob Rankin, Betsy Craig

The purpose of the Lake Committee is to develop and monitor guidelines for the use, protection, preservation, and enhancement of the lake and dam in harmony with the standards of the Conservation Easement Trust Agreement. Activities and accomplishments during 2011 were the following:

- Andy Uhr and Lee Rush were welcomed as new members.
- The LMC charter and fishing rules were updated.
- Nine Christmas trees were sunk along the south side of the lake to provide minnow habitat and improve the fishery.
- Dam self-inspections revealed an erosion problem at the south end of the dam. A repair plan was drawn up by Pinnacle Engineering of Asheville at a cost of \$2500. The NC Department of Environment and Natural Resources has issued a permit for this repair to be commenced prior to August 4, 2012. No other issues were reported with the dam.
- The boat rack was repaired after an oak tree fell on it crushing one canoe.
- The east slope of the dam was re-seeded and watered this summer to attempt to improve the grass cover.
- The clubhouse dock was repaired at a cost of \$600.
- Two resident beaver were removed from the lake at a cost of \$300.
- Our warranty claim against the manufacturer of the clubhouse dock boards was successful resulting in a refund of cost of materials of \$4834.76.
- Trout were stocked in the lake in early November.
- Water samples from the lake and three tributaries were tested for fecal coliform and pH by the city in October with excellent results.
- Winter rye grass seed was spread on the east slope of the dam as part of our continuing effort to establish a better stand of grass there.
- The committee continues to monitor storm runoff from new construction sites to be sure that sediment entering our lake and tributaries is minimized.

Our major project in 2012 will be lowering of the lake for an undetermined period to allow repair of the erosion problem. While the lake is down, we hope to replace the sea wall and the clubhouse dock and perhaps remediate shoreline erosion on lot 2. Hopefully, this will be in the spring before heaviest usage of the lake.

LANDSCAPE REVIEW

Betsy Robinson, Q4 Chair

Members: Renee Baker, Jim Deacon, Carol Roth, Margo Williamson, Mary Beth Lampert

The Committee:

- Added two new members.
- Is looking for two new members as two terms have expired.
- Processed 68 applications as of 11-3-11.
- Organized and participated in two Community Clean-Up Days.
- Met with Deb Good for budget planning and visited several areas to view her plans for common areas.
- Sees an increased demand for landscape modifications as our development ages.
- Thanks Joan Smith for her continued help and support as our liaison to the DVCA Board.

LIBRARY

Barb Meyer, Chair

Members: Mary Liz Bailey, Anita Dorfman, Kathryn Newkirk, Helen Voris

Again this year, Deerlake residents are using the library continually and have added books and magazines that are exciting for others. When using the library, one needs only to take out items and then return them to the baskets for the committee to shelve and/or evaluate placement. This year we have donated books to the AAUW and the Transylvania County Library for their used book sales.

MAINTENANCE

Rich Spellman, Chair

Members: Don Herman, Lee Rush, Clarence Miller, Chris Williamson, Ken Kolb, Earl Stifflear, Don Lampert, Duke Sward, Joe Smith

The Committee has either performed the work themselves or contracted out the following maintenance activities over the year 2011:

- Negotiated a new Lawn Maintenance Contract with Straus Park Landscaping Services (SPLS) and performed oversight on that contract.
- Conducted daily oversight of the DVCA Clubhouse and made minor repairs such as cleaning clogged sink drains and repainting the clubhouse lower level floor, as well as replacing the door jams on the interior doors leading to the meeting room.
- Performed tree trimming and removal of dead trees in the Pool and Meadows Park areas over the year.
- Hired a contractor to replace a collapsed culvert in the clubhouse parking lot area, and had the city inspect the culvert running under the clubhouse parking lot to Deerlake Road.
- Worked with the Pool Committee to address some concerns of the County prior to receiving approval of the inspection and opening of the pool.
- Addressed various problems with the pipeline feeding the Meadows Park stream. Directed SPLS to mulch the areas around the clubhouse, pool, and picnic area and reseed the face of the dam.
- Hired a contractor to clean out the four drainage ditches in the Meadows Park area.
- Performed repairs to Meadows Park streambed that was eroded over the years.
- Purchased and installed a replacement for the clubhouse flag pole light that was damaged and broken.
- Repaired several of the outdoor lights at the clubhouse.

Next year the Committee will be responsible for bidding out the Lawn Maintenance Contract as well as continuing to perform minor maintenance activities. We are always looking for new members, so contact any of the above named members if you are interested in joining us. Our activities have save the community thousands of dollars over the years; participating in the committee helps keep the annual assessment as low as it is.

MEMBERSHIP DIRECTORY

Ruth Behrens, Publisher

The new Membership Directory will be mailed with the December issue of the *Diary*.

NEWSLETTER

Lil Clark, Editor

Proofreaders: Ruth Behrens and DVCA President or designee

The newsletter continues to be published and mailed on a monthly basis with residents receiving it on or before the 25th of each month. Thank you to all who send articles for inclusion in the newsletter and for your cooperation and promptness in getting them to me, usually around the 15th of the month. There are occasions when they may be requested sooner.

As everyone can see from the newsletter, we are a very busy community with many activities taking place throughout the year. If we have an impromptu event, a notice is posted on the Clubhouse bulletin board. These events give everyone an opportunity to meet new residents as well as visit with their neighbors.

Keeping the records and nametags up-to-date is still a challenge since we have a number of turnovers of Deerlake homes and/or tenants throughout the year. If you have a new neighbor, please have them contact me or let me know so I can contact them. I can then make the change in the computer, put them on our mailing list and create a nametag for them.

Residents who are not here year-round have been very cooperative in making sure that I have the correct information for their second residence as well as letting me know the dates when they leave and return to Deerlake. This assures that they will receive the newsletter without interruption as well as any other pertinent documents that are mailed.

When I learn of the death of a resident, a flyer is put on the bulletin board outside the clubhouse and the purple flag is flown for 3 days.

Thank you all for making this another very good year.

POOL

Pam Fuhrer, Chair

Members: Duke Sward, Jim Deacon, Barb Gibson, Lee Bray, Harold Voris

2011 Highlights:

- The pool interior underwent a major redo by Paradise Pools of Hendersonville, at a cost of \$31,000. The job involved sand-blasting, pressure-washing, retiling, applying a Diamondbrite(R) plaster finish with specks of quartz for added durability, and the installation of 3 new underwater lights. This major capital expenditure is warranted for 5 years, and has an expected life of 12-15 years.
- We celebrate a perfect safety record for the summer, with very high usage by residents and guests due to the hot weather.
- Several residents enjoyed a wonderful water aerobics 3 times a week all summer, led by Anne Misek (who has since moved to FL), Lynnne Hastie, and Margo Williamson. Thank you ladies so very, very much!
- We instituted a nightly pool monitoring to make sure gates were locked, etc. after hours.
- We enjoyed great service again this summer by our pool operator Dick Ritch.
- Heartfelt thanks go to all the committee members for their endless help with the numerous pool tasks, from physical labor, to phone calls, meeting with suppliers, and scrubbing and setting out the pool furniture. Any Deerlake resident is welcome to attend our meetings, which are usually every two months.

2012 Plans:

- We plan to hire a firm to resurface the pool deck, which has significant cracks. Funds are budgeted.
- We are also investigating options to provide additional shade on the pool deck.

SUNSHINE/GOOD NEIGHBOR

Ann Younkers, Chair

In September, the Good Neighbor Committee joined with Sunshine. Dozens of cards were sent this year and several meals were provided for our community residents. Remember to contact me at 883-2939 if you know of anyone needing a “lift” or if you would like to volunteer to help provide a meal when needed.

WELCOME

Betty and John Davis, Chairs

This year we tried a new format for welcoming newcomers into our community. In July and again in October, we hosted informational meetings at the Clubhouse. Welcome bags containing information about Deerlake Village, several brochures and area maps from the Chamber of Commerce, and a loaf of bread from Bracken Mountain Bakery were distributed. John reviewed the documents pertaining to Deerlake Village; Betty discussed some local history, attractions, and volunteer activities in the Brevard area. Light refreshments were served and pictures of the attendees were taken to be displayed on the bulletin board just inside the Clubhouse door. Look for these and the brief write-ups that appear in the *Diary*. Newcomers who were unable to attend these meetings will be contacted individually.

WHITE SQUIRREL LANE

Marcia Schneider, Chair

Members: Lot owners on White Squirrel Lane

At the annual meeting on Nov. 8, the following decisions were made:

- The Committee Chair will send a letter to the DVCA Board addressing the lack of progress made in the last 5 years for having the City accept Deerlake Road extension. The letter will also include recommended actions that must be taken between DVCA, Greenwood Development, and the City of Brevard to resolve this issue.
- The WSL road assessment will be increased from \$250 to \$260 to keep up with the current 3.6% rate of inflation.
- Road paving needs will be examined periodically to determine future assessments.
- The annual road leaf removal will be done in early December.
- Snow removal expenses are expected to stay the same as for 2011.
- Maintenance of the trash bin is an ongoing project.

EXPECTATIONS FOR 2012:

- Acceptance by the City of the Deerlake Road extension.
- Leaf and snow removal as needed.
- Monitoring of road repair issues.