



Deerlake Diary

President's Message

Mike Thompson

Dates

Mid February **Check Your Mailbox for Bylaws Amendment Ballot**

Friday, February 17, 5-7 p.m. **T.G.I.F., Clubhouse**

As of the January Board work session, several changes to Deerlake committees have occurred. The board approved Bobbi Moore as a new member of the Clubhouse Committee. Thank you for volunteering, Bobbi. Dottie Chapman and Maggie Di Rocco, longtime members of the Finance and Clubhouse Committees, respectively, have resigned as of January 1, 2023. Thanks to both for their dedication and contributions to their respective committees. Sue Jones, Landscape Review Committee Chair, plans to rotate off the chair position at the end of March. The LRC needs 3 to 5 members, as well as a volunteer for the chair position. The Architectural Review Committee needs a volunteer to chair that committee. Finally, the Maintenance, Lake Management, and Community Activities Committees all need volunteers. Contact committee chairs or any Board member for information and/or to volunteer. You can also check out the Volunteer page on the DVCA website to find volunteer opportunities. Please consider stepping forward to provide community leadership and service.

Andrew Barrett, DVCA Treasurer, reported the DVCA has \$205,173.53 in various bank accounts as of December 31, 2022. Expenses for the month of December were \$5,601.67. Total Operating Budget expenses through December 31, were \$92,532.47, or 97.87% of the 2022 budget. Total Reserve Budget plus Contingency expenses through December 31, were \$106,790. The Board approved the treasurer's recommendation to transfer \$2,017.53 in 2022 excess Operating Budget Account funds to the 2023 Reserve Budget Contingency Account. The transferred funds will be applied to 2023 contingency expenses. As of January 10, a total of 138 assessments have been received and deposited by the treasurer.

In the January 2023 Diary, it was noted that Auto Owners insurance coverage of DVCA property and the dam ended on December 31, 2022. Based on that deadline, the Board was tasked with finding suitable coverage that would replace Auto Owners. Brenda Bryan and Dottie Chapman were able to obtain insurance coverage for DVCA property and liability, and the dam liability through the Morrow Insurance Agency.

Ongoing Clubhouse Activities

Every Monday – Poker Game – 7-10

M, W, F – Pool season - Pool Aerobics – 10-11

Every Tuesday – Sit & Stitch – 7-8:30 - First Tuesday – Bible Study – 3-4

Fourth Thursday – Deerlake Book Club – 1-3 - Every Friday – Mah-Jongg – 1-4

(President's Message, continued)

As of January 1, 2023, the DVCA property and liability insurance policy is provided by the Cincinnati Insurance Company, and the liability insurance policy for the dam is provided by Johnson & Johnson, Inc., through the Hanover Insurance Group. The 2023 annual premium for insurance coverage is \$35,837, which includes \$12,049 for DVCA property and liability, and \$23,788 for dam liability. Both policies were paid in January resulting in an unfunded overage of \$9,837 in the Insurance Account of the 2023 Operating Budget. The overage will have to be made up in 2024. In 2023 the Board will search for options to lower insurance premiums for the coming year. Options include, but are not limited to, increasing deductibles, finding another company with lower premiums, reaching out to HOAs that have dams as to who provides their coverage, etc. As a point of interest, the Straus Park HOA President, Richard Sharkey, indicated their dam liability insurance coverage policy cost was \$30,000 with only \$1,000,000 of liability coverage. DVCA has \$2,000,000 of liability coverage at a cost of \$23,788.

After discussion with the Landscape Review Committee, the Board approved changes to rules governing removal of trees in Deerlake Village. Please see the LRC article

immediately following the president's message. Pay special attention to the italicized text. The current fine for non-compliance is \$100 per tree violation. The Board approved the revised sanction portion of the LRC rules with a minimum fine of \$500 being levied for each and every tree violation that occurs without LRC approval.

Voting for Governing Document Amendments

You should receive the amendments form in the mail in mid-February to vote on three amendments: (1) Bylaw, Article IV, Section 4.1 Place, (2) Bylaw 4.2 Annual Meeting, and (3) Covenants, Article VI, Section 14 Nuisances. These are the same three amendments that accompanied the ballots for the vote for new Board members.

Unfortunately, the amendment form you received last December was missing a *legally required* signature line. The qualified voting member must provide approval/disapproval of the amendments **and** sign on the signature line. Please return the form to the address indicated on the form or drop it in the ballot box in the clubhouse. I apologize for the inconvenience. Please vote, sign, and return the amendment forms!

Committee Updates

Landscape Review Committee, Sue Jones

Reminder – removal of a healthy tree without Landscape Review Committee review and authorization is against DVCA Rules and Regulations, and any homeowner who does so will incur a fine. We are proud of our trees and forest; they enhance resident enjoyment and property value. Accordingly, we have standards governing the planting, pruning, removal, and otherwise changing the appearance of any tree. To this end, the Landscape Review Committee, with full DVCA Board approval, has updated “Rules and Regulations – Part 8 – Landscaping Existing Homes” Section III E to now read: “*Sanctions. Sanctions that may be imposed by the Committee include issuance of stop work orders. Fines may be levied at the discretion of the DVCA Board of Directors, with a minimum fine of \$500 being levied for any violation of LRC Rules and*

Regulations including tree removal. The owner is ultimately responsible for adherence to all covenants and restrictions.”

Maintenance Committee, John McKowen

A couple big projects will be coming this year. The two biggest (hopefully) are the clubhouse roof replacement, and the installation of a gate at the entrance of the parking lot.

Additionally, four maintenance contracts need to be updated.

Community Relations, Brent Dormann

We had one concern expressed this month. A reality sign that violated Deer Lake policy was placed on a member's property. The member was notified and the Realtor removed the sign.

Dam Safety, Phil Davis

Below are answers to some questions posed by Gus Constantine of 14 Wintergreen Drive, and this information may be of interest to others in the community. Questions are in the outlined text boxes, and the answers follow.

I know insurance is an important/necessary safety net. However, our obligation to the community should continue to be to take all possible measures to insure our dam remains in a workable and safe condition.

- Safety of the dam and lake is the highest priority for the Board and the volunteers on the Lake Management Committee (LMC).
- Each month one member of the LMC is responsible for monitoring and inspecting the condition of all parts of the dam, especially during or after any significant rain event.
- This monthly inspection is conducted following a LMC checklist form on which various condition and flow measurement observations are noted. This information is reported at the monthly LMC meeting and the forms are filed for data comparisons.
- Once a year (in May or June) the annual inspection of the dam is conducted by all LMC members often under the purview of a consulting engineer or with the State of NC dam inspector, as required. The siphon drain is charged (i.e., primed/filled with water) at that time in preparation for a significant rain event potentially caused by a hurricane.
- Once a year (in November or December) the procedures followed in a monthly inspection are conducted by all the members of the LMC, and the siphon drain is emptied to prevent freezing in winter.
- These two semi-annual inspections also allow LMC members to compare dam conditions under different circumstances.
- Annually, the LMC identifies maintenance and improvement projects, gets cost estimates and submits them to the Finance Committee and Board for approval and action. These projects maintain and ensure the future safe operating conditions of the dam and lake.

There has been a lot of communication from the Board on the insurance coverage for the dam but little on its condition. What was the condition of the dam in early 2000's that forced Greenwood Development to make major improvements before they departed?

From the LMC historical records, back in July 1999:

- The NC Department of Environmental and Natural Resources (NCDENR) notified Greenwood Development Corporation and the new DVCA that the NCDENR recommended work be done to improve the stability of the dam and correct seepage conditions on the face of and below the dam.
- Pinnacle Engineering conducted an engineering evaluation in 1999 and concluded that the dam was unsafe and that immediate repairs were needed to prevent failure of the downstream slope.
- This notice is what forced the 2000 project to rebuild the dam in which Pinnacle professionally designed and supervised improvements put in place. This work involved stability repairs, construction of an internal drain, reducing the slope of the downstream face, and adding riprap to the waterline, etc.
- An analysis in October 2002 by Law Engineering reported that with these repairs “the dam should have an acceptable margin of safety against failure.”
- Law also recommended the inspection criteria described above — patterned after the NC dam safety regulations as well as routine maintenance steps to keep the dam in the newer safe condition.

What was the condition of the dam as a result of those improvements?

- As a result of continual monitoring and evaluations, since the 2000 reconstruction of the dam, it has passed every NC state and professional engineering evaluation.
- In the most recent report by Garner Engineering, 24 Jan 2022, it was reported that “the dam is being maintained to the standards and requirements of the applicable Dam Safety laws and regulations. It is our professional opinion that the dam, in its current condition, presents very low risk of failure from embankment seepage, instability or over-topping”
- The complete report was posted to the DVCA website last year and can be read in detail. Go to *DeerlakeVillage.Org*. From the dropdown list beneath *Governance*, select *Reports*. From the *2022 Reports*, select *Deerlake Dam Report*. A copy of the Deerlake Dam Visual Observations Report will display.
- The Garner report also pointed out, for planning purposes, there is a seepage condition at the toe of the dam but “failure due to seepage conditions does not appear

Committee Updates, continued

eminent or likely.” The Board has approved a 2023 LMC operational project to improve the drainage in the field below the toe-of-the-dam area. Based on the effectiveness of this effort, further work to correct seepage at the toe may be needed in future years.

- Other dam and lake maintenance projects, which are 2023 operational and future reserve budget items, can be found online at the DVCA website.

What was the evaluation report of the latest North Carolina Inspection? Why is it classified as high-risk?

- The Garner Engineering report of 24 Jan 2022 referenced above is the most current report and was based on observations made on 15 September 2021. According to the NC Administrative Code Title 15A of Subchapter 2K, the Deerlake dam is classified as a “high hazard dam due to the likelihood of impacts to infrastructure adjacent to and downstream of the dam.”
- Further explanation per the above cited Law Engineering report of 2002 clarified that, “the high hazard designation means that there is a potential for significant property damage or possible loss of life should the dam fail and has no relation to the structural condition of the dam.”
- According to the NC Administrative Code, ours is classified as a small dam as defined by a height of less than 35 feet (ours is 31 feet high) and with a holding capacity less than 750 acre-feet (as designed ours is 36 acre-feet with a surface area of approximately 7 acres and an average depth of approximately 5 feet).
- The Garner Engineering and Law Engineering reports cited above do provide independent professional engineering expert analysis of the dam’s condition.

Would it be possible to hire an independent expert to provide us with a report of our dam’s failure probability based on statistical analysis of past failures of earth dams, etc.?

- Reading these reports and the Pinnacle Engineering 2000 redesign report shows that they each employed failure analysis based on the U.S. Corps of Engineers hydrological statistical programs.
- These computer spreadsheets are based on potential high-risk design conditions of 1/3 of a probable maximum precipitation of 9.67 inches in 6 hours and a “50-year storm” of 6 inches in 6 hours. For comparison, tropical

storm Fred in August 2021 produced 10.7 inches of rain in 3 days here in Brevard. In other words, based upon historical statistics, it’s unlikely we will receive a catastrophic amount of rain that will endanger the dam.

Are there any additional improvements that can be made to the dam to further reduce any probability of failure?

- The LMC future projects mentioned above are all directed at maintaining the dam and lake in its current safe condition.
- It should be noted that one tool for reducing risk of failure is for the LMC to lower the lake level in anticipation of a forecasted high precipitation rain event like a tropical storm or hurricane.
- Regular dredging is also critical: removal of sediment allows a lake to hold more water that may be pumped out of the lake prior to dangerous rain events.

Clubhouse Committee, Bonnie McMahon

After many years of working and leading the Clubhouse Committee, Maggie DiMarco is retiring. We will miss her strong leadership and hard work. She has promised to help us out when we need it. Thank you, Maggie.

Bobbi Moore has been approved by the Board to join the Clubhouse Committee. We thank her for joining us and look forward to working with her.

A huge thank you to all the neighbors who helped “take down” the holiday decorations. The Clubhouse Committee certainly appreciated your help.

We have put a “lost and found” basket on a lower shelf in the hall cabinet for items turned into the clubhouse. Residents have been very kind to bring things to the clubhouse they have found, especially when walking on our grounds.

A reminder to committees or those with activities scheduled for the clubhouse: if you have a change of time or date, please contact Bonnie McMahon. You can call/text 828-291-2329 or email tbmcmahon70@yahoo.com. It is important to do this so the online calendar on our website is up to date. Thank you.

Sit ’n Stitch, Margo Williamson

Nimble fingers have not been idle during winter’s dark days. Knit hats are available for the taking at the clubhouse for anyone who might need one.

Committee Updates, continued

AAUW Yellow Book Box Is Back, Kathleen Milligan

It's that time of year again. Starting the first week of February and remaining through the first week of June, there will be an AAUW yellow book collection box at the top of the stairwell in the clubhouse.

The Brevard branch of the AAUW collects books to sell at their major annual and smaller pop-up book sales to fund scholarships for local Transylvania girls and women.

Any sort of books, **except textbooks, encyclopedias, and magazines**, is accepted. CD/DVD/LP's, games, and puzzles are also welcome donations.

If you have more than a box or two of books to donate, we accept donations every Thursday between 10:00 am and 4:00 pm at our AAUW Book Nook in the College Plaza Mall at 259 N. Broad Street. Please come to the French Broad Street side entrance and look for the AAUW sign on a door topped with a blue awning.

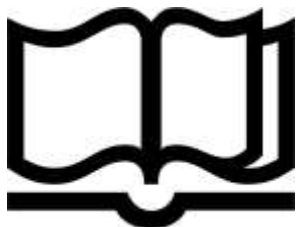
Thank you for supporting this important effort to provide educational opportunities to deserving girls and women in our county.

Deerlake Book Club, Chris McKowen

Please join us for our February book-club meeting at the clubhouse. Books will be available to check out at the clubhouse and at our meeting on February 23 at 1:00 p.m.

Our next book will be *The Heart is a Lonely Hunter* by Carson McCullers.

Please call Chris McKowen at 478-550-8575 if you have any questions.



T.G.I.F., Nancy Davis

T.G.I.F. was held on Friday, January 20th with 26 residents attending. Many thanks to Lois Grabowski and Maggie Di Rocco for hosting the event. The room was decorated with red tablecloths and adorable snowmen and filled with interesting conversation.

The next T.G.I.F. will be on Friday, February 17th from 5-7 p.m. Each resident should bring a favorite appetizer or dessert to share with 6-8 others, a beverage of choice, and \$1.00 per person donation.

February's hosts will be Lou and Mike Shelley and Eve Gregg and Don Hessemer.

Come and enjoy time with your neighbors and sit and visit with new friends.

Anyone wishing to host T.G.I.F., please contact Nancy Davis at pandndavis@comporium.net.

Editorial Comments, Rich Schram

UPS Desserts Kind thanks to Pat Crawford for her cookie plate in support of the January Diary, Rita Decklever for volunteering for the February Diary's snack, and to Lisa McHenry's offer to create something in the last two weeks of February for the March Issue.

Donna Raspa has volunteered for the April issue. Additional volunteers for more distant months are always welcome. My cell number is 828-577-1924.

Board member liaison committee assignment correction



The liaison assignment in the left-hand column of page 2 of the January 2023 Diary for Jack Christfield read:


Jack Christfield – Website, Conservation Easement, and the Clubhouse

It should have read:

Jack Christfield – Website, Conservation Easement, Pool, and the Clubhouse

Around Our Community

Not Funny? Go Ahead, Slug Me! Rich Schram



In the spring, you'll spot slugs working in your garden to compost detritus and return nutrients to Mother Nature. But will you give them any respect? I don't think so. Slugs are the Rodney Dangerfields of the gastropod mollusk world — callously flicked away for nosing veggie leafery or excreting a little slime on your patio. It's unfair—slugs are hapless victims of innuendo. You want examples? Start with drug manufacturers who euphemistically use *sluggish* to describe constipation. Wouldn't *lethargic* be more professional? What about negativity implied by thesauruses that define a *slugabed* as a lazy person or a *slugfest* as a fistfight? But for the fact that slugs have no ears, *cute as a slug's ear* would be a pun-plus. Nonetheless, slugs have tentacles for sight, touch, taste, and smell.

In terms of health, infectious disease specialist Sanjaya Senanayake suggests you clean your veggies well so you don't mistakenly catch a parasitic infection by consuming certain species of live slugs — those slugs perhaps being imported by *slug traffickers* wielding *Louisville Sluggers* — causing an *adverse slug reaction*, that is, a *slug overdose* bad enough to require a stint in a *slug rehab facility*. Maybe *sluggish* is a good word after all.

According to NC State University, North America is home to about 40 species of slugs and 725 species of land snails. Most were introduced accidentally, perhaps via international shipping. Non-native slugs may over-populate a garden (yours?) and cause damage. It is noteworthy and perplexing that most of the invasive-species problems found in our natural world are introduced via international commerce. Again, the plight of unintended consequences.

Trudging about on a broad muscular foot lubricated with mucus, both snails and slugs leave a slime trail. Snails enjoy a shell into which they can retreat; slugs do not. Land snails and slugs can only tolerate being submerged in water briefly; longer oxygen deprivation brings death.

Usually nocturnal feeders, they are able to consume several times their body weight nightly, but we might discover plant damage only when we see slime trails in the morning. Hot, dry weather is not a slug's friend. During daylight hours, they seek sheltered locations on soil where they can absorb moisture through their skin. They forage in daytime after cooling rains if temps decline or remain steady.

Reproduction A slug's life is *slugubriously* brief, about a year, and dry weather endangers high percentages of slug eggs and young. Hatched from eggs buried shallowly or just beneath surface litter, they possess both male and female potential. They begin as males but their hermaphrodite capability evolves with age. Older slugs are female, and some species self-fertilize.

The biology and behavior among different species varies greatly. According to the NCSU, gray garden slugs—an enemy of many gardeners—are a fertile species, laying about 300 eggs. Their hardiness allows them to forage during a great range of temperatures, from a comfortable 63°F to 69°F, to lows of 34°F to 36°F. NCSU also reports gray garden slugs can survive temps as low as 18°F for several days. They regulate their body temps by evaporating water from their skin and can handle body-versus-environment differences of up to 22 degrees.

Control methods If the gray garden slug is your enemy, perhaps adopt and **paraphrase** a saying attributed to Harry Truman: *The slug stops here*. You are not alone. Slugs have enemies: birds, ducks, moles, toads, shrews, certain flies, various beetles, some omnivorous slugs, and certain species of nematodes— more commonly called round-worms or thread-worms— and, of course, human gardeners. Gwenyn Gruffydd, a Welsh gardening advisor, strongly recommends nematodes, and Ohio State specifically suggests releasing the nematode *Phasmarhabditis hermaphrodita*. Its bacterium multiplies and kills the slug.

Another non-toxic method: place a board on the ground; slugs will crawl beneath the board during the day's heat, allowing you to catch and *relocate* them. (Permanently) Garden lore also suggests baiting and drowning slugs with stale beer — stale because beer fans would find it criminal to waste fresh beer, and slugs are only after the yeast. Greenhouses, often vulnerable to slug damage because of new plant deliveries, sometimes use the chemical metaldehyde to kill slugs. Sadly, NCSU says it is only 35% effective when weather is cool and rainy. Recreational gardeners also have other options. Slugs won't cross wood treated with copper sulfate. However, if used incorrectly, its toxicity can also harm you and your veggies. If you desire a more innovative control, slugs won't cross copper metal barriers, especially if laid out in two strips connected to a nine-volt battery—an entirely defensible act in view of *the pure food and slug act*.

Directors and Committee Chairs

BOARD OF DIRECTORS

President, Mike Thompson mst1az@msn.com	2023 480-489-7588
Vice President, Phil Davis mtneer70@gmail.com	2024 877-4555
Treasurer, Andrew Barrett deerlake.nc@gmail.com	2025 843-619-1219
Secretary, Donna Raspa donnandbill.raspa@gmail.com	2023 577-1440
Director, Jack Christfield jack@jackchristfield.com	2023 577-3426
Director, Brent Dorman bstdormann@gmail.com	2025 308-631-2427
Director, Susan Toscani sdtoscani@gmail.com	2024 883-8223

Eagle Run Liaison, Chuck Baxter (828) 226-7271

Quail Run Liaison, Karl Ventre 337-278-3629

DVCA Website: <https://deerlakevillage.org>

Website Submissions: jack@jackchristfield.com

Diary Submissions:
richdeerlakediary@gmail.com

COMMITTEE CHAIRS

Architectural Review	Geoff Davis Existing Home Requests	713-818-9625
	Phil Davis New Home Construction	828-877-4555
Clubhouse Reservations	Bonnie McMahon Secondary #	828-577-0791 1-828-291-2329
Community Activities	Carol Weinhofer	883-2031
Community Relations	Brent Dormann	308-631-2427
Conservation		
Easement	Melissa Driver	828-989-1324
Directory	Robert Overbeck	914-522-5317
Deerlake ID Tags	Bob Agnew	404-702-7845
Emergency Prep.	Bob Williams	966-5584
Finance	Brenda Bryan	290-4004
Lake Management	Jim Furniss	884-7280
Landscape Review	Sue Jones	877-3326
Maintenance	John McKowen	478-361-2219
Newsletter	Rich Schram	577-1924
Pool	Margo Williamson	649-5787
Purple Flag Notice	Carolyn Loebig	884-4444
TGIF Coordinator	Nancy Davis	877-4555
Welcome	Bob Agnew	404-702-7845
WSL Fund	Marcia Schneider	862-6755

Ongoing Community Activity Contacts

Bible Study, Burt Mullins

Bocce Ball, Lou Shelley

Book Club, Chris McKowen

Dog Walkers, Don Washington

Mahjongg, Kathy Abbott

Poker, Don Herman

Pool, Sandy Westney

Pool-Key Contact, Margo Williamson

Sit 'n Stitch, Margo Williamson

