

THE BIRCH LOG

August 2006

WWW.BIRCHWOODLAKES.ORG

VOTE on Monday, August 7th

at the Clubhouse, 7:00 PM until 9:00 PM

All Residents of Birchwood Lakes are exhorted to vote for the increase in the borrowing limit of the Club.

Bids have been received for the entire project. 7 dam repair and 6 lake restoration bids were received.

Of the 7 dam repair bids, the 3 lowest were close in price and performance, and all came in slightly below what our engineers, McCormick Taylor, had estimated.

Of the 6 lake restoration bids, the three lowest were again close but all 3 were above what our engineers, Princeton Hydro, had estimated a year ago. In the year past, BLCC had to choose a disposal site that was different than the engineers had based their estimate on and that had been presented to the members at the September 2005 meeting. After the September meeting, negotiations with the expected site owner disclosed that the site was not suitable for BLCC use. A new site was found and a contract signed. The new site is somewhat further distant. That increased distance and the dramatic increase in truck diesel fuel costs resulted in the higher lake restoration bids. Separate from the work related costs, BLCC soft costs increased. In order to fund the work, BLCC will need immediate funding to pay the contractors. After we receive the contractors monthly invoices, BLCC submits the invoices to the State for reimbursement. The contractors need to be paid before the anticipated reimbursement is received by BLCC from the State. To accomplish this, BLCC signed a contract with a local bank for a bridge loan. The interest for

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REGULAR MONTHLY MEETING

Monday, August 14th @ 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.

GOSH DARN!!



It is with heavy heart that we have to be the bearer of bad news but..... the Clam Bake - Luau had to be cancelled. The primary reason is the lack of response. Maybe the lack of response was because it was scheduled for August when many people are away on vacation. Another important consideration that gave us concern was that the contractors for the dam and lake bottom cleaning project wanted the parking lot for their equipment. Whatever, it's kaput!

2006 OFFICERS & DIRECTORS

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The Birchwood Lakes Colony Club

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BLCC PHONE DIRECTORIES...

were delivered to members in mid July. Want extra copies? Members can buy them for \$1 each. Call Sandy @ 953-5640. Did you find the one error I purposely put in their to test your proof reading acumen? If yes, or if you have changes I didn't know about, email me and from time to time we'll publish them. Al Homann.

PS. That's why we have three lines below most grouping of names.

Committees

	Architectural	
Chairperson	Bill Brown	654-9291
	Martha McDermott	714-2646
	Antony Parsons	654-2033
	Guy Scott	953-5640
	Dan Ziomek	654-4635

Clubhouse

Chairperson	Valerie Wall	654-6431
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Membership

Chairperson	Patty Yulick	953-2734
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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.

the bridge loan is now included in the soft costs. BLCC will need to reimburse Medford Township for their costs in employing an independent assessor who will determine who pays what in the repayment of the loans. That cost is now included. Several other smaller items were identified and their costs are now included. The members approved (see our website) \$1.98 million (1.8 million +/- 10%) in September 2005. The total project has now been bid out and with the changes and additions, BLCC needs to borrow a maximum of \$2.4 million, a 21% increase from a year ago.

VOTE to authorize the increased loan limit of \$2.4 million.

Starting at 7:00 PM, residents who bring identification (NJ Drivers license or Medford Twp tax bills) will be given a ballot. There will be only one ballot per home. No absentee ballots are allowed per our By-Laws (available on our website). Voters may mark their ballot and vote at any time up to 9:00 PM. Starting at 7:30, a 15 minute power point presentation will be given followed by a 15 minute Q&A. Residents will also be given a print out of the power point presentation as they enter so that they can read it and prepare their questions for the Board members or Lakes Committee members. The presentation and handout details many items including the estimated cost of this project to each home on a monthly and annual basis. The special assessor hired by Medford Township will determine the exact payment for each property. His assessment can be appealed.

With many residents away on vacation, some in Europe, we need every available voter. Please come out. Many volunteers have worked hundreds of hours on this project. Please spend an hour of your time supporting them. Absentee ballots are not permitted.

As of the time this was written, the Governor had not yet signed the bill to release the existing state bond monies. These are LOANS and not tax money that BLCC is applying for and has been unanimously approved by both the senate and the house. Here is a site where you can check on the status of this important bill. The below link is on our website.

<http://www.njleg.state.nj.us/bills/BillView.asp?BillNumber=S1710>

Also, you can email the Governor to encourage him to "Just do the right thing, sign S1710".

TIDY TOWNS CHALLENGED!

An alert reader has emailed me that Medford Township will not have bulk pickups in either November or December. Wow, that's a 'Tidy Town' challenge. Bulk pickups are always the first **full week** of the month. **Full week** is defined as all 7 days being in that month and no holidays in that 7 day period. In August, its the week of the 6th thru the 12th. Put your white elephants out at curb side no sooner than Sunday evening the 6th. Earlier placement of your items out front will result in a visit to your front door by someone in the public works department of the township.

PAST ISSUES OF THE BIRCH LOGS

are available on our website.

YET ANOTHER BLCC THANKS

Birchwood Lakes would like to thank Joe Russomanno for his very generous donation and installation of a new central air conditioning system for the Birchwood Clubhouse. If you've ever spent time in the club house on a hot summer day or evening, you know the old window unit never quite cooled the space.



Joe, his wife, Anna, and family moved to Birchwood 2 1/2 years ago. They have been extremely helpful in our community. You may remember Joe doing work with a large backhoe at last year's Ed Eck Day. Some still call him "Backhoe Joe," but after his latest contribution, I think I'll just call him "Joe Cool."

Thanks

Bill Brown

VP Property

NEW GUIDELINES FOR NEW DOCKS:

The architectural committee's goal is to help maintain the friendly, family-oriented lake community that Birchwood Lakes Colony Club residents have enjoyed for more than 50 years. We have created new guidelines that will allow members to enjoy their docks, while still being considerate of others in the community. These new guidelines are for new docks only. If you are planning to build a dock that will extend into one of Birchwood's lakes, please call an architectural committee member to discuss your plans. This is meant to be a friendly process and all concerns will be considered. For architectural committee members' names and numbers please call Bill Brown 609-654-9291.

The new guidelines for **NEW** docks are:

Total area size has increased from 120 sq. ft. to **150 sq. ft.**

Maximum extension into the lake is 10 ft. (dock/decking can be longer on land) for an overall maximum dock area of 10ft. x 15ft.

Dock must be 10 ft. from neighbors property line.

Decking of dock must be no higher than 18 inches above normal water level

No structures (gazebos etc.) on portion of dock that extends into lake.

Benches, if included, must be no higher than 36 inches.

One dock per property.



A "No No"