



The Arboretum News

April 2009

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May Board Meeting

The regular board meeting of the Arboretum Community Association was held May 12, 2009 at the Arboretum Clubhouse. President Bob Hittinger called the meeting to order. Directors Toby Bronstein, Jim Czekalski and Shirley McGraw were present, as well as Treasurer Tom Kehoe and Secretary Jo Hitchuk. Director Joe O'Donnell was absent. The minutes of the April 14, 2009 meeting were approved as written.

Tom Kehoe reported that April fund balances were as follows: Operating fund, \$34,575; and long-range fund, \$81,996. The only unusual expense for the month was \$285 for removal of the dead willow tree. There were no long-range reserve expenses.

Propane usage last month was 440 gallons compared to 486 gallons in April 2008, a 10 percent decrease.

We still have three unpaid property owner assessments plus the sewer assessments. Two-thirds of one of the outstanding sewer assessments has been paid.

Upcoming Board Meetings

Board Meetings are held on the 2nd Tuesday of each month at the Arboretum Clubhouse at 7:00PM. All Arboretum Community Association members are encouraged to come and make your voice heard.

- June: Tuesday, June 9th
- July: Tuesday, July 14th
- August: Tuesday, August 11th

MEMBERS ONLY AREA COMING TO OUR WEBSITE

We have a new area on our website that is almost ready for you to try out. You will be receiving login information shortly. But first we need volunteers to help us test our area. Please contact Alice Ervin (aervin@ec.rr.com) if you are interested in testing the members only area.

Bob Hittinger stated that he received a letter from Dutch O'Connell reporting that the books have been audited and are in good order. Dutch was thanked for his auditing work.

Committee Reports

- **Landscape** – Jim Czekalski stated that flowers have been planted in the front of the Arboretum, and roses have been added in the bridge area. Over the winter we lost a number of shrubs in several of the islands. The landscapers have started to take some of them out, and will replace them. The azaleas will be trimmed soon, as they have stopped blooming.
- **Caswell Sewer Service** - Howard Newett stated this afternoon the alarm sounded on

the pump station behind Frank Bausch's house. That pump station was just repaired recently and the electronics replaced. The operator responded and made adjustments, and everything is fine. Howard will be furnished a report tomorrow.

The plant is operating fine.

On Friday the CSS board met and unanimously agreed to forward a settlement proposal to the Town of Caswell Beach. The following Monday morning, CSS Attorney Grady Richardson transmitted that proposal to Attorney Elva Jess, who represents the Town of Caswell Beach. Subsequently, Howard hand-delivered the original Holland report to the Town for their evaluation and response.

The next CSS meeting will be June 1.

- **Buildings and Grounds** – Joe O'Donnell was absent. Bob stated that the lights appear to be working fine, but if anyone notices a problem, please email Joe. We are in the process of getting estimates on bridge repair work, and are looking at five different contractors.
- **Social** – Judy O'Donnell was absent. Anh announced that the Social Committee unanimously voted for Lillian Hittinger as the new Committee Chairman. Lillian has been on the committee for several years, and they are looking forward to her leadership and guidance.

Anh reminded everyone that the deadline for the Mexican Fiesta is Sunday, May 17, so please sign up. It's going to be a great party and will be held on the Clubhouse deck with all sorts of Mexican food, margaritas, Mexican beer, and piñatas for the children and adults.

- **Pool/Spa** – Pat Wells stated young people should be aware that the pool basketball hoop is not bolted down -- It is only held by

water, so it can tip. If it comes down and there's a youngster underneath, there could be a serious problem. Please do not hang on the rim.

Someone has been removing one of the braces on the ladder in the deep end of the pool. Bob has repaired it with marine glue. If you see children playing and wiggling the brace, please tell them that it is not something to play with.

Diversified checked both the pool and spa heaters. They were cleaned, vacuumed and rinsed, and then inspected for efficiency. Although the spa heater is older, it was their opinion that the heater was still working well and there was no reason to replace it until it was no longer functioning properly.

If you come from the beach and decide to swim in the pool, please rinse your feet and your suit. Both saltwater and sand prevent the pool from being in pristine condition.

- **Caswell Beach Liaison** - Jim Hinkhouse stated that the next regular meeting of the Town Council meeting is Thursday, May 14 at 5 p.m. at Town Hall. Items of discussion will include water quality on Tiny Piney Creek; and Robert Spangler, general manager of the Oak Island golf course, is going to talk about a wastewater spray proposal on the golf course.

At the budget meeting last Monday, the Town reported a goal of a 2 percent reduction in the ad valorem tax this year.

If you want to hear more, come to the meeting on Thursday.

- **Architectural Review Board** – Mike Gould stated that the ARB had forwarded to the Board of Directors a proposal for bush-hogging that they would like included in the tree policy.

- **Clubhouse Reservations** – Bo Plant said there were no reservations pending that require a check.
- **Clubhouse Manager** – Pat Wells reported that on April 21, Bell's Supply performed the semi-annual heating and cooling system check. Everything was found to be in good order.

During the past week small black ants were sighted around the door and eaves. Clegg's Pest Control sprayed and the problem seems to have been resolved.

There have been five instances recently of lights being left on in the bathroom and hallway. It's costing everyone money, please turn them off when you leave.

Our television settings were recently changed and it took nearly an hour to return them to the proper settings. If you come in and find that the picture does not go on with the HD letters on the top, please do not try to repair it. There is a name and phone number posted that you should call, and they will come and make the necessary adjustments.

Pat has been in touch with the County mosquito control employee and was told that spraying will not start until well into June. We will not get the amount of coverage as in previous years because the amount of fluids will be limited.

Old Business

- There was no old business.

New Business

- Bob stated that there was a proposal from the ARB about bush-hogging as follows:

“Although bush-hogging a vacant lot is not restricted by the covenants of the Arboretum,

the ARB Committee respectfully requests that when an owner is planning to bush-hog, he or she notify the ARB Committee Chairman twenty-four hours in advance. This will enable the Chairman to inform the neighbors and observe the action. Please note that the results of bush-hogging must comply with the Arboretum tree policy.”

A motion was passed to incorporate the language into the Arboretum Tree Policy.

- Frank Bausch provided a hand-out regarding the Caswell Beach Proposed Sewer System. (Copy Attached, see page 4)

Much discussion followed.

Frank believes that based on data we have, the Town residents do not want a town-wide sewer system, but there is no magic solution to the issue.

Mayor Simmons, who was present at the meeting, confirmed that an offer to CSS had been rescinded but indicated a new offer would be forthcoming and that he felt confident that it would be fair to all parties. He acknowledged that the original valuation report considered laying pipe in dry conditions vs. wet (which is the basis for the huge discrepancy in valuations).

The Mayor also stated that he believes we will all come to an agreement on the sewer system. The Town has received new information which will be shared with the residents, and he feels confident that an agreement will be made which will be acceptable to the CCS.

Frank concluded by encouraging residents to read the information provided; and come to their own conclusions. He said that unless you participate, everything that happens will happen without your participation.

The next regular meeting is Tuesday, June 9, at 7 pm at the Clubhouse.

The meeting was adjourned at 9:02 p.m.

Minutes by Jo Hitchuk, Secretary

Information from Frank Bausch

Arboretum/Caswell Sewer Service DTop Ten Concerns

1. **Wastewater Spraying** Has the town ceded control? Per Joe Sensi, how do we insure wastewater is not pumped onto our yards?
2. **CSS infrastructure compensation.** Two separate analyses have a \$300,000 differential. Which one should we rely on.
3. **Assessment Amount.** Why are there such wide differences? Why are we giving some properties a free ride and others a whack?
4. **Emotional Investment.** Who should we look at as fair and open minded officials. Who really is negotiating in "good faith"?
5. **Lawyers.** How did they get involved and how can we escape the inevitable costs involved in using them? A moratorium maybe?
6. **Sewer Fatigue.** How do we keep citizens concerned and up to speed? How do we make them better understand what's going on?
7. **Done Deal.** Is there anything that we can do to derail the town-wide sewer project? If we can, should we?
8. **Alternative solutions.** Could we upgrade the CSS plant to an MBR? Is this a technically feasible and low cost solution to eliminating septic tanks on Caswell Beach Road?
- 9 **End Game.** *Assuming there is a financial settlement with the Town,* how will Ocean Greens and the Arboretum divvy up the proceeds?
10. **Referendum.** Why can't we vote on this matter? Could the upcoming municipal election serve as a surrogate referendum?

Information from Frank Bausch, continued

Assesment and Monthly Charges (as of January 2009)

Assessment

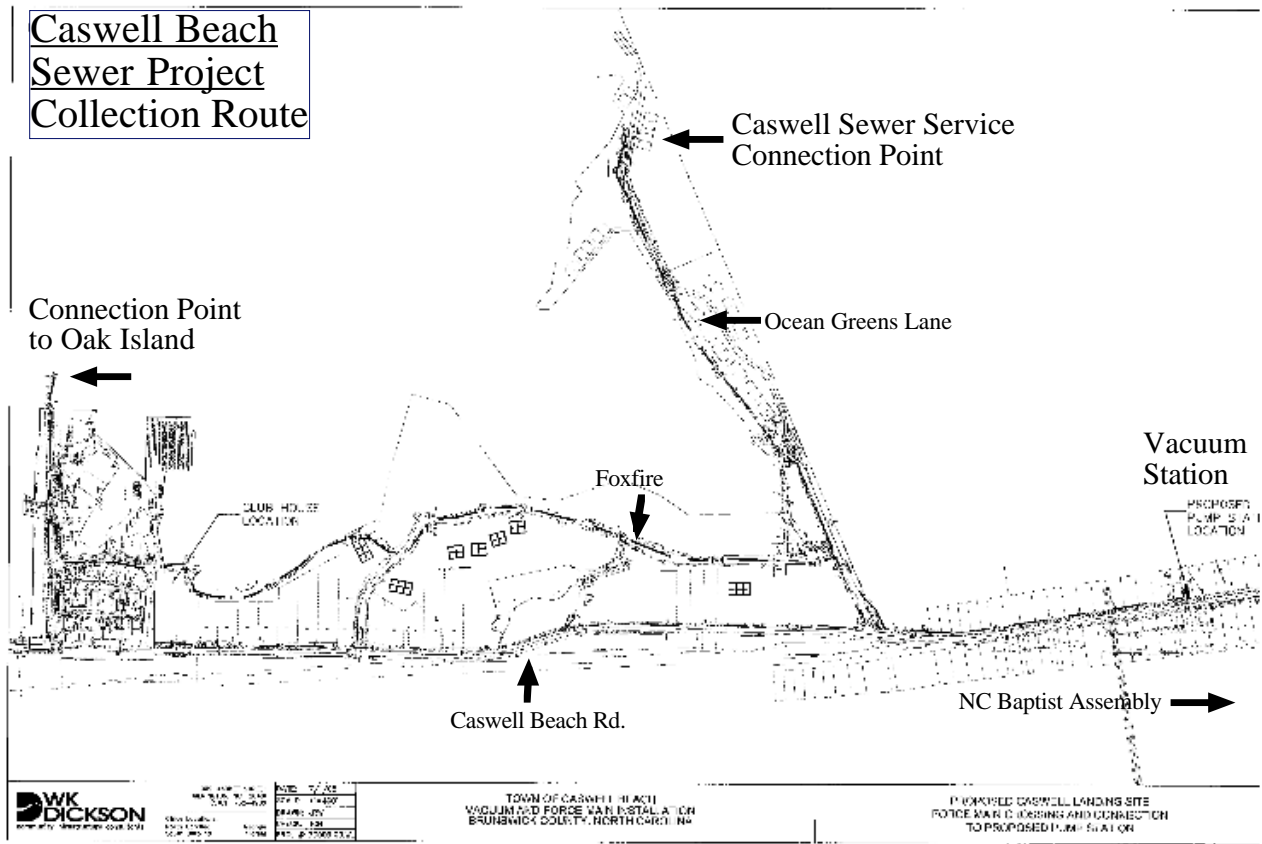
- Every property, developed or not, will be assessed.
- Best guess now is from \$4000-\$5000 per lot payable over a period of ten (10) years
- Discount available for early payment
- Two exceptions *to date*
 - Oak Island Beach Villas (175 properties) pays 25% of assessment
 - Progress Energy pays \$0 for their four (4) lots
- Caswell Landing is starting to negotiate with Town.
 - Forty one (41) lots x \$4800 (?)= \$196,800

Monthly Payment

- Two (2) components will factor into the charge
 - **Capital recovery** for both OI and Caswell Beach. Depends on actual costs, bond/loan interest rate and term and OI/CB agreed upon capacity ratio (6.41%).
 - **Operations and Maintenance** costs for both OI & Caswell Beach systems. Major component is actual usage as determined by monthly water meter readings. Secondary but significant component is maintenance of OI and Caswell Beach collection systems which are *hybrid* (gravity and vacuum). Life cycle costs have not been determined.
- Minimum monthly charge per lot, developed or not, is \$55.00 per mo.
- Additional usage charge of \$12.22 based on water meter readings for up to 4500 gals usage per month has total monthly bill at \$67.22 per month.

Caveat: *Most of these numbers are best guess, hypotheticals*

Information from Frank Bausch, continued



Information from Frank Bausch, continued

Capital Costs Payable to Oak Island

(as of Jan 2008)

East Water Reclamation Facility (Fish Factory Road)	200,000
Satellite Treatment facility and reuse system	237,000
OI Part of W. Bruns Regional Wtr Reclamation Fac	3,370,713
Transmission lines to Regional Water Reclamation Fac.	260,332
West Brunswick Disposal System Additional Land	<u>104,561</u>
	\$4,172,606

Capital Costs Payable to Caswell Beach

(as of Feb 2008)

Total Construction Cost	3,840,990
Construction Contingency @ Approx. 10%	380,788
CONSTRUCTION SUBTOTAL	4,220,000
Professional Services	490,000
Existing Collection System Purchase	627,771
<i>Other (Easements/ Purchases/Agreements)</i>	?
Legal and Administration	<u>25,000</u>
	\$5,360,000+




















Capital Costs (Offsets)

Clean Water Management Trust Fund Grant	2,500,000
<i>Stimulus monies award from North Carolina</i>	?
NC Baptist Assembly Share (Estimate)	500,000
Grant monies from Oak Island (CB Rd reuse line)	<u>230,000</u>
	\$3,230,000

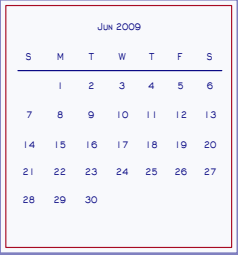





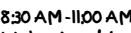














MAY 2009

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10 Mother's Day	 8:30 AM - 11:00 AM Water Aerobics	 7:00 PM - 9:00 PM ACA MEETING	13  8:30 AM - 11:00 AM Water Aerobics  7:00 PM - 10:00 PM Mah Jongg	14 7:30 AM Clubhouse Cleaning 10:30 AM - 11:30 AM YOGA w/Ella Noll 1:00 PM - 4:00 PM CANASTA CLUB	 8:30 AM - 11:00 AM Water Aerobics	16 Armed Forces Day
17	 8:30 AM - 11:00 AM Water Aerobics	19	20  8:30 AM - 11:00 AM Water Aerobics  7:00 PM - 10:00 PM Mah Jongg	21 10:30 AM - 11:30 AM YOGA w/Ella Noll 1:00 PM - 4:00 PM CANASTA CLUB	 8:30 AM - 11:00 AM Water Aerobics	23 6:30 PM - 8:30 PM CINCO DE MAYO MEXICAN DINNER (Bring a Margarita Glass)
24	 8:30 AM - 11:00 AM Water Aerobics Memorial Day (Observed)	26 10:00 AM - 12:00 PM SOCIAL COMMITTEE MEETING 12:00 PM - 1:00 PM Women's Bible Study w/Angie Lawrence	27  8:30 AM - 11:00 AM Water Aerobics  7:00 PM - 10:00 PM Mah Jongg	28 7:30 AM Clubhouse Cleaning 10:30 AM - 11:30 AM YOGA w/Ella Noll 1:00 PM - 4:00 PM CANASTA CLUB	 8:30 AM - 11:00 AM Water Aerobics	30
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JUNE 2009

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AUGUST 2009

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**The Arboretum Association
122 Flowering Bridge Path
Caswell Beach, NC 28465**

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