

LAKE VIEW PARK NEWS

Annual Meeting

Monday October 16 7:00 PM
- 8:30 PM, 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

Web Site

Remember to check out our website, thelakeviewpark.org for governing documents, annual meeting minutes, park and water use, permits, contact info, resources, etc.

Chairman's letter

by Mike Nery

What does it mean to own a property in Lake View Park? To partially answer that, I'd like to highlight some key parts of every resident's original property deed. A complete sample deed is posted on our website at www.thelakeviewpark.org. Your original deed is available through Buncombe County. Here are some highlights:

"That they will not erect or suffer to be erected... any commercial or manufacturing establishment or factory, or house or building to be used as an apartment house, tenement house, boarding house, two-family dwelling house, sanitarium, sanatorium, or hospital of any kind, or at any time use or suffer to be used any building or buildings erected thereon for any such purpose..."

This is one of the reasons our neighborhood is so nice. It is solely a single-family residential community. For decades, commissions like ours have been doing our best to ensure that it remains so.

"...in building on said land they will build within the building line as shown and indicated on the plat hereinbefore referred to; in the case of lots having frontage of one hundred feet or more they will not build closer than fifteen feet to the side property line and in the case of lots having a frontage of less than one hundred feet, not closer than five feet to the side property line..."

Our neighborhood is broad and open because we have larger setback requirements than usually required by the City of Asheville. Specifically, your required side setback is almost certainly 15' (there are very few lots platted with frontages of under 100 feet) and your front setback is probably 30' or 40' depending on which street in the neighborhood you live.

"... shall prior to constructing said house submit to the party of the first part... the complete and detailed plans and specifications for said house, which said plans and specifications shall be approved by said party of the first

part... before the construction of said house, or any part thereof, is begun..."

You need to have your building plans approved by the Lake View Park Commission as well as the City of Asheville. Our approval is easy to get provided you follow the setbacks and conditions of your property deed.

"...they will not build more than one residence on any one lot, as shown and designated on said plat, but may build thereon a garage or stable in keeping with the premises..."

Yes, you can build a garage or outbuilding as long as it fits within your setbacks and is approved by the commission.

"That no building shall be erected upon a subdivision of a lot as shown on said plat except when such subdivision forms an addition to a lot as shown thereon and then only upon compliance with all other restrictions herein contained."

The maximum number of homes that can ever be built in Lake View Park is fixed. Subdivisions are strictly prohibited. Owners of contiguous lots can build across their interior property lines, but they must comply with all other original deed restrictions.

"That they will pay annually on or before the first day of January of each year hereafter to the Park Commission hereinafter provided for, ten cents per front foot of the lot above described... as a fund for beautifying, preservation, improvement, and repairs of the public parks...which said sum shall become a lien on the above described lot in favor of said Park Commission; if said sum or sums shall not be paid..."

When you became the proud owner of a lot in Lake View Park, you also became the proud owner of (arguably) the prettiest lake and park in Asheville. You also own two parkways and the dam which make it all possible. As "ten cents per front foot" would not be sufficient to maintain these things, commissions over the decades have raised assessments to their current level of \$1.50 per front foot. This amount is due annually and must be paid.

What does it mean to own a property here? You can only build a single family home. You cannot subdivide your property. You have bigger property setbacks than most of Asheville. You have to pay annual property assessments. What's it all for? It's for maintaining the fantastic neighborhood in which you live, and a lake and park for you to enjoy. Best of all, if there's something you don't like, you can join the commission, create a committee, or volunteer -- and make it better.

Please come to our annual meeting Oct 16th at 7pm at the Newbridge Baptist Church in Woodfin. Should anyone wish to serve on the commission or help in any other way, please contact any commissioner. You can send us an email by going to the Contact Us tab on the Lake View Park website or in the table you will find on page 5.



Fishing & Boating

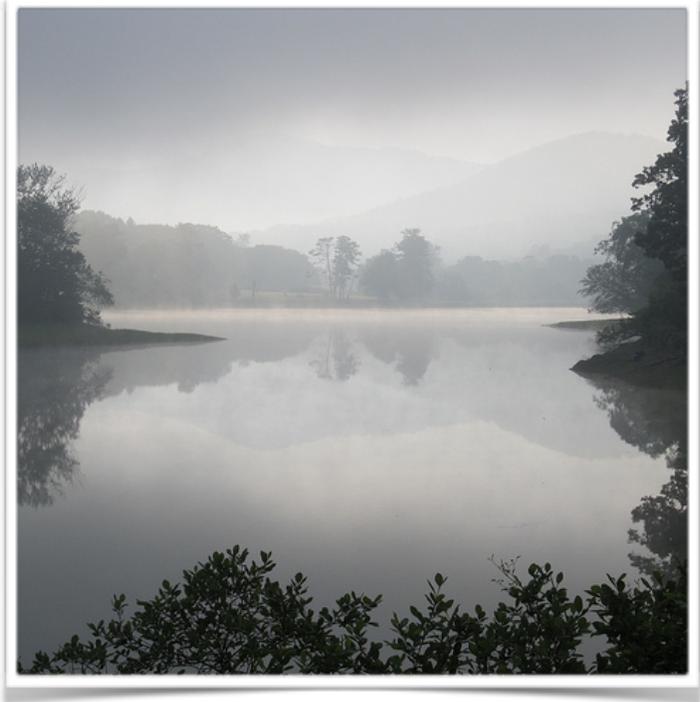
by Gary Ross

The NCDEQ dam inspection, now biennial, was done in March, 2017. Their inspection report of the dam was unchanged since 2012. Due to new requirements from the NCDEQ regarding Emergency Action Plans (EAP) for high hazard dams, we hired Anchor QEA in August 2017 to bring us up to the new standards and file it electronically, as is now required. Although the cost of this will be in excess of \$10,000, we have no choice but to be in compliance.

In August, 2017, our independent dam inspector from Terracon, Inc. Russ Bendel, performed an inspection. He said the dam is in good shape and the spillway will need some maintenance soon. He will outline his recommendations in an upcoming report. He also advised to expect that changes may be forthcoming for dam regulations due to the 2016 flooding in eastern NC and SC.

The lake is healthy. We have a good supply of fish. In June, 2017, we again added 150 grass-eating carp at a cost of \$2,600. We continue to take measures to control the invasive grass.

Billy Jenkins and I performed the annual lake depth measurements in April, 2017 which remain virtually unchanged from 2016. It appears we can avoid dredging the lake for another year or two.



Non-resident boating, fishing, and dog permit fees were raised in July, 2017 to \$100/year for each.

We have two new donation boxes in the park. One is located at the office and the other at the east end of the park. We are hoping our non-resident visitors will make donations toward the upkeep of the park. We received word that people were mistakenly putting their donations for LVP in the bird sanctuary donation boxes.

We want to thank our lake warden, Billy Jenkins, for continuing to do an outstanding job caring for our lake and park. Please remember that Billy is not a city law enforcement officer. If you are having problems with issues like traffic, parking, noise, or neighbors, call the Asheville Police Department.

Finally, please note the following reminders:

- Beaver Lake is "catch and release" only lake.
- You must have a valid NC State Fishing Permit to fish at the lake.
- Fuel-powered crafts are not permitted on the lake.
- Follow safe boating practices.
- There must always be a PFD (Personal Flotation Device) for each person in the boat. Anyone under 16 must be wearing a PFD at all times in the boat.
- All crafts, including paddle boards, must have a permit to use the lake.

Grounds and Maintenance

by Kevin Saum

Hello to all of you who use our great outdoor facilities! Once again, I want to thank Billy Jenkins for his absolutely fantastic management of all of our grounds throughout the neighborhood. Billy continues to outdo himself in providing a great experience each and every time I take a walk, or use my canoe on the lake, or just relaxing on the grass with my family.

A few topics to discuss:

Volunteering - Many of you have asked about clean up days or organized activities to help out around the lake or the grounds. Billy and I occasionally get together for a few hours to clean out brush or spread mulch but in a random way. We are putting together signup sheets for future outings, for a few hours each, and that will be posted at the Warden office. Stay tuned for more information and we appreciate your time and energy.

Suggestions - Please continue to make suggestions on how we can improve our grounds. We are always looking for ways to improve your experience.

New Grounds Commissioner - After 3 years of service, I am resigning from my post. Due to work and time constraints, I'm unable to spend the time I feel necessary to dedicate to our great lake and grounds. Please consider taking on this position. Our lake and grounds are well worth your time and effort!

Communications

by Keith Pandres

The Lake View Park Commission wishes to communicate with all residents when important events occur in the neighborhood. We have two methods but both of them require that you "opt-in" to hear from us.

First, there is a Yahoo! Group for Lake View Park which you can join. All you need to do is send an email to lvpgroupnc-subscribe@yahoo.com with "Subscribe" in the subject line. Please include your name and address so we know to approve your membership request. There are approximately 230 subscribers to the Yahoo! Group.

The other (I think better) way is to join the Lake View Park NextDoor community. NextDoor is a private social network for neighborhoods. Only members of the neighborhood can join. It's a great way to get to know your neighbors and be aware of neighborhood events/activities, bear sightings, lost or found pets, etc. I've heard some complaints about NextDoor generating too many emails. It's very easy to modify your settings to avoid them and I now receive no emails from NextDoor at all. Also, in your settings, you can select which nearby neighborhoods (if any) should appear in your feed. I limit my feed to just Lake View Park and a few small nearby neighborhoods to avoid getting overwhelmed with posts from all over North Asheville. Unfortunately, the default settings generate too much "noise", but in just a few minutes you can fix that problem. Try it - 521 of your Neighbors are already there!

Looking forward, the Lake View Park website is in need of quite a few updates and corrections. I would welcome any suggestions, content contributions (history, useful information, great photos, etc), or design help from anyone who would like to be involved.

Welcome New Owners		
Sean Bailey & Nancy Schwartz	116	Glen Falls Rd
Thomas & Lisa Krift	65	W Kensington Rd
Mark & Kathryn McLane	175	Windsor Rd
Matthew Loos	15	Pine Acre Blvd
James & Julie Claywell	112	Glen Falls Rd
Sheneen & Walter Daniels	430	Midland Dr
Whitney Balance	16	W Euclid Pkwy
Fred & Kato Guggenheim	344	Midland Dr
Raymond & Kathryn Shem	355	Lakeshore Dr
Vincent Toenjes & Kirsten Oswald	99	Stratford Rd
Ann & Samuel Taylor	123	Westwood Rd
James & Emily Wareham	32	Fairway Rd
Martin & Brenda Libman	19	Red Oak Rd
Charles J Sadosky	44	Edgelawn Rd
Matthew & Gretchen Brown	12	Beaver Point Park
John & Carole McCarthy	8	Beaver Point Park
Derek A Hoffman, Trustee	45	Glen Falls Rd
Cynthia Ackrill & Mark Guidry	50	Midland Dr
Robert & Laura Hooks	129	Midland Dr
Brett & Karen Fuhrman	17	Marlborough Rd
Eric & Robyn Zickerman	345	Windsor Rd
Michael Weizman & Della Simon	33	E Avon Pkwy
Yaron & Hilary Fridman	161	Windsor Rd
Alexandra Leopold	260	Stratford Rd
Nathan & Cynthia Piasta	13	Beaver Point Park

2017 LAKE VIEW PARK COMMISSION

Mike Nery	Chairman	mnery.nam@att.net
Barbara Hart	Finance	spensersmom@aol.com
Gary Ross	Fishing & Boating	rossgeneralcontractors@gmail.com
Kevin Saum	Grounds	ksaum@yahoo.com
Keith Pandres	Secretary	keith.pandres@gmail.com

Finance

by Barbara Hart

I'm pleased to report that we started 2017 with \$159,000 in our reserve fund, slightly higher than anticipated. If we meet our projections for 2017, we will end the year with \$170,000. This reserve is earmarked for future lake dredging, and possible dam maintenance and repairs.

Please review the Statement of Profit and Loss through 08/31/17, with previous year comparison, and let me know if you have any questions.

In an effort to protect some of our important documents, we've donated accounting ledgers that date back to the 1940s to the North Carolina Room in Pack Memorial Library. They are to be scanned by their staff and made available online.

Thanks again to all of you who pay your assessments on time! About 5% of homeowners are delinquent and we are pursuing collection. Prompt payment allows funds to be used for community improvements, rather than for sending past due notices and paying legal fees.

	Jan - Aug 17	Jan - Aug 16	% Change
Ordinary Income/Expense			
Income			
4000 - Resident Assessments	99,138.01	102,543.50	-3.32%
4100 - Resident Fishing Fees	120.00	70.00	71.43%
4110 - Resident Boating Fees	230.00	315.00	-26.98%
4120 - Resident Docking Fees	7,450.00	8,560.00	-12.97%
4200 - Non-resident Fishing Fees	2,020.00	1,875.00	7.73%
4210 - Non-resident Boating Fees	7,532.00	5,325.00	41.45%
4220 - Non-resident Docking Fees	9,700.00	8,525.00	13.78%
4250 - Daily Fishing Permits	1,464.00	844.03	73.45%
4290 - Dog Tag Income	11,249.00	10,600.00	6.12%
4300 - Donations Received	516.38	200.00	158.19%
4400 - Interest Income	45.81	36.93	24.05%
4900 - Other Income	-100.00	0.00	-100.0%
Total Income	139,365.20	138,894.46	0.34%
Gross Profit			
	139,365.20	138,894.46	0.34%
Expense			
6125 - G&M Dam maintenance	0.00	550.00	-100.0%
6130 - G&M Contract Labor	9,015.00	11,865.00	-24.02%
6140 - G&M Dog Supplies	0.00	84.88	-100.0%
6150 - G&M Equipment maintenance	35.00	128.46	-72.75%
6160 - G&M Small Equipment	35.15	277.13	-87.32%
6170 - G&M Gas & oil	90.00	262.61	-65.73%
6185 - G&M Supplies	400.48	306.98	30.46%
6190 - G&M Utilities	1,895.69	1,683.89	12.58%
6195 - G&M Miscellaneous expense	450.00	2,922.72	-84.6%
6310 - F&B Warden wages	23,734.55	23,734.55	0.0%
6315 - F&B Payroll taxes	1,871.55	1,929.05	-2.98%
6316 - F&B Payroll processing	0.00	29.75	-100.0%
6345 - F&B Carp expense	2,450.94	2,356.63	4.0%
6380 - F&B Warden cell phone	210.00	210.00	0.0%
6385 - F&B Supplies	0.00	389.74	-100.0%
6390 - F&B Miscellaneous	0.00	149.80	-100.0%
7010 - Postage - first class	51.86	115.61	-55.14%
7028 - Donations & memorials	0.00	48.09	-100.0%
7038 - Treasurer miscellaneous exp.	50.42	0.00	100.0%
7040 - Treasurer supplies	118.74	170.55	-30.38%
7045 - Tax return preparation	112.20	247.19	-54.61%
7060 - Bank Charges	0.00	-1.50	100.0%
7070 - Insurance			
Property	336.00	336.00	0.0%
D&O	3,704.00	2,900.00	27.72%
General Liability	11,846.44	11,763.10	0.71%
Workers Comp	1,905.00	1,850.00	2.97%
Total 7070 - Insurance	17,791.44	16,849.10	5.59%
7090 - Web Site	0.00	350.00	-100.0%
7095 - Legal and Professional Fees			
Lien Fees	180.00	2,731.50	-93.41%
South Trail	0.00	634.68	-100.0%
7095 - Legal and Professional Fees - Other	1,658.75	1,401.50	18.36%
Total 7095 - Legal and Professional Fees	1,838.75	4,767.68	-61.43%
8000 - Federal Income Tax Expense	5,613.00	2,455.00	128.64%
Total Expense	65,764.77	71,882.91	-8.51%
Net Ordinary Income	73,600.43	67,011.55	9.83%
Net Income	73,600.43	67,011.55	9.83%