

# LAKE VIEW PARK NEWS

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

FALL 2016

## ANNUAL MEETING

**Monday, October 17, 2016  
7:00 – 8:30pm, Newbridge  
Baptist Church Gym  
199 Elkwood Ave (corner of  
Merrimon & Elkwood)**

### Meeting Agenda:

- Lake & Dam Report
- Treasurer/Finance Report
- Grounds Report
- Chair Report
- New Business
- Elections

If anyone is interested in joining the commission in any position please send your nominations prior to the meeting to [mnery.nam@att.net](mailto:mnery.nam@att.net). You may see what each position entails on the website at [thelakeviewpark.org](http://thelakeviewpark.org).

## CHAIRMAN'S LETTER

By Mike Nery

There are four main topics to review this year: new construction, the dam, future dredging, and the south trail.

### New Construction

All new construction in Lake View Park needs to be approved by the commission as well as the city. This requirement is spelled out in every LVP deed. The conditions enforced by the commission both historically and

currently are the ones that pertain to use and density. For example, commercial establishments are prohibited in our neighborhood. Subdivision of lots and building multiple homes in one lot -- are also prohibited. Finally, our front and side setback requirements are typically more restrictive than the city's (our typical front and side setbacks are 40' and 15' respectively). The quality and character of our neighborhood rely upon these restrictions. You should expect that we will continue to enforce them.

### Dam

Last year we substantially increased our liability insurance and updated our Emergency Action Plan (EAP). This year, we successfully tested our emergency warning system multiple times, had our dam/tower/tunnel independently inspected, are creating an operating manual for future commissions, and are currently waiting on permit approval to remove all trees from the toe of the dam. We will continue to do everything we can to ensure that our dam remains properly maintained and safe for all those downstream.

### Dredging

Gary Ross, our commissioner responsible for the lake, and Billy Jenkins inspected lake levels

## WEBSITE

Remember to check out our website, [thelakeviewpark.org](http://thelakeviewpark.org) for governing documents, annual meeting minutes, park and water use, permits, contact information, resources, etc.

## NEXTDOOR

Nextdoor is a private social network for neighborhoods. Over 300 residents of LVP have now signed up. Unlike other social networks this one is private and open only to verified residents of Lake View Park. We encourage everyone to sign up and claim your home. It is by far the best way to be 'tuned in' to what is happening in the neighborhood.

The commission uses NextDoor to communicate urgent or timely news to LVP residents (for example this summer's communication regarding closure of the lake).

If you have questions contact [keith.pandres@gmail.com](mailto:keith.pandres@gmail.com)

again this year and determined that we did not yet need to dredge. It is likely that we will need to dredge within the next one to two years. As planned, we currently have sufficient funds to do this without having to do a special assessment.

### South Trail

The lawsuit initiated by the Olivers, Pinholsters, and Mr. Mascari is still pending in the North Carolina Court of Appeals. We hope that the court will affirm the dismissal of the lawsuit in favor of LVPC. After the order of dismissal, Peter and Jennifer Pinholster and John Mascari agreed to be dismissed as parties to the appeal. We are highly grateful they did so. If the North Carolina Court of Appeals affirms the dismissal, the matter will be over. If the Olivers are successful in their appeal, we will have to continue with the case as ordered by the Court of Appeals. The Court of Appeals has a number of possible orders, so we will have to wait for the ruling which is expected by the end of the year.

In the meantime, we have been able to improve the trail to its current state with a very modest expenditure of your money – roughly \$5,000 versus the \$30,000 budgeted. Whether or not we upgrade the trail in the future will depend upon our budget as well as feedback from you. We have received much positive feedback on the trail since people have been using it. There have been no reported problems.

**Please come to the annual meeting Oct 17<sup>th</sup> at 7pm at the Newbridge Baptist Church in Woodfin. We appreciate everything you do to help make our community a great place to live.**

## FISHING & BOATING

By Gary Ross

The lake remains healthy and stocked with a good supply of fish. In April, 2016 we again purchased and released 150 grass-eating carp to help control invasive grass. They are doing their job and there is very little exposed Wigelia.

In June, 2016 Billy and I did our annual lake depth measurements. In the eastern portion of the lake, measurements showed an approximate 6 inch increase in silt above 2015 measurements due to heavy rains last year. We will continue to measure levels and may need to dredge within the next 1-2 years.

The annual state dam inspection for our high hazard dam was not done in 2016 due to state budget cuts and their increased work load with the Coal Ash Law. They tell us it will be inspected again in 2017.

In February, 2016 our independent dam inspector from Terracon, Inc., Russ Bendel, made a site visit and met with the commissioners. That same day, Russ also did an inspection of the drain tunnel, the first one ever done, as far as we know. He recommended a few minor repairs which we are scheduling. He is continuing to work through the permit approval process for the removal of trees on the dam. I am also in the process of working with him to create our first operations manual for the lake and dam.

In June 2016, Russ returned to do an official test of the lake level early warning system as required by the state. He reported to NCDENR that the system is working properly. We are also continuing to test it ourselves every 3 months.

Also in June 2016, Warden Billy Jenkins, Grounds Commissioner Kevin Saum and I rebuilt a deteriorated bridge on the south side of the lake. Therefore, the only expense to homeowners was the cost of materials.

The boating, fishing and dog permit revenue so far this year is over \$34,000.

Please keep your boats locked and secured on the racks. We have had incidences of storms blowing boats off the racks and causing damage to other boats, as well as some after-hours joy rides in unsecured boats, causing a dangerous situation.

As you know, there was a dangerous rabid beaver attack on a Lake View Park resident in July 2016. We closed the lake for 3 weeks for observation and assessment as recommended by the NC Wildlife Commission. Through the concentrated efforts of our Warden, Billy Jenkins, our lake is open again.

Billy continues to be an invaluable asset to Lake View Park.

## GROUNDS UPDATE

By Kevin Saum

*"If a tree falls in the forest and nobody is there to hear it, doesn't it just lie there and rot?"*

— Chuck Palahniuk, Survivor

### Not on our watch...

In 2016, lots of time, energy and money have been spent cleaning up our beloved trees. We have cleaned up and cleared out the old swimming hole area of lots of dead trees and limbs and have created a nice pathway out of the wood chips from the work. We are on alert for any falling trees as well as suggestions from our neighbors on tree issues around the lake and in the parkways.

Billy and team are also working on clearing out bushes and trees along the lake that need attention. We will continue to do so throughout the end of year. Future plans are to clear out the pathway in the woods in 2017.

We are investigating adding several benches to the lake for additional seating as well as other needed improvements.

There have been a few requests from residents to care for parts of the parkways or small triangles in the road. We are always interested in working with folks to improve our surroundings, so please contact Billy with any thoughts or ideas on how to improve our grounds.

Please let us know what we can be doing better.

	<u>Jan - Aug 16</u>
<b>Income</b>	
4000 - Resident Assessments	102,544
4100 - Resident Fishing Fees	70
4110 - Resident Boating Fees	315
4120 - Resident Docking Fees	8,560
4200 - Non-resident Fishing Fees	1,875
4210 - Non-resident Boating Fees	5,325
4220 - Non-resident Docking Fees	8,525
4250 - Daily Fishing Permits	844
4290 - Dog Tag Income	10,600
4300 - Donations Received	200
4400 - Interest Income	37
<b>Total Income</b>	<b>138,894</b>
<b>Expense</b>	
6125 - G&M Dam maintenance	550
6130 - G&M Contract Labor	11,865
6140 - G&M Dog Supplies	85
6150 - G&M Equipment maintenance	128
6160 - G&M Small Equipment	277
6170 - G&M Gas & oil	263
6185 - G&M Supplies	307
6190 - G&M Utilities	1,684
6195 - G&M Miscellaneous expense	2,923
6310 - F&B Warden wages	23,735
6315 - F&B Payroll taxes & processing	1,959
6345 - F&B Carp expense	2,357
6380 - F&B Warden cell phone	210
6385 - F&B Supplies	390
6390 - F&B Miscellaneous	150
7010 - Postage - first class	116
7028 - Donations & memorials	48
7040 - Treasurer supplies	171
7045 - Tax return preparation	247
7060 - Bank Charges	-2
7070 - Insurance	16,849
7090 - Web Site	350
7095 - Legal and Professional Fees	4,768
8000 - Federal Income Tax Expense	2,455
<b>Total Expense</b>	<b>71,883</b>

Fall 2016 Newsletter

## FINANCE

By Barbara Hart

I'm happy to report that we started 2016 with \$117,000 in our reserve fund, slightly higher than anticipated. If we meet our projections for 2016, we will end the year with \$145,000.

Please review the Statement of Profit and Loss through August 31 and let me know if you have any questions. We've had significant increases in our income from non-residents, \$27,169 this year as compared to \$17,215 in 2015.

We have referred 8 properties for collection. Of these, 3 have paid in full, 2 have made partial payments and at least 3 will have liens assigned. To date, we have collected almost \$3,000 and incurred \$2,200 in legal fees, a good portion of which we should recoup.

Thanks again to all of you who pay your assessments on time! Prompt payment allows funds to be used for community improvements, rather than for sending past due notices and paying legal fees.

## COMMUNICATIONS

By Keith Pandres

I've had a number of questions from residents about how the commission maintains communication with homeowners. Our postal mailings are limited to two per year: 1) this newsletter and 2) your annual assessment. We try to keep in touch in two other important ways when there is significant news affecting the neighborhood. **These methods require you to "opt in" for the neighborhood communications.** The first

(and best in my opinion) is to sign up for NextDoor. We now have over 300 residents signed up to NextDoor. This private social network is a terrific way for you to keep in touch with what is happening. I post important news on NextDoor (such as the recent closure of the lake after a rabid beaver attack). The other method is the Yahoo! LVP mailing list. You can find out how to use these tools to connect with your community on our website [thelakeviewpark.org](http://thelakeviewpark.org). Look for "Stay Connected" on the home page and follow the instructions

## WELCOME NEW OWNERS

New Owners	Address
Gretchen Schlag & Larry Blevins	414 Lakeshore Drive
William McKenna & Suzanne Landis	10 W. Kensington Road
Carol Brothers & Frederick Klappenberger	1165 Merrimon Road
Demitri & Maria Stephenson	12 Glenn Falls Road
Mimi Karesh	116 Midland Drive
Steven Bennett	54 Marlborough Road
Raymond & Deborah Gurriere	66 Fairway Road
William Humphrey & Maria Garuti	301 Stratford Road
Susan & Gary Miller	351 Lakeshore Drive
Barbara & Scott Webster	4 Baird Lane
Rosemarie Santangelo	70 W. Avon Parkway
Colin & Heather Post	149 Windsor Road
Thomas & Deborah Crabtree	216 Stratford Road
Brian & Katie Bradley	35 Summer Hill Road
Michael & Jennifer Glasser	145 Midland Drive
Michael Carlbach & Margo Ammidown	36 Lakeview Road
Paul Mashburn	145 Stratford Road
Shirley Malter	366 Midland Drive
Jeffrey Lobo & Elsa Wilkens	36 W. Euclid Parkway
Philippe & Daniele Wickoff	510 Windsor Road
Brent Graves & Dorene O'Malley	3 Pine Acre Blvd.
Ann Hendrick & Janes Kopernek	407 Lakeshore Drive
Thomas & Meredith Large	11 W. Avon Parkway
Matthew & Tracey Monday	1329 Merrimon Avenue
John Webb	76 Midland Drive
Kay Lantrip	1291 Merrimon Road
Jason Barks & Sarah Monroe	90 Wembley Road
Kenneth & Ellen Wilkes	261 Midland Road