

**DEERLAKE VILLAGE COMMUNITY ASSOCIATION  
ANNUAL MEETING COMMITTEE REPORTS  
THURSDAY, DECEMBER 9, 2021**

## **Architectural Review**

**Chair: Phil Davis**

**Members: Bob Anson, Bob Cole, Bill Harper, Sue Jones, Bob Kellar, Lisa McHenry, Bill Raspa .**

I would like to welcome new Committee members Sue Jones, Lisa McHenry and Bill Raspa who have volunteered to serve on the ARC.

**Year-to-date the ARC has processed 22 resident's Requests for Modification:**

- 7 repainted portions of their exteriors, doors or shutters
- 3 modified the deck or railings
- 3 added a screen porch
- 3 added hot tubs
- 2 added or modified exterior doors
- 2 replaced windows
- 2 added a deck
- 2 added an attached matching storage shed
- 1 replaced the chimney
- 1 added a small roof over an exterior door
- 1 added a privacy screen to the front porch
- 1 improved the front porch step
- 1 added new exterior lights
- 1 added a retractable awning
- 1 installed new gutters
- 1 replaced the roof with a new color shingles

## **Clubhouse**

**Chair: Maggie Di Rocco**

**Members: Phyllis Blackard, Pat Crawford, Irene Crosby, Nancy Davis, Rita Decklever, Mary Schram and Lou Shelley, Jill Anderson (Library Organizer)**

- One Private Party in November
- Clubhouse Christmas Decorating November 30th, 2021
- Four Private Parties in December
- Clubhouse Christmas Party December 11th, 2021

## Community Activities

**Chair: Jim Grecni**

**Members: Don Washington, Rhonda Spotts, Deborah Le, Donna Raspa, Bill Raspa, Linda Snowdon, Robert Snowdon, Carol Weinhofer, Linda Kimbrough.**

It has continued to be a challenging time to be a community activities committee with a COVID-19 restricting what we can and cannot do but the committee got creative and was able to host a number of functions. Some highlights include:

- Two roadside clean up. Partnering with the Brevard Rotary Club, Deerlake residents helped clean up both Wilson Road and Asheville Highway. See the article in the Transylvania Times <https://bit.ly/3vBUQyp> for more on the Wilson Road cleanup.
- 4<sup>th</sup> of July picnic and charity drive. Over 50 residents came together for an outside picnic and over 490 pounds of goods were donated to Sharing House.
- Mayoral candidate forum. Three of the Brevard mayor candidates shared their ideas and answered questions with 38 residents at the Deerlake Clubhouse

As of the time of this writing two additional events are scheduled. A photography talk and display by resident Jack Christfield in December and a holiday charity drive scheduled for November.

The year also saw a large turnover in members of the committee. We thank Joy Shivers, Lou Shelly, Nancy Stoutamire and Lyn O'Hare for all their hard work on the committee.

We also welcome Carol Wienhofer, Deborah Le, Donna and Bill Raspa as well as Linda and Robert Snowdon to the committee.

Finally, thank to Don Washington to continue to serve. Don has been with the committee from the beginning.

## Community Relations

**Chair: Brent Dormann**

**The following are concerns that have been expressed and resolved YTD.**

- Dog excrement is not being picked up
- Since the city shut down dumping on their pump house lot, some residents and their contractors have started dumping yard waste in Meadows Park, the picnic area and on vacant lots.
- A community member reported a property in disrepair in which small trees were growing in the valley of the homes roof.
- A dog being walked without a leash.
- The "No dog peeing" signs have been removed.
- The trees obscuring the lamp post.

- Some residents have been feeding the feral cats which only attract more to the area.

Violations of "Article VI Use Restrictions, Section 17 Signs and Flags" covenant.

- Two lots were reported to have "No dog peeing" signs.

Two Violations of the General Provisions of Tree trimming.

- One pertained to not have an eight foot sidewalk clearance (this has been rectified) and the other of an obscured lamp post (this is waiting upon the tree trimming company to complete for compliance)

**The following is on hold pending Community repair project.**

- Storm water and mud being diverted onto sidewalks by homeowners without Landscape Review Committee approval.

**The following are issues still pending YTD.**

- The resident has deferred maintenance and unkempt property.
- The resident is not maintaining their property.

## **Conservation Easement**

**Chair: Don Herman**

**Members: Dave Gunther, Don Herman, Geoff Southworth, Walter Striedieck,**

- Conserving Carolina conducted the annual monitoring of the conservation easement agreement. No findings were reported.
- A contractor removed a large dead pine tree that was leaning over the yellow trail. Spread wood chips over trails that do not receive heavy fall leaf covering. Replaced some old wood steps and addition of new ones.
- The majority of the committee's efforts are on routine maintenance work – primarily removing trees and limbs that had fallen on the trails, trimming trail side bushes and clearing clogged culverts.
- Continued work on removing invasive species from the woods. Removal of invasives has resulted in a marked increase of naive plants including golden ragwort, jewel weed, fern, Jack in the pulpit, trout lily and hill cane.

## **Emergency Preparedness**

**Chair: Bob Williams**

**Members: Bobbi Moore, Walter Striedieck, Ginny Haggerty**

As of Oct. 7, 2021, the picture for the Emergency Action Plan (EAP) has been one of ups and downs so far this year, but we think the troubles are behind us and brighter days are ahead. After submitting the EAP to the NC Department of Environmental Quality (NCDEQ) some two years ago, the committee got word that our EAP was rejected, mainly because the method used by our engineer, Michael Goforth, was not the accepted - or expected - method the state spelled out for generation of our inundation map. This was confirmed in a conference call with the Dam Safety Division's Natasha Henderson had with Goforth, myself, Khoi Le and other members of the Lake Management Committee.

After unsuccessfully waiting for Mr. Goforth to give us his plan for moving forward, we decided to part ways with Mr. Goforth and seek other engineering help. Thanks to Khoi Le, we got timely proposals from three firms and we selected Garner Engineering in Arden to correct our EAP and resubmit.

Garner Engineering completed an inspection of our dam and lake in September and is currently rewriting the Emergency Action Plan. Robert Davies, staff engineer with Garner, send the following status report after the dam was inspected: "As far as the EAP goes, we are currently processing the update but, as with all EAPs, it does take some time to construct accurate inundation models and update downstream land ownership records. Our team is currently working on a number of other EAPs with fast approaching deadlines from Dam Safety as well and is completing the EAPs in the order received. We will keep both you and Bob Williams updated as we progress and have a firmer completion date for you."

That brings us up to the present day. During his initial interview with me and the Lake Management Committee, John Garner assured us his company has successfully submitted a number of EAPs to North Carolina, and they are very familiar with the needs of the state engineering staff. To that end, I feel very confident we will have an accepted Emergency Action Plan soon, if not within calendar 2021.

I must confess our committee has not had regular meetings lately, mainly due to the lack of actionable information that necessitated physical meetings. I have endeavored to communicate by emails in order to keep our small committee up to speed on the events surrounding the EAP. I hope to be at the annual meeting, and will glad to try to answer any questions the board may have at that time

## **Finance**

**Chair: Brenda Bryan**

### **MEMBERS OF THE FINANCE COMMITTEE:**

**Brenda Bryan, Treasurer Dorothy Chapman, Don Herman, and Mary White.**

### **RECAP OF THE 2021 YEAR:**

- Review monthly financials for accuracy
- Submitted revised Finance Committee Charter
- Submitted revised Assessment Collection Policy
- Reviewed and updated DVCA Insurance policies and review all vendor certificate of insurance requirement on an ongoing basis
- Submitted documents to new Insurance Company for 2022 quote
- Prepared Operating and Reserve budgets and the assessment calculations for 2022 and presented 5 drafts to the Board of Directors
- Submitted revised Capital Reserve policy

## **Lake Management**

**Chair: Khoi Le**

**Members: Jack Baldrige, Philip Davis, Walt Striedieck, Jim Douglas, Butch Willoughby and Mike Thomson.**

The lake drain pipe valve was functionally operated in the spring and the drain pipe has been filled for the summer. It will be drained in early winter after the end of hurricane season.

Eight dam self-inspections were performed by the end of September and found all conditions are satisfactory. The State and Garner Engineering inspected our dam as well and found no deficiencies.

A water sample was taken in late September and the results show that our lake's water quality remains very good. The density of algae identified per unit of biomass is low (less than 40 cells/mL).

The Lambo creek retention pond repair has been deferred until next year.

Planning has begun for the 2022 dredging project.

The committee welcomes Butch Willoughby as new member and thanks Pam Fuhrer, Rainer Hoeke for their service. We are looking for new members including a chairman.

## **Landscape Review**

**Chair: Gil Garner**

**Members: Cindy Bland, Susan Toscani, Miles Coady, Dolores Littleton, Jody Risacher, Christine Schmidt, Agnes Tyne, Twighla Voglesong**

Requests for Quotations were sent out for Gardening Services for 2021/2022. Only one proposal was received and the Services contract was awarded to TPS.

The LRC presented a proposal to the Board of Directors for a long range Master Landscape Plan. Approval was received to solicit bids for a Plan, and funds to develop the Plan were included in the 2022 budget. Implementation of the Plan will commence in 2024, pending appropriate reviews and approvals.

Notified two property owners of complaints regarding the condition of their property and followed up with Community Relations Committee on rectification.

Notified three absentee property owners of overgrown lawns, all were corrected promptly.

Made 49 site visits for Requests to Modify Landscaping through mid-October as follows:

- Tree trimming/removal--35
- Drainage—8
- Miscellaneous--6 (stepping stones, replace cross ties, modify driveway. etc.

The committee submitted proposed Landscape budget for 2022.

**Special Projects:** In response to the proposed Borhaug development:

- Susan Toscani led a project to develop recommendations and cost estimate for proposed privacy fencing in the Meadows Park along Deerlake Road.
- Cindy Bland led a project to survey existing signage and develop recommendations and cost estimate for improving.

## **Maintenance**

**Chair: Bob Cole**

**Members: Miles Coady, Bob Cole, Don Herman, Ken Kolb, Earl Stifflear, Chris Williamson, John McKowen**

- A new contract was let for lawn mowing for the year
- The bi-annual mulch contract was let and is completed
- A group of volunteers spread the mulch in the Meadows
- A contract was let for concrete work in the Meadows and the gazebo near the pool. The contract is still open.

- A contract was let to have the cherry trees in the Meadows pruned for health and safety and treated
- A contract was let to have 2 trees near the condos, 3 trees in the picnic grove and 1 tree in the conservation easement removed and the stumps ground. All has been completed except for the stump grinding.
- With the tree cutting, we inherited a large pile of chops. A group of volunteers spent a morning spreading the chips on Conservation trails.

## **Membership Directory**

**Chair: Robert Overbeck**

- Maintain Microsoft Access database of names, voting members and addresses of owners and renters.
- Email monthly updates to Deerlake Diary editor of name, address, ownership or renter status changes.
- Generate biannual membership directory to be printed by UPS and sent out with Deerlake Diary.
- Run reports to generate mailing labels for ballots, monthly diary, and any other group mailings to be printed by Bob Williams.
- Retrieve data on demand such as number of current residents, lists of owners for sending out assessment letters, etc.

## **Newsletter**

**Chair: Rich Schram**

**Members: Mary Schram**

Deerlake Diaries were compiled, published, and mailed for the January through December issues in a timely manner. Well-deserved thanks and recognition must be given to:

- Robert Overbeck for maintaining and updating the address list and mailing labels in digital format,
- Ginny Hagerty for keeping us informed of new owners' names,
- Bob Williams for printing the mailing labels,
- John and Jean Reisch for folding, sealing, and labeling the Diaries in preparation for mailing,
- Committee chairs and others for submitting updates and articles,
- UPS staff who provide monthly printing at no cost to DVCA, and
- Postal employees who bring mail to our homes but seldom receive acknowledgment for what they do.

A three-ring binder—containing copies of Diaries published from January 2019 through December 2021—was placed on the bookshelf next to the piano in the clubhouse. That shelf

also contains spiral-bound historical copies of all earlier-years' Diaries. UPS will spiral-bind the 2019-2021 copies, and the three-ring binder will be used for resident-accessible copies of the 2022-2024 issues.

## **Pool**

**Chair: Sandy Westney 2023**

**Richard Hardy, Pool Liaison (Appointed 2021)**

**Members; Teresa Coady 2022, Pam Fuhrer 2024, Lelia Graham 2024, Penny Grecni 2023**

**Sherry Lawter 2024, Lisa McHenry 2023, Dan Tyna 2023, Margo Williamson 2023**

We have had a very successful 2021 pool season to date. The community has been very cooperative in abiding by this year's pool rules; we have had no major issues.

Pool opened Wednesday May 26<sup>th</sup>.

- New pool furniture.
- Sidewalk extension at side gate thanks to Dan Tyna, Committee member.
- Pool deck final.
- Refreshed flower beds with new rock.
- Successful water aerobics season, thank you Margo Williamson.
- Successful Volunteer Pool Cleaning Program. Thanks to all that have volunteered to help with this daily chore.

Pool closing was Thursday, September 30<sup>th</sup>.

Pool wristband program is working well to identify residents at pool. Is this a program that would work for the entire community? It was suggested by the Board that the pool would be the trial for possible use community wide when we started with the wristbands.

## **Welcome**

**Chair: Bob Agnew**

**Members: Donna Raspa, Miles and Teresa Coady, Joy and Tom Shivers**

This past year the Committee:

- Mailed Welcome Packets to 32 new residents (many of whom are couples at the same address).
- Made welcome phone calls or sent emails to new residents shortly after they moved in.
- Held Welcome Orientations for new residents on April 13 (13 new residents attended), and Oct. 7 (6 new residents attended). Orientations involved introductions, an overview of Deerlake amenities and rules/policies, and information on Deerlake committees – with the new residents being encouraged to volunteer.
- Published the bios of many of the new residents in the Deerlake Diary.
- Distributed Deerlake ID tags to new residents.
- Distributed Car Decals to residents upon request

## White Squirrel Lane

Chair: Marcia Schneider

**MEMBERS: LOT OWNERS ON WHITE SQUIRREL LANE**

The WSL Committee Annual Meeting was held on Tuesday, October 12, 2021, at the Deerlake Clubhouse. The meeting was called to order at 6:30 p.m. Attendees were John Brown, Brenda Bryan, Jack and Marcia Schneider, Khoi Lee, Dan Hunnicutt, Bob Gibson, Sue Boxill, Kathryn Moss and Bill Harper and Brida Smith.

Jack Schneider reported that CMC Landscaping repaired the areas of recent storm related erosion on the east and west side of WSL. Jack also presented three alternatives to consider for WSL asphalt replacement.

Three proposals were made:

- A. Raise the assessment to \$700 per year.
- B. Raise the assessment to \$700 year and go ahead and repave as much of the road as they can with the funds held.
- C. Have an internal special assessment to pay for the entire road to be repaved and raise the annual fee to \$700 per year.

There was discussion concerning each alternative and the available WSL Funds. The current funds are insufficient to cover complete road replacement and a special assessment would be necessary to accomplish this if the work would be performed in the next year. Bob Gibson made a motion to proceed with Alternative B and was seconded by Jack. WSL residents then approved the motion to proceed with Alternative B which will allow us to pave sections most needing repair. Funds can be accumulated to complete paving in 3 – 5 years. Alternative B also raised the **Annual WSL Road Assessment to \$700.00**. During discussion, Brenda Bryan brought to our attention that the WSL Funds have been inappropriately used for snow clearing, leaf removal and downed trees. Annual WSL Funds are only to be retained for future road paving. Homeowners are responsible for their property roadside. If collectively, snow removal or leaf removal is necessary, the work will be contracted and the homeowners will be invoiced at the annual billing, along with the Annual Road Fund Assessment.

**The 2022 assessment will be \$700.00 for the road reserve and \$300.00 for the road maintenance. The total assessment will be \$1,000.**

### **Projects Completed:**

CMC Landscaping performed drain cleaning and leaf blowing as needed.

CMC cleared water conduit under WSL for better water flow.

### **Expectations for 2022:**

Ongoing homeowner maintenance: leaf blowing/drain cleaning, snow removal/sanding as required.

Proceed with asphalt repairs/replacement as stated in Alternative B.