

Bay Winds Quarterly Newsletter

April 2014 – June 2014

Hello Everyone – Here are the latest updates on Bay Winds news since the last newsletter in December of 2013. As always, if there are any questions, feel free to contact any of the trustees – Scott Pritchard, Bob Brown, Ron Potter, Kathy Good or Bob Bresky. I can be reached by e-mail at rbresky@neo.rr.com or by phone at 330– 633– 8858 and Scott can be reached by e-mail at wspritchard@hotmail.com or by phone at 440-748-2845.

1. **Sanitary Sewer Construction and Water Lines:** At the time of the writing of this newsletter, the construction on the sewer line and water line replacement has ground to a halt due to the unusually brutal winter that the area has experienced. Usually the area doesn't get as much snow and ice as other parts of Ohio, but this year has been the exception. The snow is very deep with piles everywhere. In order for our contractor to be able to resume the project, the snow must be gone and we need to have OUPS back to remark the utility lines since the snow plowing all but obliterated the original markings. We are hopeful that the project can be completed quickly once Wadsworth can get back to the task at hand. The main sewer line has been laid along with the laterals. I'm not sure as to how many trailers have been connected to their laterals at this point. When construction resumes, we will need to extend our old existing sewer line to the Bay to be used for storm water drainage. Before that can happen though, the old sewer line will need to jet cleaned of all debris by Franklin Sanitation. Final connections of the new sewer line and the laterals to the trailers (for those not making the connections themselves) plus the new water lines from unit 12 down to the pavilion/marina should hopefully be completed quickly once the weather breaks. We know that we were planning on resurfacing the road this year as well, but the directors will need to take another look at that idea. Since the construction didn't start on time and because of the delay due to weather, the road surface that has been dug up will not have enough time to settle properly. If we proceed with the road resurfacing this spring/summer, we could have problems with settling. The Board of Directors will discuss this in more detail at their April 5th meeting and decide if we should proceed with the road resurfacing or maybe wait until next year. In any event, we will ask our contractor to grade the road and finish it off with gravel to get us through the season until we decide when to proceed with the resurfacing. Once we know when we are going to resurface, we will get bids for both chip and seal as well as asphalt.

2. **Annual Meeting:** Please reserve the date of **Saturday May 17, 2014** to attend the annual Bay Winds meeting. Details of the time and place will be mailed out closer to the meeting. At this meeting, two directors will need to be elected. The terms of Kathy Good and Bob Bresky will expire. If you are interested in running for an open director position, please contact one of the current directors or e-mail me at rbresky@neo.rr.com so that your name may be placed on the ballot. **Ballots will be printed three weeks prior to the meeting and will be mailed out. Please notify us as soon as possible so that your name can be printed on the ballot.** As usual, after the meeting, we will have our usual **park clean up.** Please plan on giving us a helping hand! To make a day of

it, we will have a **picnic at the pavilion in the evening**. Since this is the day of **The Preakness Stakes**, Darlene suggested that we do our usual wagering on the race at our picnic at the pavilion that evening. Pick your favorite horse or horses and join us for the fun. You will receive details later. Darlene hasn't completely planned out our social events yet for the year. Two things are for sure though -- A get together for the **Kentucky Derby Race on May 3rd** and our **Rib Fest** which will be held this year on **Saturday July 5th**. Darlene will have more details finalized regarding other social events by the annual meeting on Saturday May 17th.

3. **Board of Directors Meeting and Docks Back into Position:** On **Saturday April 5, 2014** the Board of Directors will hold their quarterly meeting at Scott's at 10 am. After the meeting, we will put the docks back into position for the 2014 boating season. This is a relatively easy job and goes rather quickly if we have enough help. **Please consider helping with this project. E-mail Scott or me and let us know if you would be able to help with this task.** The Directors meeting shouldn't last too long and we should be able to get started on the docks by 11:30 am or noon. Hopefully the weather will cooperate and we will be able to get them in place. In the event that the weather doesn't cooperate, the positioning of the docks will be postponed until the next day. We also will need to remove the summer furniture in storage from Jim and Marilyn Luteran's sun porch and move them back to the pavilion. **In addition, will need your help with another project on that day... we will need to repair/reseed the common grassy areas that were dug up during the sewer construction project. Since we were given permission by residents of Commodore Bay to drive over their street and access our park from the marina end during the sewer construction, we will need to repair the damage done to their grass as the result of tire ruts and driving over their property. It will need to be raked out, maybe some new top soil spread then reseeded and fertilized. Please come and help us with the docks and this extra work.**

4. **Lot 25 Boat Removal:** All trailers and boats stored on lot 25 for the winter **should be removed by no later than the weekend of May 3, 2014 (or earlier if possible).** By then, the grass will be growing enough that Matt Minto of Matt's Lawn Service will need access to the area so that he can cut the grass. Not many of you chose to store anything on lot 25 during the winter because of the sewer construction project. As a result, this reminder only applies to a few of you.

5. **Lot 25 Parking:** As per **BOARD OF HEALTH REGULATIONS**, you are reminded that lot 25 is **NOT** to be used for the summer storage of any kind of boat trailer, jet-ski trailer or hauling trailer. This lot is only to be used for overflow parking of guest cars and the occasional **TEMPORARY** parking of a trailer (such as over the weekend). In addition, remember that you **MAY NOT store empty trailers on your own lot.**

6. **Trash Service for the Pavilion:** We will continue to provide trash removal for our party/events at the pavilion (Lot 24). The cost for six months (May through October) of trash collection for the **pavilion** is approximately \$150. We will restart this service in May. That should allow us to dispose of our clean up day yard waste and trash generated from the cookout at the pavilion with ease. **Please note that this service is for the**

pavilion only, and individual owners must still make their own arrangements for trash removal from their property.

7. **Speed Alert:** As always, please remember to observe the **posted 5 mph speed limit** in the park. At times there is a tendency to want to drive a faster than the posted limit. The **5 mph limit** is for the safety of all residents, guests and our furry friends. **Please advise your guests of the speed limit in the park before they visit.** Sometimes we forget that we are no longer on a public thoroughfare but are on a private lane where reduced speed is appropriate for the safety of all.

8. **Pavilion Work:** Not much was accomplished last season on the on-going pavilion project. However, if funds, time and help is available, we will resume work this summer. We still need to move the bathroom, and raise the floor level in preparation for the construction of the kitchen. Your time and talents will be needed if this project is to be completed.

9. **Treasurer's Note:** I would like to let everyone know that we had an unexpected expense in December of 2013. We received a statement from the State of Ohio for our submerged land lease. There was some reorganization of departments with the Ohio Department of Natural Resources that took place a few years ago and they neglected to bill us since 2012 for our submerged land lease. In December of this year, they caught up with us. We received a statement in the amount of \$2018.34 which is what we owed for 2012, 2013 and 2014. Of course, the statement was paid, but we had only budgeted \$1000 for licenses and permits for the year. The extra money was taken from savings. Hopefully next year we can get back to a regular yearly payment schedule.

As part of the contract with Wadsworth Construction, we advanced him \$18,000 to get started on the sewer project in November. No other payments have been made and the balance owed will be due on completion of the project. What we owe him will depend on the amount of time he spent on breaking up rock (which he did hit here and there) at the rate of \$110/hour for backhoe and hammer, plus \$40/hour labor and on the amount of #304 stone hauled by the ton at \$12/ton for backfilling the trenches. He estimated the cost at \$6000 but it was not included in the bid. We thought that the county was supplying the stone as well as the pipe and manholes, but they notified us that they would not be supplying the back fill stone. So that will be an additional expense to us.

The contract called for a cost of \$56,270 for the project plus approximately \$6000 in stone cost and any "rock clause" expenses. We will not know what the final expense will be until the project is completed. Based on the cost of \$56,270 we have collected from you in special assessments \$1000 in June 2013 and \$1450 in September 2013 for the Sewer Project. In addition, we collected \$201 from each household in September 2013 that was earmarked for the Marina rock removal project which was not successfully completed. We cannot use that \$201 earmarked money for anything other than what it was intended unless the membership directs us to apply it elsewhere such as to the sewer project. We will discuss this at the annual meeting. In any event, we just want to let you know that there probably will be another special assessment in the future to make up for the cost overrun of the sewer/water line project.... the amount to yet be determined.

And of course, we will begin all over again with another special assessment when we have the cost of the road resurfacing project firmed up and are ready to go with that.

