

THE BIRCH LOG

August 2005

WWW.BIRCHWOODLAKES.ORG

CRUNCH TIME

Al Homann

After a year plus of planning, engineering reports, Pinelands applications, NJ Dam approvals, meetings, presentations, etc., etc., it has come down to this. On Monday night, the BLCC Board will meet to decide the wording of the ballot the members will be voting on Friday, September 9th. The ballot is expected to determine the fate of two projects:

1. **The dams restoration project.** The estimated cost of the repairs to the two dams (Upper, Lower, engineering, permits, etc) is ~\$1,100,000.00. The BLCC needs the members vote to authorize the Club to borrow this money from the State of NJ Dam restoration fund. The loan would have a term of twenty years and an interest rate of just 2%. One of the provisions of this loan is a detailed, workable plan of repayment. This is being addressed by BLCC. It requires all 193 properties to be obligated to repay the loan. The question then arises how the burden of repayment should be allocated. The thinking now is that the obligation be allocated based on your Medford Township assessment of your lot value. Your property taxes are based on an assessment of your lot value plus your improvements (home) value. The Lakes committee has reviewed the assessments of all 193 lot values (available online at www.co.gloucester.nj.us and then click on 'search tax records'). These records show that 'on-lake' lots are assessed, on average, at 2.2 times 'off-lake' lots. If this method of allocation were used, 'off-lakers' burden would be ~\$3,500.00 or ~\$215 per year and on-lakers' burden would be ~\$7,800.00 or ~\$475 per year. Should the vote be to not repair the dams, then NJ statues require that the dam structures be removed and the creek bed be restored. The cost for this would be approximately the same and the State would assess the property owners for this State required restoration. This option would probably not restore our properties to their previous value level as a 'Lakes Community' property

REGULAR MONTHLY MEETING

Monday, August 8th @ 7:30 PM

At the Clubhouse

The Birchwood Lakes Officers and Directors will be addressing the issues affecting our community. Members are encouraged to attend. The Officers and Directors will be making decisions for you. Why not express your ideas? For detailed info on the meeting format and future meeting dates, go to our website and click on "Board Meetings".

Nonmembers who wish to join the Birchwood Lakes Colony Club are encouraged to come to the meeting. Their application will be taken at the meeting.

2. **Lake bottom cleaning project.** The amount of silt in many parts of the three lakes results in the lakes being classified as 'Not healthy'. The classification is a State DEP classification and involves several parameters including depth, clarity, flow, etc. BLCC engaged Princeton Hydro LLC to do an analysis of our lakes. The visuals of their interim report to BLCC, which was presented on July 20th to BLCC, is on our website. The Princeton Hydro presentation took 45 minutes and used the visuals as talking points. The presentation displayed the amount and location of the silt. The cost of removing that silt is not firm. To get a close approximation, BLCC must issue a request for bid for exactly the amount of silt and location in the lakes where the silt is to be removed. Then we must also specify

(Continued on page 3)

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The Birchwood Lakes Colony Club

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PRINCETON HYDRO LLC PRESENTATION

On Wednesday evening July 20th, Princeton Hydro's Jeff Goll gave a 45 minute presentation and later took questions on the results of their survey of our three lakes. The presentation contained a Power Point presentation. Mr. Goll gave a definition of a 'Healthy Lake'. The definition covers clarity of the water, depth, flow, etc. The presentation was informative and well received. The 19 visuals can now be seen on our web site. Approximately 25 members attended.

Committees

Clubhouse

Chairperson	Valerie Wall	654-6431
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Sandy Scott		Kevin Wall

Lakes Restoration

Chairperson	Tom Andreacci	654-7922
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The Birch Log is published just prior to each monthly meeting and before any special meeting. Materials for the newsletter should be received 12 days before the meeting. Meetings are held on the 2nd Monday of each month, at 7:30 PM, in the Clubhouse. Material may be faxed to 609-953-3222 but the preferred method is by e-mail to AHomann@aol.com. Your e-mail will be acknowledged within 48 hours. If you receive no acknowledgement, call 609-953-3222.

where to deposit the spoils. Only then will we have a more definitive number. Between now and then, a number of ~\$15.00 per cubic yard is a reasonable guess. To that, engineering costs, permits, etc., are to be added. That being said and assuming we can use the Medford Township disposal site (a very important caveat as it's location is just two miles away and trucking costs and tipping fees are a significant cost factor) a number of \$15.00 per cubic yard is approximate. Thus the cost to dispose of the minimum amount of silt required to bring the lakes back to a 'healthy' rating is 35,100 cubic yards (slide 19 in the presentation) times ~\$15.00 per cubic yard or \$526,000.00 plus engineering and other 'soft' costs for a total of ~\$700,000.00. This would encumber the 'off-lakers' an additional ~\$2,200.00 for an annual burden of ~\$130.00 and a total annual burden for both projects of ~\$350.00. 'On-lakers' would see their burden as ~\$4,900.00 and their annual burden as ~\$300.00 and their total annual burden for both projects as ~\$775.00. If the members chose for a full lake bottom cleaning, the cost, of course, would be more but the cost per cubic yard would decrease as the soft costs would remain approximately the same.

IN SUMMARY

- BLCC members will be asked to vote on Friday, September 9th to authorize the Board to borrow the funds required for the projects.
- The vote outcome will determine the fate of the lakes, the community and the value of your property.
- Those who chose to remain non-members will have no say in the actions taken but will be obligated to pay their share for the projects.
- Non-members can become members anytime before the vote.
- Several voter information meetings will be held in the days prior to the vote where you can become informed of the choices you can make. Your fellow BLCC members have volunteered countless hours on our behalf. Please support them and yourself by voting yes for both projects.
- BLCC members will be notified by mail of the vote date as per the BLCC constitution and bylaws.

Recommendations

RANGE OF DREDGING THAT IF ACCOMPLISHED WOULD BENEFIT LAKES AS A WHOLE

➤ **MIN. TO ADDRESS PRIORITY AREAS**
= 35,100 CY

➤ **MAX. QUANTITY OF ACCUMULATED SEDIMENT**
= 66,100 CY

Princeton Hydro

Slide 19

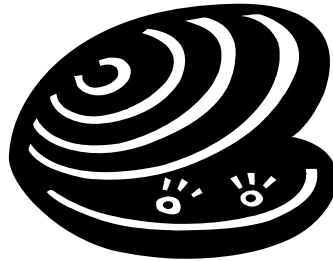
LAKEFRONT HOME FOR SALE

Private LAKEFRONT home in Oakwood Lakes community, \$425,000.00. Renovated 4 bedroom, 2.5 bath, 2 fireplaces. New A/C, gas furnace, gas water heater, roof, etc. Can be seen on

FORSALEBYOWNER.COM

Listing # 20085473. Call Ron Yulick at 609-760-5196

Reminder!
Aloha Birchwood!



Come to a Clam Bake/ Luau
on Saturday, August 13th at 6:30 p.m.
on the Clubhouse lawn.

Join us for food, music, dancing and fun!

Menu to include **CLAMS**, shrimp, chicken teriyaki and a
ROASTED PIG!

A margarita machine and blenders will be on hand to mix your favorite frozen drinks.
We will supply the mixers, soda, water and coffee. However, due to new insurance restrictions for
the clubhouse, this event must be BYOB.

We will also hold a 50/50 drawing
to benefit our lakes. Cost is \$15.00 per person.

ABSOLUTE LAST DAY TO RSVP IS this coming Tuesday, August 8th!

Use the bottom portion of this paper and return it to:
Michelle Swift with payment, at 135 North Lakeside East
Questions? Call 654-6268. make checks to BLCC.



Volunteers appreciated for set-up and clean-up
Tropical attire encouraged!

Name: _____ Number attending _____

Phone: _____ Bringing: (please circle one) appetizer, side or des-
sert