

Hello to all friends and neighbors.

First many thanks to Paul McElwee outgoing president of the lake association. Paul made significant efforts to reach out to many in this community to include them. Along with his wife Karen they expanded the social activities of the association and always made sure all activities went smoothly.

I always looked at these social events as building up good will within the community. That goodwill being just as important as any monies that could be held within a bank account in the event that an adverse event occurred that required significant monies.

As you will read in greater detail in the Engineering Report we are now at looking at having to tap that goodwill. Both the upper and lower dams are in need of maintenance. Currently there are insufficient funds in the MLPA (Makefield Lakes Preservation Association) and MLCA (Makefield Lakes Community Association) accounts to pay for all the needed repairs. At this point we have estimates for the repair work that put the price tag of the repairs in the 58K dollar range. As with our homes these maintenance repairs are better to do now before they can grow into bigger problems. Current funds available in the MLPA are approximately 18K, and the MLCA has only 6K. In the latter case the MLCA has real estate taxes, insurance, and maintenance costs that require us to hold a balance of 6K for cash flow purposes. Thus in essence there is only 18K available to fund the repair work, which requires us to raise an estimated additional 40 K. We will have numerous communications on this in the upcoming months further detailing how we intend to go about this. But realistically we will be asking the community to contribute dollars to complete these repairs.

Thank You,
Bill Dolan, *President MLCA*

EXECUTIVE BOARD		DIRECTORS	
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IN THIS ISSUE

Greetings from the President	1
General Membership Meeting	1
Executive Board / Directors	1
2008 Membership Report	2
Dam Repair Report	2-4
Treasurer's Report 2008	4

MLCA GENERAL MEMBERSHIP MEETING

March 2010, specific date TBD.

UPCOMING EVENT: SPRING CLEAN UP

Sunday May, 2nd at 1:00 pm. Meet in the meadow. Bring gloves, rakes and trimmers to help clean up the shoreline surrounding the lake.



2009 MEMBERSHIP REPORT

The M.L.C.A. would like to thank the approximately 95 households who joined our organization in 2009 without whose donations it would be impossible to maintain our special lakeside community. We look forward to these families continued support and ask you to encourage your neighbors to join the M.L.C.A. as well in 2010. Once again, the point must be made that the money collected from membership efforts is the primary source of income used specifically for Lake Maintenance, Lawn Maintenance, Property Taxes, Insurance and Tree Removal, all of which make our lakeside community a safer and more attractive place to live.

2009 EASTER EGG HUNT AND SPRING HAT PARADE

Thanks to all the families who participated in the Egg Hunt! If you remember the cold, blustery day we had on Saturday, April 4, you'll know that MLCA President Paul McElwee made the right decision to take advantage of our "rain date." We are SO glad that almost everyone who signed up had the flexibility to attend on Sunday (as well as a few families who were NOT available Saturday!), which turned out to be a beautiful sunny day!

Volunteers are essential in making events like this a success, from buying goodies and stuffing eggs, to setting up the lanes and "hiding" eggs, to face painting and finally cleanup! Special thanks to ALL our volunteers!

JANUARY 2010**ENGINEERING COMMITTEE STATUS REPORT LAKE DAM REPAIR FOR BOTH UPPER AND LOWER LAKE****UPPER DAM**

A further exploration of the left side footer and a depression in the surface on the walkway of the upper dam was completed in October. Present during the investigation were Hal Long (*MLPA*) Bill Dolan (*MLCA*) Geoff Goll (*Princeton Hydro*) Allen Roth (*JBCI Engineers*) and two laborers from Quinn construction. The intent of this activity was to try and better determine where the water was coming from. A better understanding of the source of the water would define the best course of action. Based on observation and experience Allen Roth of JBCI believed that water was most likely come from under or through the stone abutment. Based on that finding he recommended that the flow be monitored and the repairs recommended in there earlier report be implemented.

MOVIE IN THE MEADOW

The M.L.C.A. would like to thank Randy Hodges for setting up and using his equipment for our Movie in the Meadow event this past summer. Approximately 25 people came out to enjoy "A Night At The Museum". Unfortunately, our second movie night was cancelled due to inclement weather.

WE'RE BIG ON THE PIG!

On October 3 of last year the MLCA hosted another exciting pig roast for the community. The event was attended by over 80 of our friends and neighbors. A special thanks goes out to Dave and Cheryl Smith on Lakeview Drive and Kevin and Vicky Ragabaugh on Orchard Way for providing us with tents to use. Also, a quick thanks to Tyler and Glenn Geist for the comedy portion of the day when they went for a swim in the upper lake after tipping the canoe. We look forward to continuing this tradition in 2010 and hope more people will be able to attend.

LIGHT UP THE LAKE!

Once again, The M.L.C.A. would like to thank the efforts of Jenny Schaeffer, Michelle Harris and Deanna Bottcher for putting together another great year of "Light up the Lake". This fundraiser raised over \$400. Thanks again to the 20 generous households that participated in this memorable event which beautifully lined our streets on New Year's Eve.

UPPER DAM REPAIRS INCLUDE:

- Installing temporary cofferdam: \$1500.00
- Remove and rebuild concrete armoring: \$8000.00
- Inject chemical grout into upper apron cracks and construction joints: \$3000.00
- Repoint / tuckpoint stone masonry joints: \$7000.00
- Repair damaged concrete along south abutment wall: \$1500.00
- Concrete repairs/chemical grout injection into lower concrete apron: \$3000.00
- Engineering Fees: \$6500.00
- Contingency: \$4000.00

Total: \$34,500.00

In addition to exploring the water source the depression at the top of the east side walkway was also investigated (*you will notice fresh pavement where this was done*). We were looking to see if there were any possible voids. What we found is the dam has a rubble core construction. What that means is that any water that penetrates the cement faces (*armoring*) of the dam (*e.g. through cracks*) will migrate freely through the interior of the structure. In addition it will leave the downstream face of the dam wherever there are cracks. Knowing the construction of the dam makes it clear that repairing the armoring of the dam should be completed first to stop the migration of water through those surfaces. JBCI felt the repairs recommended in there earlier report would be the best initial path forward.

LOWER DAM

The lower dam is also in need of repair. In several areas the concrete is deteriorating. Martin McNeela has reviewed necessary repairs with Al Vassalotti a masonry contractor.

LOWER DAM REPAIRS INCLUDE:

- **Power wash and prep:** Power wash all surfaces that will be reinforced with concrete or coated with hydraulic cement
- **Install new pipe:** Supply and install new schedule 80 pvc 12" pipe inserted into existing corrugated pipe. New pipe will be encased with 4500 psi concrete which is reinforced with 5/8" epoxy coated rebar
- **Resurface existing overflow pad:** Drill into existing overflow pad and insert 1/2" epoxy coated rebar in a 24" x24" grid pattern. Install horizontal rebar in same pattern approximately 3" above existing pad and pour 6" thick 4500 psi concrete pad. All rebar drilled into existing pad will be epoxy glued.
- **Resurface existing first step:** Drill holes into existing first step face 1 ft on center and install 5/8" epoxy rebar with epoxy glue. Poured newly formed first step
- **Resurface retaining wall water side:** Install hydraulic cement to all decayed surfaces
- **Apply epoxy coating to all newly repaired areas to extend life**
- **Rental pump to maintain lowered lake level**

LOWER DAM REPAIRS COST:

Cost	\$21,500.00
Contingency	\$2000.00
Total:	\$23,500.00

The two projects together will cost **\$58,000.00**.

There are currently 18,000 in funds available with MLPA. **That leaves a total of \$40,000.00 to be raised.**



2009 TREASURER'S REPORT

Pat Johnsrud

We started 2009 with \$6,555 in the MLCA checking account. (Note: This is \$50 less than noted in my last report due to a 2008 bill submitted after my report was issued.) Our membership income was down \$500 in comparison to 2008 and due to this decline in numbers the association was unable to pay our yearly expenses from membership alone. There was a small decrease in expenses mainly due to reduced tree maintenance while all other categories of expenses slightly increased. The community events of the New Year's luminaries and fall picnic, always community successes, did add \$475 to our account resulting in a year-end balance of \$6,896.

Operating Income		Event Income	
	Membership	\$5800	\$1383
	Contributions	\$19	
Total Income		\$5819	
Operating Expense		Event Expenses	
	Maintenance	\$2174	\$908
	Taxes	\$2601	
	Insurance	\$738	
	Office	\$440	
Total Expenses		\$5953	
Net Gain/(Loss)		(\$134)	\$475