

MEMBERS UPDATE FOR MAY 2010

Our annual member's meeting is coming up June 19th. This year it will be held in the upstairs meeting room at the Winthrop Sports Rink at 7pm. We will be voting for three new board members to replace (or re-elect) those whose terms are expiring. Our thanks go out to all members expressing interest by volunteering to be placed on the board ballot. Your help is needed to manage our association.

At the annual meeting we will give an overview of the importance of detecting and eliminating leaks this spring, summer, and fall. Our preliminary calculations show we will free new water connections from DOH with meter readings showing the leaks staunched last spring through fall (DOH wants a years worth of meter readings before they will react), and expect to free many more by detection and repair this coming spring-fall season. We also continue work on a new capitalization plan for any future water system improvements needed prior to buildout as contingency planning, perhaps 15 to 20 years down the road, when leakage suppression might not be sufficient to get us to the full 79 water connections for full build-out (based on current lot configurations) without some additional storage. New connection fees are now reserved in a separate interest-bearing bank account and are likely to cover most or all of any future system upgrade under the capitalization approaches now under evaluation by the Board.

Yet another reminder: with spring comes potential for new potholes in our slow-speed dirt roads. Our recent grading and stabilization of the worst condition areas was expensive, and the costs are borne by everyone. To save us all money, we urge all members to drive slowly at 15 mph as posted, and weave a bit using the whole road width to prevent ruts, minimize wash-boarding, and avoid deepening potholes. The board's approach has been to perform road grading/maintenance on the worst offending sections each year to stay within the budget set by the annual member's dues. Our private access roads are rural dirt roads with a character we all enjoy, so take it easy on them to hold our costs down.

It is a beautiful time of the year. Enjoy your spring.

WCPOA Board