

**DEERLAKE VILLAGE COMMUNITY ASSOCIATION  
ANNUAL COMMITTEE REPORTS  
December 10, 2009**

**ARCHITECTURAL REVIEW**

**Bob Cole, Chair**

**Members: Ellery Gray, Bill Harper, Bob Kellar, Russell Newton, Jr.**

**Projects in progress**

Railing for front stairs and install shutters on front window

A new home for Fred and Carlene Ragan on Lot 16 Creekside

**Projects completed**

Roof & screen deck; Re-shingled roof with different color; Stained concrete deck terra cotta to match brick foundation; New porch & walk; Replaced a deck; Deck expansion; One home had been approved to change the front door and garage door ( project dropped)

**CLUBHOUSE COMMITTEE**

**Maggie DiRocco, Chair**

**Members: Phyllis Blackard, Ginny Ehr, Sally Gould, Elaine Gray, Barbara Meyer,  
Maree Rankin, Joy Stefluk, Ellie Thoben, Linda Voll**

A big thank you to the committee members for all their help and attendance at our monthly meetings.

- Parties: 14 private parties; Valentine's Party; July 4<sup>th</sup> Celebration; Christmas Party
- New activities at the Clubhouse: Singles' Club, Garden Club
- TGIF (last Friday of every month) is always well attended. A big thank you to all the hosts and hostesses.
- We revised the Clubhouse Rental agreement. All documents pertaining to Clubhouse rental are on the Website.
- We need 4 new committee members. Call Maggie DiRocco ( 862-4618) if you are interested.

**COMMUNITY RELATIONS**

**Ed Becker, Chair**

**Members: Harry Newman, Roberta Price**

The committee dealt with many Covenant violations this year involving such things as: unsightly property, parking violations, guests without permission and/or unaccompanied at the pool and lake, unleashed dogs, excessive speeding, a fallen tree, illegal "For Sale" sign, water runoff, and, removal of a fence. Two *Diary* articles were written encouraging good "curb appeal" and adherence to the posted speed limits. As more properties are rented, there is the potential for more Covenant violations to occur; Owners are reminded that these would be their responsibility.

**CONSERVATION EASEMENT**

**Roy Hardman, Chair**

**Members: Don Herman, Parke Sickler**

The Conservancy is normally a quiet haven of solitude routinely enjoyed by a growing number of residents. The tranquility was disturbed in October, when an uninvited visitor took an excursion on the hiking trails in his Ford

Excursion. The Straight Arrow and Sunnyside Trails leading into the Conservancy, and a large section of the Yellow Trail within the Conservancy suffered extensive damage as the ground was saturated at the time. The area will be restored by landscapers at the expense of his insurer.

As soon as the trails dry or freeze to allow access, a landscaper will apply gravel to the particularly soggy section of the Cedars Trail and will deliver gravel to fill a sink hole in the Yellow Trail near the sluice.

Walter's Bridge at the end of the dam was re-decked as scheduled. We thank veteran volunteers Joe Smith, Ellery Gray, Tim Robinson and Ted Fabian for teaming with the committee for this project. Special thanks go to volunteers Lee Rush, who is considering becoming a resident, and Gary Satkamp, who just moved here in August, both of whom participated wholeheartedly and shared their best tools for the project. The bridge should provide safe passage for decades.

After five years on the committee, both Parke Sickler and I are retiring to make way for new energies and new ideas. The Board has approved Bob Rodes to serve with Don Herman who remains active on the committee for 2010.

### **EMERGENCY PREPAREDNESS**

**Peter Findlay, Chair**

**Members: Joyce Montgomery, Anne Findlay**

Committee Purpose: To investigate and formulate programs to prevent, or to minimize the impact upon Deerlake Village residents' homes and properties, which may possibly result from flooding, from forest fire, or other natural disasters.

1. The Emergency Evacuation Plan, initially compiled and issued June 1, 2005 has been updated, as of June 1, 2009. As required, two copies have been provided to and approved by the North Carolina Department of Environment and Natural Resources, Charlotte, NC. A copy has also been issued to the Director, Transylvania County Communications, Emergency Preparedness, Brevard, NC. From hereon, the Emergency Action Plan will be reviewed, updated as necessary, and reissued to the above named parties.
2. A listing of all DVCA residents has been updated, as of June 30, 2009, and provided to Transylvania County Communications, EMS for input into their Emergency Call Up "Reverse 911 system". The listing will be updated on a semi-annual basis.
3. A listing of all DVCA residents in the Meadows, downstream from the DVCA dam and first affected by flood waters, has been updated, as of July 2009, and has been provided to Transylvania County Communications, EMS for input into a separate Emergency Call Up (Reverse 911 System). This listing will be updated on a semi-annual basis.
4. Residents are reminded of the following steps to minimize damage to their property:
  - Excess underbrush surrounding the home should be removed to minimize the hazard of fire.
  - EMS has offered to inspect individual resident's lots to recommend fire prevention procedures.
  - In the event of an emergency evacuation, EMS instructions/directions must be observed.
  - The importance of evacuation instructions being readily available at all times, including maintaining an emergency kit (listed in evacuation instructions) is emphasized.
  - Details of "Evacuation Plan for Deerlake Village Residents" may be obtained from the Deerlake Village website.

### **FINANCE**

**Bob Gibson, Chair**

**Members: Jack Hart, Don Herman, Bill Jones, Gary Newkirk**

See enclosed Treasurer's Letter.

### **GOOD NEIGHBOR**

**Marty Bowsky, Chair**—No report.

## LAKE MANAGEMENT

**Chair: Tim Robinson**

**Members: John Bell, Betsy Craig, Bob Rankin, Joe Smith, John Grant, Bill Lovejoy**

- **Quarterly dam self-inspections** were conducted with no significant discrepancies or changes noted. The North Carolina DENR inspected the dam both in January and in July. These inspections advised us to fertilize the back slope of the dam, establish grass cover on the top of the dam, and monitor seepage at the toe. Additionally, we were notified that the Emergency Action Plan needed updating. The Maintenance Committee completed fertilization in the fall. Since reseeding of the dam crest was only marginally successful, we are planning a mulch walkway across the top of the dam. We thank Peter Findlay's Emergency Preparedness Committee for updating the EAP.
- **Geese** - The goose fence placed on the top of the dam proved ineffective and was removed.
- **Dock Benches** - Four benches of pressure treated wood matching those on other lake docks were built to replace the old clubhouse dock benches that were deemed unsafe. The old benches were turned over to the Outside Activities Committee for refurbishing and use elsewhere.
- **Fishing** -The size limit for trout was eliminated to encourage members to take them for eating since they do not reproduce or survive the warm months. Restocking with 12-16 inch rainbow trout was done in November. Trout fishing in the lake was again excellent during the cold water months. When the water warmed up in May, members and guests enjoyed very good bass, bluegill and sunfish catches during the spring, summer and early fall periods. These latter species do reproduce in Deer Lake and we encourage members to take them out for eating to keep the fishery healthy.
- **Water Quality** - The water quality lab at UNCA has closed, eliminating our source for water quality testing of the lake and its tributaries. In August, however, the City Water Department tested for coliform and pH at no charge. Our samples yielded healthy results consistent with those found in previous years. Temperature readings were from 59-64 degrees in tributaries and 73-76 in the lake, much the same as earlier years in all sampled locations.
- **Gate Valve Problem** - In early July the valve stem of the 8 inch valve controlling lake level was accidentally broken during routine North Carolina-mandated testing. The result of being unable to close the valve was a loss of approximately 7 feet of lake level over four days. Members of the Lake and Maintenance Committees were able to install a temporary plug in the pipe and a diver was sent down to investigate. The diver removed a two inch granite rock from the opening allowing the gate to close. The lake slowly refilled. Subsequently, a new stainless steel valve stem was ordered and installed by the diver. The total cost of fixing this problem was just under \$1600. During the low water period, needed maintenance and repair was performed on the spillway and the condition of the catch basins was evaluated.
- **Catch Basin Cleanout Project** – One of the recommendations of the 2008 environmental study of the lake was to clean out and enlarge the forebays at the point where the tributaries enter. These basins had filled completely over the years. Toxaway Aquatics performed this work for us in September. Cost of the project was anticipated in Lake Management reserves.
- **New LMC member** – Louis Steflik was appointed to a three year term on the committee by the DVCA Board.

We thank Kris Fulmer and the DVCA board for their outstanding support of our efforts.

## LANDSCAPE REVIEW

**Sue Jones, Chair**

**Members: Renee Baker, Jim Deacon, Betsy Robinson, Joan Smith**

In 2009, Landscape Review Committee:

- welcomed three new members: Renee, Jim, and Betsy
- processed 30 applications for review
- organized and participated in two Community Clean-up Days: Spring clean-up of Stone Drive; Fall clean-up of the back half of Deerlake Road

- met with property owner, Bob Cole (ARC), and construction crew for preliminary discussion of LRC requirements during construction of new residence
- replanted the three flower pots on Stone Drive
- met with Deb Good to update and implement Phase II of the Master Landscape plan
- worked with residents on continuing erosion control measures

The LRC would like to thank Joan Smith, who has served out her three year term, for all her help and input on the Committee. Thanks, too, to Karen Cole, who has served as our Board Liaison during our maiden voyage these past three years.

### LIBRARY

**Barbara Meyer, Chair**

**Members: Mary Liz Bailey, Anita Dorfman, Dorothy Sheldon**

The new system seems to be working smoothly. The Committee periodically goes through the stacks to keep the books current. If borrowers could pencil in their initials ( or a check mark) and date on the front flyleaf, it would indicate that the books are indeed circulating. All donations of fiction and non-fiction books and periodicals are most welcome. A big thank you to all who have donated books and magazines in the past. Some books have been donated to the annual AAUW book sale to make room for more current books. As magazines get to be several months old, it would be a help if people would take these home for recycling. The Committee welcomes any suggestions.

### MAINTENANCE

**Don Herman, Chair**

**Members: Mike DiRocco, Dave Gunther, Don Lampert, Clarence Miller, Lee Rush, Joe Smith, Rich Spellman, Duke Sward. Additional community members have also volunteered their labor on several projects.**

The Maintenance Committee is responsible for Clubhouse maintenance, the lawn maintenance contract and removal of fallen trees. The Conservation Easement Committee, Lake Committee, Landscape Review Committee and Pool Committee handle maintenance in their areas of responsibility.

- Committee members conducted routine maintenance checks and performed minor repairs in the Clubhouse. Chair rails were installed in the main room of the Clubhouse. We replaced the underground electrical feed line to the pool heater and the landscape lighting.
- “No Soliciting” signs were put up at the entrances. A “Private Property” sign was put up at the Clubhouse driveway entrance. Posts for 31 traffic and street signs were treated for severe rust and repainted. Several street light posts were repainted.
- At the request of the LRC, we cut down 5 crowded spruce trees in the pergola area. As part of the long range landscaping plan, we cut down the hemlock stand in front of the condos and removed shrubs from the area next to the pool heater and next to the gazebo. We trimmed trees in the picnic grove and the meadows park.
- In consultation with the Lake Committee, we obtained and installed an inflatable plug in the lake drain valve to stop water flow until the drain valve could be repaired.
- Several projects were completed by local contractors. The parking lot and driveway were sealed. The exterior of the Clubhouse was repainted. The well pump was replaced after being struck by lightning.

### MEMBERSHIP DIRECTORY

**Ruth Behrens, Publisher—No report.**

## NEWSLETTER

**Lil Clark, Editor**

**Proofreaders: Ruth Behrens and the DVCA President or someone designated by the President**

The newsletter continues to be published and mailed on a monthly basis with residents receiving it on or before the 25th of each month. The deadline for articles is the 15th of each month unless otherwise noted. My thanks to the Board Members, committee chairs and everyone else who contributes articles to the newsletter for their cooperation and promptness in getting them to me on time. Anyone who reads the Deerlake Diary can see that we are a very busy community just by the many activities that take place throughout the year. These events are always listed in the newsletter, unless it is an impromptu event which is then posted on the bulletin board. These events give everyone an opportunity to meet new residents as well as visit with their neighbors.

One major thing is trying to keep the records up-to-date. This can be somewhat of a challenge with the number of turnovers of Deerlake homes throughout the year. If you have a new neighbor, please let me know so I can contact them. Then I can make the change in the computer and put them on our mailing list. It is helpful for those residents who are not here year-round to please make 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 them of receiving the monthly newsletter without interruption as well as any other pertinent documents that are mailed. Thank you all for making this another very good year.

## OUTDOOR ACTIVITIES

**Bob Sibley, Chair**

**Members: Mike DiRocco, Bob Denninger, Jack Gould, Joe Jackson, Ken Kolb, Lin Kolb**

- The first Amenity Day Picnic planned by the Outdoor Activities Committee for May 1 was postponed several times because of the bountiful May rains, but finally was accomplished on June 19. The picnic was well attended and enjoyed by all. Our second event was a Labor Day Picnic organized by Joe Jackson and our newest committee member, Jack Gould, (with a little help from their wives). It was a great success although cut short by rain. Our outdoor grill was put to good use at both events.
- There were several accomplishments this year other than the two great social events.
  1. Seven benches were restored for use at the Bocce, Horseshoe and Shuffleboard Court and another near the Clubhouse.
  2. Concrete extensions were installed at the Shuffleboard Court for two benches, one on each end of the court. This gives players more room to maneuver while making their shots. Also, the benches on the concrete extensions are locked into place and prevents them from having to be moved when the grass is mowed.
  3. Grading was done to extend each end of the Bocce Ball Court for the safety of the players.
  4. Last, but not least we now have a Sports Equipment Locker conveniently located near all the sports activities. All the equipment is stored in the locker and can easily be accessed by the same code as the Clubhouse. Folding chairs are stored in the pool locker.
- Everything is up and running -- all we need are more people to take advantage of the sports activities and enjoy the healthy exercise. The 2nd and 4th Wednesdays during the summer months were scheduled for members to come down and enjoy free lessons for all the sports. It was disappointing that hardly anyone took advantage of this opportunity. We may try this again next spring if there is enough interest. Next year, we will repeat the outdoor social events and maybe some other ways to draw people outside for fun, fellowship and exercise.

## POOL

**Pam Fuhrer, Chair**

**Members: Jenny Hunter, Walt Lacyk, Anne Misek, Duke Sward, Steve Zvengrowski**

The summer was a safe and successful one for all who enjoyed the Deerlake pool. The main accomplishments were:

- Becoming compliant with a new federal mandate that required commercial & association pools like the Deerlake pool to install anti-entrapment covers on pool drains. This required our hiring an architect/engineer for assessment of drains and flow rates, then hiring divers to install 2 new anti-entrapment drain covers, at a total cost of around \$1,000. We

were lucky that we did not have to jackhammer the pool bottom to reconfigure the drain sump depths. The drain covers by law will need to be replaced every 7 years.

- Installing an additional deck railing to assist residents in entering and exiting the pool, at a cost of several hundred dollars.
- Routine maintenance included switching out the flexible piping on our chlorinator for rigid PVC pipe, replacement of the pool's main water circulating pumps (\$615 repair expense), the purchase of a replacement table umbrella, and replacing signs, locks etc.
- Water Aerobics, which was taught again 3 times / week by Anne Misek, continued to be very popular. Thank you so much, Anne.
- Excellent safety record thanks to residents continuing to observe the pool rules, especially no diving and no running.
- Next year: A federal mandate will require new pool side wall plugs, but expense will be minimal. The next large capital expenditure will be in 2011 or 2012, and will be the sandblasting/resurfacing of the pool interior. Money is in the reserves for this purpose.

A big Thank -You to all the members who served on the pool committee, as well as to new members who have stepped up to serve next year!

### SUNSHINE

#### **Pat Grant, Chair**

During 2009 fifteen appropriate cards (Sympathy, Thinking of You and Get Well) were sent on behalf of all Deerlake residents. A few articles regarding special events in residents' lives were published in the *Diary* and when I wasn't aware of something special, everyone was subjected to "groaner jokes". This committee is really YOUR committee-so keep the "sunshine" coming!

### WELCOME

#### **Betty and Harry Newman, Chairs**

The Welcome committee has visited the following families in 2009: The Carltons (renting at 175 Deer Run); Ginny and Lee Rush (renting at 22 Red Fox lane); Reddy and Jaya Demireddi (209 Cambridge Dr.); Mark and Susan Peddy (197 Cambridge Dr.).

### WHITE SQUIRREL LANE

#### **Elaine Gray, Chair**

##### **Members: Lot owners on White Squirrel Lane**

The Committee held its annual meeting on October 1, 2009, at the clubhouse. The group decided to take action on the recommendations of the Road Team. Quotes are currently being solicited from asphalt companies to clean out storm drains and replace grates. In addition, two speed bump type blacktop diverters will be placed at the curve in the northeast road quadrant to disperse storm water into the woods before it reaches the storm drain below. The road assessment for 2010 will remain at \$250 per lot. We are looking ahead to eventually resurfacing White Squirrel Lane and want to add to our reserve fund for that purpose. Snow removal and leaf removal will continue to be funded. Each lot owner is taking responsibility for upkeep of their lot, including roadside trimming and tree maintenance.

##### **PROJECTS COMPLETED:**

- 1) An erosion problem reaching from White Squirrel Lane to Stone Drive was repaired by residents. In response to this problem a Road Team inspection was completed and recommendations for a long-term solution adopted.
- 2) A dead tree near the roadway that posed a potential hazard to passers-by was removed by the lot owner.

##### **EXPECTATIONS FOR 2010:**

- 1) Completion of repairs and clean out of storm drains and installation of water diverters
- 2) Leaf and snow removal as needed