

## MT. KEMBLE LAKE ASSOCIATION INFORM MEETING 1/30/2021

### COMMITTEE REPORTS

#### **PRESIDENT'S REPORT by BOB EDGAR:**

Welcome to all of the new residents who have joined our MKL community: Hallie Bulleit & Chris Gethard; Tim & Lindsay Addison; Wayne & Joanna Canada; John & Nancy Darby; Karen Byrnes & Joseph Harkins; Andrea Couto & Gustavo Cipolla; Barbara & Matthew Stanton; Nicole Wescoe; Gail Whiting & John Schuler; Cara Pellicano & Alexander Kazan; and Diana Bohorquez.

We mourn the loss of several residents who lived in the community for many years: Don Kuhn; Dick Manz; Claire Duffy; and David Dietz.

Recently elected to the Association Board for two-year terms starting 1/1/2021 are: Gail Allyn; Rick Barrett; Bettina Bierly; Bob Edgar and Milt Hull. Starting the second year of their two-year terms are: Rebecca Dwyer; Fred Luberto; Charlie Priscu; Karen Sabol; and Colleen Roberts.

Thank you to outgoing Board member Ken Heiden for all of his hard work over the past six years. Ken also served for eight years on the Board in the past.

#### **BEACH AND DOCKS by FRED LUBERTO:**

Needless to say, 2020 was an unprecedented year of uncertainty. Besides our usual challenges in meeting state guidelines for the lake, in addition to algae blooms, and geese, we also had the Covid-19 restrictions to deal with, as well.

The year started with discussion of whether or not to reinstall the diving board and it was decided against this reinstallation due to new regulations regarding depth around the diving area that would have required very expensive dredging, and also due to liability issues.

After getting estimates for replacing or repairing the fishing hole dock at the northern fire lane, the Board approved the removal of the existing wooden portion of the dock and the purchase of Connect-a-Dock additions to add to the existing Connect-a-Dock that was already there and in good shape.

Then came Covid! The town issued a letter regarding recreational space use, which closed the beach but permitted boating. I still went ahead with all required preparations such as obtaining a permit, lake water testing and treatment, ordering the PortaJohn, ordering beach badges, and restocking the medical first aid supplies.

I purchased a new beach fence to ward off geese; however, we didn't have a big population of lingering geese, so I did not install it this spring. We did have one pair of geese that mated and laid eggs on the Baumgarten property, but these eggs were successfully culled.

I extended the steps on the beach and rebuilt the steps at the Fishing Hole. The picnic table at the beach was prepped and painted. A new rope to delineate the swimming area was installed.

By early May, the Governor had still not okayed the opening of the beach and officials requested that I put tape up to cordon off the area.

While waiting for the go ahead, a beach cleanup was organized in shifts to prevent a large group gathering. Thank you to all of the volunteers who raked leaves out of the water, pulled up weeds and cleaned up the sand, and hauled away debris. A notice was sent out to the community to organize and label their water craft. Thank you to all who pitched in. Any unidentified boats were brought to the clubhouse.

On May 21, Governor Murphy issued Executive Order 143 that permitted the opening of the beach under the conditions of social distancing, no picnic table use, and the posting of signage in compliance with Covid safety requirements.

The inspection I had scheduled previously was then performed on May 22, and we passed!

We had a bloom of Curly Pond vegetation at the upper end of the lake, which was treated by Solitude.

Karen Sabol organized a Beach Patrol in May, that ran weekly until September. The Patrol checked on boat storage and removed items left at the beach, which were stored under the clubhouse deck for retrieval by owners. Items not reclaimed were placed out for town garbage pick up day. Thank you to all of the Patrol volunteers:

Chris & Gail Allyn	Tawnya Kabnick
Jodie Anderson	Alison & Feilim Maxwell
Alex Baydin	Nancy & Charlie Priscu
John Hall	Colleen Roberts
Kelly Heller	Karen & Jeff Sabol
Peter & Nicole Johnson	

Once swim season started, we dealt with multiple issues regarding non-residents trying to use the lake and police needed to be called. A committee was formed and met on the clubhouse deck in September to brainstorm strategies to deal with this issue going forward.

Overall, lake quality was good. E-coli levels were low, and the usual algae blooms were treated with Copper Sulfate.

Bob Edgar reported that masonry work is needed to repair the upper spillway which separates the breeder pond from the main lake. Estimates for the work were obtained and the repairs will be performed this year. Approval to spend up to \$10,000 from the Long-term Capital Reserve Fund (LCRF) for this work will be voted on by the membership in a separate Ballot process.

The environmental committee continues to research lake water quality, and I provided Chris Allyn and Lori Denson with 10 years of data from Solitude to ascertain how water quality has varied over time. I checked with Solitude about the possible need for dredging of the breeder pond, and they said it was not necessary at this time.

## **CLUBHOUSE MAINTENANCE by KAREN SABOL:**

Clubhouse projects completed in 2020:

- Broken window in basement steel door was fixed
- Larger trash pick-up sign for garbage men completed; reminder notice for committees & rentals installed in kitchen.
- Fire alarm system upgraded and all areas to code, with monitoring to be done by Command. Town inspections for fire and electrical completed. New strobe lights, outside alarms and carbon and heat detectors installed. Instructions for it posted.
- Basement steel door handle was busted off and posts were not fitting into the cement. Jeff Sabol put additional steel post into steel plate below door, secured attached upper lock hinges and bar across.
- Updated warranty / manual book in clubhouse kitchen. Scanned all into computer. Also scanned all past clubhouse documents, warranties, certificates and manuals through all past years into computer and made sub files. Easier to track and find detailed information.
- Roof replaced in May and June. Contractor returned Sept to seal back vents better due to possible leaking. Returned Dec. to remove vents, apply plywood and reshingle. Place better seal around skylights due to all 5 areas leaking now, even with new flash kits. Will constantly check over winter for further leaks, and hoping in spring all will be sealed up with no leaks and then will have ballroom ceiling repainted and ceiling tiles around skylights replaced under contractor's warranty.
- Pvc bar drain pipe sectioned, and cemented and sealed and repositioned by Jeff Sabol.
- SE corner of clubhouse was closed up to prevent critters coming in, and painted, by Jeff.
- Flagpole was painted in June by Tree Tech.
- Kitchen clock replaced.
- Deck was power washed and stained in July; repairs done to top of deck railings and lattice. Additional needed repairs will be done Spring 2021.
- Kitchen suppression system inspection was completed; next due Feb. 2021
- Damaged Exit sign in basement was replaced.
- Gaps and openings in ceiling around moose and fireplace were closed up.
- Painted ballroom ceiling and addressed discolored older yellow stains. Noticed new leaks/stains due to roof vents, will repair vents and then roofing company warranty will pay for repainting ball room in spring once we are sure there are no more leaks.
- Fire extinguishers annual updated/replaced.
- Leaking steam line pipe in basement located under radiator near upstairs bar and repaired.
- Updated emergency phone and contact list for residents. Placed in basement near furnace and upstairs by landline.
- Covid mask signs installed.
- Furnace switch guard placed to prevent future accidental shut off.
- All regular annual maintenance completed: gutters cleaned, ac and boiler serviced, pest control, fire and kitchen suppression inspections, fire extinguishers inspected and some were renewed.
- Steel basement door lock is again damaged. Lock tumbler is out of door handle. Jeff Sabol will replace.

#### Additional Projects completed by volunteers in 2020:

- Men's room outside window scraped, sanded and painted. Thank you to Dave and Lori Denson.
- Front railings sanded and primed. Thank you to John Murray and Karen Morrison. Final painting done. Thank you to Feilim Maxwell.
- Rear of foundation under deck scraped and painted. Thank you to Bill Haynsworth.
- Outside pvc pipe drain painted same color as window trim. Thank you to Jeff Sabol.

#### Proposed Items to Complete in 2021:

- All regular maintenance will be scheduled and completed
- History room: remedy mold / damp walls facing front of building. Regrade grounds above where wall is located to prevent future water damage.
- Install Wifi and camera security and alert system for clubhouse, pumphouse 1 and water tanks
- Repair rotten wood around windows, deck and under deck.
- Pump, inspect and clean Septic
- Repaint ball room ceiling once 100% sure no further leaks; Deegan Brothers warranty will cover at no cost to the community.
- Ceiling tiles around skylights will be replaced by Deegan Brothers warranty at no cost to the community once there are 100% no further leaks.

#### Long Range Items Proposed for 2022:

- Replace 3 large basement windows
- Hire architect to design plans for future renovation of entry / foyer area and ADA compliant bathrooms with access from ballroom to bathroom area. This will provide ideas for discussion for future projects of the foyer / entry and bathroom renovation, to be voted on in an annual meeting in the future.

#### Other Long Range Items for future funding:

- 1990 skylights replacement: future
- Copper turret, set money aside for future replacement. Issues starting to be noted
- Replace deck with composite

Community inputs and suggestions for the Clubhouse are welcome. Please contact either Karen Sabol or Rebecca Dwyer.

#### **CLUBHOUSE HOUSEKEEPING by REBECCA DWYER:**

As a new Board member and new resident of MKL, I was prepared for a steep learning curve in taking on this role. Certainly the March 2020 closing of the MKL Clubhouse to our residents made for an unexpected turn of events.

With limited guidance from the federal or state government, the decision was made by the Association Board to close the MKL Clubhouse to private rentals and community gatherings throughout the spring and summer 2020 due to Covid-19. This was later revised to allow outdoor gatherings of limited groups of MKL residents on the rear deck of the Clubhouse for specific purposes (i.e. yoga, book club) during summer 2020. As the weather cooled and it was clear these types of outdoor gatherings would be unable to continue, the Board made the difficult decision to curtail the use of the premises except in limited circumstances.

Please understand that the Board has discussed the use of the MKL Clubhouse regularly and at length. Throughout these long months the Board has been guided by, among other things, the provisions of Governor Murphy's Executive Orders as they have expanded and reduced gathering limits. As restrictions ease and gathering limits increase, the Board will continue to evaluate MKL Clubhouse usage during our regular monthly meetings. I certainly hope that as 2021 progresses and conditions allow, the MKL Clubhouse will reopen for community gatherings and private rentals. Ultimately, the decision to reopen the facility will be communicated to all residents in an email as soon as that determination is made, however, if you are unsure about whether the MKL Clubhouse is open, or have other comments or concerns, please contact me at [reb.dwyer@gmail.com](mailto:reb.dwyer@gmail.com).

Finally, I'd like to applaud the efforts of the MKL Country Club, which has pivoted admirably under these restrictions and offered the community opportunities to gather together outdoors. Barbara Coe, Joan Haynsworth, Katie Stanley and many others deserve our thanks for their collective creativity in pulling together an outdoor "Around the World Party" for Labor Day that featured an interactive travel experience right in our neighborhood. The October "Mask-erade" supper party on the Clubhouse lawn and a Children's Holiday Party in December with vendors and a visit from Santa were both well attended and a wonderful opportunity to safely connect with neighbors. We expect more outdoor events as the weather warms up in spring.

#### **DAM REPORT by RICK BARRETT:**

As required by the DEP, the foliage on the dam was cut in the spring and fall. We had one training/demonstration for the siphon system for lowering the lake and plan to have another this spring or summer. Please let Rick Barrett know if you would like to attend at [ribarrett@AOL.com](mailto:ribarrett@AOL.com). It is quite impressive to see the siphon in operation. Our biannual dam inspection as required by the DEP will take place in 2021.

#### **GROUNDS REPORT by COLLEEN ROBERTS:**

Work accomplished for 2020:

1. Community garden: With the pandemic this year, gardening was very popular.
  - 24 garden plots were used by families
  - new hoses/sprayers were purchased
  - perimeter of fence facing Primrose was cleaned by volunteers
  - Backshall cleaned a pathway behind the garden
  - branches were trimmed on the left side of the garden and the composter was moved to the back left corner
  - the grass between plots was mowed by George Burd - Thank you, George.
2. Leaf/Branch disposal area:
  - Pathway leading into the disposal area and the circular drive were paved by Nick Stires' paving company with no cost to the community - Thank you, Nick.
  - Branches and limbs were chipped and area was cleaned to make room for future disposal
3. Dog park:
  - Grass cut by Backshall

- Volunteers Barbara Coe, Hamiltons and McCabes have helped maintain the property - Special thanks to them for their efforts.
4. Playground:
    - The playground got a lot of use in the past year.
    - Significant repairs and refurbishing were done – thank you to Ken Heiden.
    - Ken plans to do additional maintenance and repair this year.
  5. Northern Fire Lane:
    - Northern Fire lane was re-graded with smaller rocks on the pathway leading to the lake and larger rocks in the adjacent drainage swales.
    - Bench was painted
    - Flower pot was added with plantings
    - Removal and organization of boats/kayaks (Thank you to John Hall and Fred Luberto)
  6. Tree work around the community: Tree work continued around the community.
    - Limbs were pruned near clubhouse deck
    - Several trees removed from lake and breeder pond
    - Limbs were pruned off the trees on Lake Trail West at the top of the hill by the lake. Support cable was installed to support limb over the road
    - Limbs were pruned behind Bogusky house
    - Several trees removed on Alpine as well as tree limbs removed along the stair pathways down to the floating dock on Lake Trail East.
    - Large white pine tree removed in front of Burd's house
    - Three trees removed in lot behind former Manser house
    - One large tree on Lake Trail West removed
    - One large tree in front of Sullivan's house
    - JCP&L cut and pruned several trees in the community
  7. Trimming/Weeding/Planting around community:
    - Planted another four bushes to continue hedge by the Wilner Field (corner of LTW and Beach Trail)
    - Trimmed existing hedges in that same area
    - Wood chips placed around the hedge and at that corner.
    - Cleaned out weeds under large pine tree at beach and wood chips placed underneath
    - Picnic table painted
    - Cleaned out weeds along the wall at the beach by the steps leading up to the parking lot. Chips filled in.
    - Weeded and cleaned the bus stop and planted flowers in August (thank you to the families who helped)
    - John Murray paid for wood chips to be spread at the end of LTE and at the corner of Trail's End and LTW to help with site lines. Thank you, John.
  8. Backshall Landscaping Contractor:
    - Hurricane cleanup
    - Spring and Fall Cleanup - Large expense for leaf cleanup in the fall due to the increase in amount of leaves.
    - Thank you to those who helped with Fall Clean Up - Heiden, Hamilton, Dwyer/McMorrow, Luckas, Luberto, and Haynsworth families.
    - Chris Backshall continues to maintain the community spaces with mowing and weeding/mulching the clubhouse property
  9. Environmental Stewardship Committee: Topics discussed in 2020:

- Invasive species in the lake community - Specifically, efforts have been made to cut and bag Japanese Knotweed. The committee has reached out to Harding Township to partner with them in controlling this quickly growing species.
- Topics currently being researched: - use of safe sunscreens for the lake, new ways to remove nutrients in the lake to avoid algae blooms (which would decrease the amount of chemical treatments needed in the lake), ways to educate residents about how their septic systems function and how to keep septic systems working properly.
- A new MKL environmental brochure is currently being updated for the lake community and will be distributed in the near future.
- In the future, the committee would like to involve the children in learning about our lake environment and encouraging them to get involved.

Plans for 2021:

1. With the continuing problem with the infected Ash trees, many Ash trees and other dead trees will be removed/trimmed during the next calendar year.
2. There were many people who requested a garden plot but there was no space available. I will be drafting a plan to figure out how we can accommodate all residents who would like a garden plot. Dividing plots that were not fully used is a possible solution.
3. Organization of the boats at the boat launch will be another project for 2021.
4. Installing a drainage pipe under the right side of the fire lane will be a possible solution to the runoff of water during rain storms.
5. I will look into bringing back a volunteer Fall cleanup day in 2021. Landscaping costs are very high and any additional help would be useful.

**ROADS REPORT by KEN HEIDEN:**

Our Roads Committee is responsible for the condition of the roads, and in many ways contributes to the safety of the community.

The Road Patrol went out each night of the summer to check on security. The schedule was started earlier this year and we thank the fourteen families who participated:

Murray	Groff
Addison	Baumgarten
Brock/Godfrey	Tesi
Chalfant	Barrett
Denson	Bierly
Maxwell	Edgar
Kabnick	Heiden

Another safety measure was to reduce the Lake speed limit to 15mph. This has helped to slow down most delivery trucks and residents. Installing speed bumps has been discussed, but these may have limited effectiveness and can cause unwanted consequences such as tripping, noise, and crashing bicycles.

The Halloween road closing took a different perspective this year due to Covid-19. Barricades were set up at each Lake entrance with apology signs to the greater Harding community saying trick-or-treating was for MKL residents only. We still had a healthy crowd of our children enjoying the evening.

The Spring and Fall Road Clean-ups also had a radical change, but not because of the COVID crisis. At last year's annual meeting it was announced that we would eliminate the Saturday clean-up, on a trial basis, and have our contractor do the entire work. The spring clean-up went smoothly and had many volunteers working independently. The larger fall clean-up was more of a burden. Although many volunteers worked on community properties before the contractor came, the final contractor charges were far larger than expected. There is sentiment to return to the traditional Saturday clean-up both for economic and socializing reasons.

The major road project in 2020 was the milling and re-paving of sections of Primrose, Alpine, and Lake Trail East. The LTE area was the most complex in that it corrected several drainage problems and re-built a large, broken road section.

The 800 ft of road shoulder gravel that was put in last January has improved road safety and appearance. Road material was added and compacted onto the dog park driveway and turn-around area. The northern fire lane was stoned and graded, and the gully was lined with larger rock. Heavy rains have been washing this rock out of place. Further work, and possibly a new pipe, will be evaluated this spring.

For 2021 we are planning to chip seal (tar and gravel), all of the Lake roads in accordance with the long-range plan for road maintenance. The last treatment was five years ago and did not do the clubhouse, Alpine, Elm, and a large section of LTW. This work should be done about every four years to keep our roads safe and waterproof. Members will be asked to approve the estimated \$70,000 cost as an expenditure from the Long-term Capital Reserve Fund (LCRF) in a separate Ballot process.

### **TREASURER'S REPORT by MILT HULL**

See the separate Treasurer's Report document with financial reports and commentary.

Members will be asked to Vote in a separate Ballot process to approve the Proposed Operating Budget 2021, and the LCRF Plan with \$70,000 for road chip seal project and \$10,000 breeder pond dam masonry repair project.

Thank you to John Murray and Jennifer Siegler for serving as the Financial Review Committee, reviewing the 2019 financial records and accounts, and providing a report with recommendations.

### **WATER REPORT by CHARLIE PRISCU**

Please take time to read this annual report as there are important options for the future of our water company.

Following is a brief description of our water company. We have two operational wells running through pump house number one. Well 1 is the original well that was drilled around 1927. Well 4 was drilled in 2019. Both wells are capable of meeting our community water needs, however the age of well 1 is of concern.



We also have well 2 and well 3 running to pumphouse number two. Well 3 was never put into service. It was used for a short time while well 4 was being drilled. Well 2 was our primary well until we had a problem with bacteria. Well 3 does not have enough capacity to supply the community needs without drilling it deeper. The original hole was drilled in the '70s. Well 2 has the possibility of being put back into service if we meet state requirements for chlorine contact time and possible other regulations.

Currently well 4 is our primary well and it has plenty of capacity to meet community needs. Unfortunately, we have been having issues with elevated readings for arsenic. While the readings have always been below the federal limit for arsenic, they have been above the state limit several times since the well was put online. To meet the state guidelines for arsenic we have been working with the state and state engineers under a state grant for small water companies. While at this time this process is not complete, we are close to coming up with a solution to our arsenic issue. We will put a filtration system in the basement of the clubhouse which would receive water from well 4 before going to pump house number one. Unfortunately, we do not yet know the total cost of the system, and how much financial assistance from the state we will receive for building it. We expect to spread this cost out over 15 years and hope that it does not impact our budget. We hope to incorporate a better float control for the level of the water tanks and remote chlorine monitoring at the same time as the installation of the arsenic treatment system.

While arsenic is our most pressing issue, we have also been looking at capacity and redundancy in cases when we have a system failure. Of concern is the age of well 1 and both wells running through the same pumphouse. If we had a catastrophic failure in the pumphouse it would leave the community with no water. The long-term planning committee is looking at all options for an alternate source of water that does not run through pumphouse number one. This includes updating pumphouse number two and modifying well 2 or 3 to meet community needs in case of a failure of pumphouse number one. The second alternative to an emergency source of water would be to drill a brand new well and build a new pumphouse or pipe it through pumphouse number two.

Once we've gotten the cost of the various options available, we will bring it before the community for a vote.

This is meant to be a brief summary of the future projects of the water company. Anyone who would like more details is welcome to email or phone me or may join our water committee meetings.

## 2020 VSA Recognition

Our Lakeshore water company would not work without many volunteers. Ken Heiden has given many years to running the Vital Statistics Analyzers (VSA) program. Before COVID he would periodically take the time to teach refresher courses on taking chlorine readings.

Everyday we have a VSA volunteer check the chlorine level and the gallons of water pumped. This only takes 10 or 15 minutes a day, but it is critical for the safe operation of our water system. Each person or family takes readings for a week and then it is passed off to the next volunteer. With the number of volunteers we have it works out to 3 weeks duty a year on average. It is a great way to help your community and learn about our water system. New volunteers are always welcome.

Lakeshore saves hundreds of dollars on your water bill because of all of our generous VSA volunteers. Here are all the people I am personally thankful for!

Chris Allyn	Rick and Nancy Barrett
Ed and Bettina Bierly	Gail Chalfant
Barbara Coe	Dave and Lori Denison
Peter and Betty D'Esterhazy	David Dietz
Bob Edgar	Rachel Godfrey
Ken Heiden	Bill Haynsworth
Mary and Fred Luberto	Feilim Maxwell
John Murray	Colleen Roberts
Jeff Sabol	Nick and Kara Stires
Newton White	Nancy Witwer

I will personally miss David Dietz, who passed away this year. He was always very generous to my children.

MKL is a very special community because of the support and dedication of its residents. Most recently, COVID has given us a deeper appreciation of just how important this support is to each of us. I hope that everyone has a great 2021!