

LAKE VIEW PARK NEWS

LAKE VIEW PARK COMMISSION, PO BOX 8332, ASHEVILLE, NC 28814

FALL 2012

OUR THANKS

A huge debt of gratitude goes to outgoing Lake and Dam Commissioner Jerry Towson. Jerry has worked energetically since elected in 2007 to keep our lake healthy and ensure the dam operates safely and up to regulatory standards. In conjunction with environmental engineering consultant Barbara Wiggins (see the following) Jerry

managed our lake dredging operation which was completed at about 1/5 the cost to dredge in 2000. This

project in particular included much research, self-education on the latest technology and best practices, price and service comparison, on-site management, and consultation with other professionals to get the job done right, on-time and within budget.

Jerry, we thank you for devoting so much of your time and talents to Lake View Park Commission and our community. We also appreciate the generosity of your family in

allowing you to do this work. We wish you and Louise much happiness in your new home!

THANKS TO LVP'S BARBARA WIGGINS

Barbara Wiggins also deserves special mention. Barbara, a LPV resident, was instrumental in the lake dredging project, beginning with the long and arduous task of

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obtaining the required federal, state and local permits. She also reviewed contract

proposals, spent many hours onsite, reported to agencies at the appropriate stages, and photographed and documented the work. Although much of this activity was paid consultation, very much was completed with Barb's volunteer hours.

Barb continues to provide advice and insight on lake management issues, ranging from water quality analysis to native/invasive plant species identification and treatment. She has and continues to provide

ANNUAL MEETING

The annual meeting for all Lake View Park property owners will be held Monday, October 22, 7-8:30pm at New Bridge Baptist Church gymnasium, 199 Elkwood Avenue. This meeting is an opportunity to provide input, discuss topics of concern and to elect commissioners for 2013. If you have an interest in being nominated for a position on the Commission, please contact any of the commissioners at thelakeviewpark.org.

The Commission meets about 9 times a year and works collaboratively to set policy and manage staff, property and finances for safety and the long term beauty, health and prosperity of the neighborhood.

us a level of expertise not represented on the Commission.

Thank you, Barb, for your time and expertise in assisting in the management of Beaver Lake.

NEW NEIGHBORS

Welcome to the following new homeowners:

Jay & Laura Moye
– 6 N. Kensington

Bob Christian

– 105 E. Euclid Parkway

Ken Keeler and Peggy Nicoll

– 250 Midland

As new owners are identified, they are mailed information about LVP governance, a sample deed with covenants, a newsletter and other pertinent information. If you have not received this packet, please request information from Debbie at dcooper1@charter.net.

COMMUNITY WORK DAY

Look for signs at the lake for an upcoming volunteer community work day - NOVEMBER 10TH - being organized by Grounds Commissioner Amanda Bissett (also see "Grounds Report").

Please sign in when you arrive and bring your gloves, barrows, and tools if you have them. We look forward to seeing you then!

LAKE GRASSES

Many of you have expressed concern regarding the tall grass in the lake. This has been identified as native Smartweed (*Polygonum* genus) which propagated during the lake draw down. It is deemed a natural component of lake shores and wetlands, and it does not adversely impact the lake ecology. It is, however, a visual change and can impact boating near the shoreline. Hydrilla, an invasive, would have normally outgrown and shaded this and other species had there not been an extended low water period.

There is a chance that with this new growth, hydrilla may not return, which is good, as in overall ecological system terms, it is better to have the smartweed than the hydrilla.

That being said, an invasive grass species has been found, possibly para grass or maiden cane (*Panicum* species) near the docks. Currently the invasives are being contained in area and density by the competition from the native species.

The Commission will continue to monitor the situation and wait until spring to see what emerges before deciding on any action. The hope is that most of the Smartweed and other grasses will die during the winter and not re-emerge. In the meantime, the plants serve to filter and pull nutrients from the water.

ASSESSMENTS - RATE INCREASE

The Commission feels LVP is in good standing operationally, but still at risk should dam repairs or upgrades be required. It is with this concern, and as supported by the 2010 Homeowners Survey, that a rate increase will take effect January 1, 2013, and will go from \$1.20 to \$1.50 per front foot. *Please plan accordingly.*

This action is required for current and future financial health and stewardship of our lake and common property. The rate increase will enable Lake View Park to have an operational cushion as well as savings for future capital expenditures and avoidance of possibly very expensive special assessments. Once we determine the frequency and scope of out-year dredging requirements we will be able to let homeowners know what portion of their annual payment is going to a capital improvement fund.

DREDGING REPORT

The Commission is very pleased with the dredging project and with the contractor, Tim Edwards, who provided the equipment and performed the digging, grading and seeding. In some areas, Tim was able to dig out to the original lake bed --- probably seen for the first time since the lake was formed! Another vital component of this successful endeavor was the contribution of Andrew Bick, PE, of Confluence Engineering (and a LPV resident) who provided technical analysis, land surveys, reports to permitting agencies and other services.

Everyone involved (Jerry, Barbara, Tim and Andrew) worked well together forming a team to get the job underway and completed. The heavy rains that we experienced all spring and into the early summer delayed the start and then the completion of the project. Fortunately, our contractor was able to adjust his jobs schedule and keep his equipment on this project long enough to get the job done.

We dredged and placed 8,000 cubic yards of sediment for a cost of \$61,000. This included mobilization and demobilization of equipment, a construction entrance, safety and silt fencing, seeding, straw and fertilizer, engineering, permitting and environmental requirements.

Obtaining permits from Army Corps of Engineers, FEMA and Asheville City government is by far the longest and most involved part of the process. Removal of the sediment, once out of the lake, is the most expensive part, which is why the preference is to use your own land to spread the sediment instead of paying to have it hauled away. In future years, the deposition of the sediment will be a major consideration and cost component as available areas of LVP grounds are depleted. We will work with the City and neighboring municipalities in an effort to minimize this cost component.

An underwater basin was dug where Beaverdam Creek enters the lake so that we can "catch" most of the sediment coming in and before it is carried to other parts of the lake. This also allows for an easy measurement of the rate of sediment coming in. Next spring, we will measure the amount of silt that has been deposited in the basin. This rate of silt deposition will then determine our out-year plan for removing silt from the basin, dredging, and allow us to budget more precisely.

The City of Asheville requires trees be planted for each land disturbance. So a nice result of this project was the planting of 3 sizable sycamore trees along Merrimon Avenue (one more is on the way). Thank you to Amanda Bissett for finding us these best priced, highest quality trees and to Billy Jenkins and Amanda for planting and nurturing them!

COMMUNITY E-MAIL - Please subscribe to the Lake View Park list serve for LVP residents and

neighbors. Managed by Barbara Hart and Bella Frishman, this has been an effective way to share information and ask questions of the Commission. As an added service, Bella transmits police department reports of crimes in LPV as well as relevant city government notices. To join:

- Go to www.groups.yahoo.com
- Search for lvpgroupnc and click on it
- Click on Join This Group!
- Where you see: Don't have a Yahoo! ID? Create one. You won't have to use this new account to get lvpgroupnc emails. Just enter your regular e-mail address as an Alternate E-mail address if you prefer.
- Enter all required information and click Create My Account
- You will get an e-mail from the group (Barbara); respond to it

GROUNDS REPORT – Amanda Bissett

This past April, we had our first volunteer Community Workday in quite a number of years. We were able to mulch some trees which gave our Warden a break from mowing right up to the trunks and relieved some trees from strangulation by English ivy and the like. We also weeded, edged, mulched, and carried load after load of debris to the curb for pickup. I sincerely appreciate, as the organizer and as a resident of our lovely community, every able body that stepped up and participated. We had 21 volunteers with an average age of 51. Our youngest was 5 and our oldest was 81. THANK YOU!

The next Community Workday event will be NOVEMBER 10th, 2012. In November I would like to focus on 2-3 areas depending on our participation level. I invite you all to come. It is a nice way to meet your neighbors and other community members. Please join the yahoo group to receive announcements about the event. (See "Community E-Mail" elsewhere in this newsletter for how to join.)

We have a vast area to maintain. If you are new to LVP please note the following community spaces: The lake, dam and surrounding areas, 3 sections of trails, 4 traffic triangles (Red Oak, Glenn Falls at Merrimon, Ardoyne at Midland and Marlborough at Midland), Euclid Parkway and Avon Parkway (about 3 miles in parkways alone!). Without constant attention, these areas become overgrown and the maintenance can seem daunting. In the parkways, our goal has been to create a more manageable landscape by eliminating invasive plants and vines, fostering hardwood tree growth, and creating more mowable areas. We strive to limit chemical applications on our properties for the well being of our community although some areas have required it, such as areas overgrown with poison ivy.

During the summer months our Warden, Mr. Billy Jenkins, spends a considerable amount of his time mowing most of our community property. In an effort to improve efficiency the Commission is looking into purchasing a zero turn commercial grade mower which cuts wider and faster than our John Deere mower/tractor. The John Deere still holds tremendous value for our landscape and trail maintenance, and we will keep this piece of equipment.

A financially small project in the works that should reap big rewards is building and installing 5-6 additional boat racks. We want to get some of the canoes off the shoreline and improve the overall appearance of that area. Ideas for future projects include:

- Continued work on the intersection of Glenn Falls and Lake View Road
- Completing the lake trail around the east side of the lake in such a way as to restrict its usage to residents and addresses privacy and security issues of the residents
- Improve our community signage
- Improve the fencing around the dam and spillway
- Take action on aquatic invasives if they persist through the winter
- Plant trees, primarily around the lake and in the park area
- Resolve some serious poison ivy issues
- Improve the grading of the sediment deposition area

If you have any feedback or suggestions for landscape improvements please feel free to e-mail Commissioners through the yahoo group.

OUR THANKS TO BILLY JENKINS

Please join the LVP Commissioners in commending our Warden, Billy Jenkins, for the hard work and often long hours that go into maintaining the trails and grounds, tackling special projects, managing permitting for fishing, boating and dog walking, and monitoring public and residents' use of the park. Billy's efforts keep the park clean, safe and enjoyable for all. Thank you so much, Billy!

Lake View Park Commission, Inc
Income Statement
Year-to-Date Actual as of September 30, 2012

REVENUE

Resident Assessments	77,146
Resident Fishing & Boating Fees	6,240
Non-resident Fishing & Boating Fees	2,786
Dog Tag Income	4,575
Donations Received	423
Interest Income	6

Total Revenues 91,176

EXPENSES

Grounds & Maintenance	12,402
Dredging	67,660
Warden wages & expenses	22,084
Fishing & Boating	145
Insurance	10,281
Administrative expenses	3,445

Total Expenses 116,017

Net Income (24,841)*

*Budgeted shortfall paid out of 2011 reserves.

2012 LVP Commissioners

David Wilkerson, Chair - 382 Lakeshore Dr, 258-2991
Jocelyn Hayes, Treasurer - 118 Westwood Rd, 252-8562
Amanda Bissett, Grounds - 7 Red Oak Rd, 712-2278
Debra Cooper, Secretary 111 E. Avon Pkwy, 251-1628

Or contact us at www.thelakeviewpark.org
or lvpgroupnc@yahoo.com

EMAS BIRD SANCTUARY REQUESTS YOUR SUPPORT

As you likely know, our friends and neighbors at the Elisa Mitchell Audubon Society (EMAS) have been busy completing Phase 1 of a considerable upgrade to the Beaver Lake Bird Sanctuary. EMAS has been a good neighbor of Lakeview Park for many years, and LVP has an easement over a section of EMAS property and EMAS has an easement over a portion of LVP land.

When EMAS began planning their improvement project to reconfigure trails and access to their property, they contacted the Commission for our input and blessing. EMAS modified their plans on several different occasions after receiving our input. We appreciate the partnership we have with EMAS and the Commission has agreed to support their efforts by announcing here the commencement of their Phase 2 fundraising campaign. You'll soon be receiving information in the mail with details of their plans and a request to consider a contribution.

EMAS has made substantial improvements to their property, and I encourage everyone to visit the property to see the changes. Importantly to LVP residents, EMAS has completed a by-pass trail around the Sanctuary that begins at the SE corner of their parking lot, and at the trail along Lakeshore Drive. In the past, EMAS has required that visitors refrain from jogging or biking on their trails. On this new by-pass trail, jogging and biking is permitted. Equally importantly, EMAS has upgraded the wetland eco-filter system on their property which will help improve water quality and sedimentation in Beaver Lake.

Please consider supporting EMAS in their efforts to improve the bird sanctuary and our lake.

David Wilkerson, Chair, LVPC

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