



LAKE ARROWHEAD COMMUNITY, INC.

PRESIDENT'S REPORT

It seems strange to be writing the President's message encouraging a great Spring and Summer season when Lake Arrowhead Community is bracing for a big snow storm, but that's life in the ever-changing State of Maine. We have lots of good news to report.

Last year I wrote about the three-phased water improvement project. Phase 1 was upgrading the main well pumps so both would be at 50 horsepower. Phase 1 is completed. Phase 2 is installing a 12" transmission main from our well field to the existing water main on Old Portland Road. In order to complete this phase, we would have to replace a long, curved lake-bottom line at a huge cost to membership. Our other alternative was to purchase some land from a LAC member, Robert Hawes. After much negotiation, your LAC Board has purchased approximately 27 acres of prime wellhead land, including a transmission corridor to install our phase 2 transmission main. We received a low interest (1%) loan from the Maine Bond Bank and, with \$15k of our own money, we got the necessary parcel for \$80K.

This purchase does six great things for our membership: first, it eliminates our installing an expensive, hazardous lake crossing; second, it provides an internal corridor for the emplacement of a critical 12" transmission main which will culminate at our Caribou Water Tank; third, it provides us an alternate well site should our wells ever become compromised or non-operational; fourth, it provides excellent walking,

hiking, snowshoeing, cross-country ski trails for our membership; fifth, as part of the sales agreement it has been agreed that no commercial (Poland Springs) pumping will ever be done on any and all of the remaining land without consent of Mr. Hawes and the LAC BOT; sixth, once installed, our members on the high ground above Mayfair and Caribou stations will never have to worry about water pressure even in the most high-use times. We expect Phase 2 completion this year.

Phase 3 will consist of installing another 12" main from the connection at Old Portland Road across the lake to Leisure Lane and to the Caribou Tank. This will establish "redundancy" which is necessary in water main installation. We expect Phase 3 to be completed by 2020.

We have had to raise house dues over last year's rate by \$20.00 per year. Divided by twelve months, this comes out to \$1.67 per month for our household members. Clubhouse upgrades, personnel compensation, equipment updating and maintenance, roads, beaches, recreational infrastructure all cost money. The costs keep rising. Your Board of Trustees has done well to keep the increases so low.

As you will hear from our outstanding committee chairmen and chairwomen, we have lots of great news to report on the budget, recreation, real estate, equipment and LACC fronts as well. Your Board of Trustees are dedicated, gifted individuals who care about our community and its members.

I look forward to seeing you on the lake.

Dave Sanfason

SPRING 2018 NEWSLETTER

REAL ESTATE COMMITTEE

We are growing!!! The Community has grown by 10 new homes this fiscal year so far and the Real Estate market continues to improve. Home sales are up with inventory decreasing. Fore-closed properties within the community have continued to drop.

The Board of Trustees are continuing to update and improve your facilities such as new flooring installed in Clubhouse 2 and new roof on Clubhouse 1. Installation of a new roof on half of Clubhouse 2 is planned this spring with the second half being installed in the spring of 2019. New flooring in the exercise room at Clubhouse 1 will also be completed this spring. The clubhouses are used frequently by our membership and are a big asset to our community.

The community has acquired several lots over the past years from delinquent accounts and will ask the membership at the August 2018 Annual Meeting to deal with these to reduce the burden to the community.

The Real Estate Committee working closely with the Board of Trustees will continue to help with the growth of the community in a positive way.

Robert Pomerleau

LAKE IMPROVEMENT COMMITTEE

The Lake Improvement Committee is gearing up once again to work with LACC as we begin our second decade of milfoil removal from Lake Arrowhead. Our off-season is winding to a close as we have all of our required filings in place with the DEP for continued support.

The LAC/LACC BINGO games have been front and center as a new additional form of fundraising. Our trial period



has completed and analyzed and I am happy to say we are moving forward to secure approval from both the state and the town of Waterboro to pick up and begin playing later this year.

As we start our season in June, we plan on having two DASH harvesters out per day five days a week and the Courtesy Boat Inspection (CBI) program at Ledgemere Dam seven days a week.

As you all know by now, it is just as important to remove any fragments on boats leaving the lake to protect other bodies of water from being infected by an invasive. So please remember to inspect your boat, jet skis and trailers before launching and when you take out.

On a positive note, Limerick held its Town Meeting and elections March 10th. I'd like to thank the town voters who supported our annual request for three thousand dollars to go towards milfoil harvesting. This year we cannot afford to lose any funding sources with the OSHA related budget hits. I'd like to request of our Waterboro residents, please vote in June to support LACC's request for help with milfoil harvesting.

Fundraising events are always a means to help LACC run the programs. This year as in the past, we will see the LACC Golf Tournament. As of now, we are moving the tournament to August due to some scheduling issues. As most are aware there was a terrible fire at the Province Lake Country club this month. As of now, we will still be holding the tournament at the Club as they have all intentions of operating the course this year. The Arrowhead Prop Busters Fishing Tournament, the 50/50 Cash Raffle and the annual Calendar program. So I hope you all consider participating in the other fundraising activities.

See you on the lake.

Mike Fitzpatrick

TREASURER'S REPORT

This year we have continued to use the collection bureau to assist us in collecting old past due debts. Although this is less successful, it is still helping in collecting some old accounts. This is not the way we prefer to collect dues but it is necessary.

Once again we have tried very hard to keep any dues increases to a minimum. Each board member is also a resident of LAC and the dues increases affect us as well as all other members. Dues increases are needed because we need to keep the clubhouses and other amenities in good condition. This is our responsibility to the membership.

We also have to maintain and replace equipment needed for road maintenance and water system maintenance. Equipment needs to be periodically replaced and this is all paid for by collecting dues. If all members paid their dues we would not have to increase dues as often or by as much.

George Fowler



WANT TO JOIN LACC?

To become a member, drop off your membership dues at the Lake Arrowhead office or mail your check payable to: Lake Arrowhead Conservation Council, 206 Old Portland Road, N. Waterboro, ME 04061.

The Fees are \$100.00 for Waterfront and \$50.00 for Non-Waterfront.

Please also include the following information:

Lot No.: Waterfront?: Y/N

Name and Mailing Address:

LAC Address:

Phone Number and e-mail address:

RECREATION COMMITTEE

At last the snow is about gone. Another long winter is fading away and spring is around the corner! The days are getting longer and the temps are warming up. Spring at Lake Arrowhead has so much to look forward to. We have some wonderful family friendly events planned for 2018. Hope you'll find something here for you and your family to enjoy.

Events and upcoming plans for LAC in 2018: Have you heard about the group that gets together at Club 1 for the "Walk the Pounds Away" exercise class? Members Debbie Broderick and Judy Juffre share hosting this popular indoor class. Classes are free for LAC members and are held on Mon., Wed., and Fri. from 8:30am to 9:30am. You can attend any day that works for you or all three classes a week. FMI, please see the course flyer on our website or call Debbie at 619-1301. Thanks to our dedicated hosts for championing this very popular, free and fun, exercise class for our community.



New this year, our first Family Movie Night was a fun time. Everyone enjoyed the FREE showings of LORAX and Despicable Me 3, held over the February school break. Member and Event Coordinator, Beth Howard, did a great job hosting the event. There was plenty of popcorn and kid friendly kool-aid to enjoy during the shows. Thanks to Beth for hosting a fun time for all the families.

Our much anticipated Ice Cream Sundae Social is planned for Memorial Day weekend, on Sun. May 27th, between 2 and 4 pm. This family friendly event is FREE to all members. Bring the whole family over to Club 2 for a delicious afternoon treat. Along with the ice cream, will have a huge selection of toppings to pick from.

Watch for the flyer and email announcements as we get closer to the event date. Please remember to RSVP for this event so we have plenty of ice cream to go around. Hope you can make it!

Annual Boat Parade Gala: Mark your calendar for the Annual 4th of July Boat Parade/Gala on the lake. This year's parade falls on a Weds. and we invite all of our members and friends to participate in our special once a year parade around the lake, celebrating our nation's biggest holiday. Everyone has a lot of fun decorating their boats and cruising around. Maybe your family will win top prize this year for the best decorated boat. FMI, watch for the flyer to come out and for an email with all the details.

Save the Date for these upcoming 2018 Events:

- * Labor Day Ice Cream, Sun., Sept. 2nd
- * Pumpkin Carving, Sun., Oct. 21st
- * Wreath Making, Sun, Dec. 2nd

Event times and details will be posted as each event comes up.

Clubhouse News Did you know that LAC has a total of five tennis, three basketball, and two pickleball courts? Enjoy some outdoor activities this summer. The courts have been completely refurbished in the past few years. Thanks to Scott Davis and his Crew for a fantastic job!

We continue to improve and maintain our Clubhouses. Our Fitness Center includes a weight room, a cardio room, a pilates room and an indoor pool, also a new roof was installed last Spring. The next project is for a new heavy duty vinyl plank flooring to be installed in May. The new flooring will be a fantastic upgrade at Club 1.

Club 2 received new flooring last year. The meeting room, hallways and office were all upgraded to beautiful new vinyl plank flooring, which will last for many years to come. For hours of operation and more information about either clubhouses, please go to LAC's website www.LACINC.org.

LAC Garden Club News: In the spring, the Garden Club has extensive plans for planting flowers and maintaining the garden areas they've created over the last few years. Their efforts will extend well into the summer and fall months. They will be adding new flower barrels at the mailboxes as you enter the maintenance building area by Deer Crossing Rd. They also have plans to

develop a new section in that same area. This Club has grown from two to twelve active members and new members are always welcome. Their membership currently includes Bill & Judy Juffre, Carol Carey, Lou & Bonnie Defeo, Phyllis Boucher, Joanne Beaupre, Betty Burk, Anne Hopkins, Bob Krayenvenger, Sharyn Fowler and Pat Murphy. It's a big undertaking to accomplish all the projects the garden club tackles. Why not volunteer for a week, for a specific project or join for whatever available time fits your lifestyle. If you would like to learn more about the Garden Club, please email Judy at billandjudy@verizon.net or Carol at pcarey7@roadrunner.com. Get involved, make new friends and make a difference around LAC beautifying our neighborhoods. The BOT extends a big thank you to all the wonderful volunteers. We greatly appreciate and support all your efforts around the community.

The 2018 Tom Sotir Volunteer Service Award: The BOT established the Tom Sotir Volunteer Service Award in 2014, in memory of Tom who had been a Volunteer Board Member for almost 20 years. The award is presented annually to one outstanding member who has made a positive impact on our community from their volunteer work and by supporting community wide efforts that improve the quality of life around us. I'm accepting nominations for this year's recipient. Do you know someone who would be a good candidate for the volunteer service award? Please email me: msingelais@comcast.net and let me know if you have a name to suggest. This year's recipient will be announced at the Annual Meeting on Saturday, Aug. 4th. Hope you can come to this important meeting.

One last reminder, watch your emails for information about our events that are hosted throughout the year. If you are not on the email list and would like to be added, please call the office at 207-247-5239. Emails help keep our members informed about community issues and events. Join our email list today!

Thanks to everyone who has volunteered their time to host or coordinate an event, or to help with the needs of our community. The entire BOT appreciate your volunteer efforts. If you have an idea for an event, please drop me an email at msingelais@comcast.net.

Mary Singelais

EQUIPMENT COMMITTEE

Every year we revisit our 1-3-5 year list of projects and revise it based on need and priority. In doing so this year, we agreed that we have done a great job at updating and replacing our current fleet to allow us to maintain this beautiful community of ours. However, we found a need for better infrastructure for our members.

As Scott Davis reviewed our current emergency operations, he reported that we had immediate need for improved power quality. An example of this is the Caribou water booster

station. We currently have an older 8kw generator and transfer switch servicing this location in times of a power outage. Unfortunately, the equipment installed at this site was not made for this commercial application as it is made more for residential use. As such, it struggles to support the booster station loads and has never operated properly creating water delivery issues when members need it most.

We decided to do two things. First, buy a new, commercial rated generator for the Caribou location thereby ensuring uninterrupted reliable service to all members. We then had the

existing residential type generator relocated to Clubhouse 1 to support that location in time of emergency. Once this project along with others are complete, we hope to have a stronger infrastructure able to support our community if the need should arise.

We will continue to update, repair and replace equipment while maintaining fiscal responsibility by competitively bidding all projects and choosing the right equipment for the right job.

David DelloRusso

LAKE ARROWHEAD REAL ESTATE REPORT FOR 2017

#MakeLACyourhome

Total # of properties sold.....110

North Waterboro, ME (04061):

Residential properties sold 77
Lowest residential sold price \$62,500
Highest residential sold price \$420,000
Average median sold price \$174,206
Average days on market 32
Land parcels sold 3
Lowest land parcel sold price \$7,500
Highest land parcel sold price \$49,999

Limerick, ME (04048):

Residential properties sold 23
Lowest residential sold price \$135,000
Highest residential sold price \$550,000
Average median sold price \$180,000
Average days listed on market 64
Land parcels sold 7
Lowest land parcel sold price \$3,300
Highest land parcel sold price \$12,000



Diane Gray, Broker/Owner

treelinetoshoreline.com

These properties include owner re-sale, short sales and foreclosures that are listed through the Multiple Listing Service.

If you are thinking about buying, selling, have general real estate questions or need advice on your real estate situation, please contact me at 207-632-1943, or email me: dianeg@tmren.biz

PUBLIC WORKS REPORT

Every year is a busy year for our Public Works Crew. We are tasked with tackling an endless list of maintenance, repair and improvement projects. Every task our Crew performs is vitally important in keeping our unique community an enjoyable and safe place to live. There is never an "off" season for our dedicated Crew. Every day (and quite often at night too) they work hard to maintain and improve our infrastructure, 2017 was no exception.

Like so many other years, it started off bitterly cold and snowy with leaking water mains to fix. During, and after, plowing our 50 miles of mostly gravel roads our Crew located and repaired numerous main breaks. Many of those breaks occurred in areas previously plagued by the same problems. Those problems are the result of aging, brittle water pipes made from materials with low design specifications that were not properly installed by the original developer. It's the same old story. Poor quality materials and workmanship typically end in failure and at a higher cost than doing it right the first time. For many years, our Crew has been working hard to overcome those problems by replacing miles of water main. In fact, just last year, they replaced 1.6 miles of old leaking water mains with new high quality, properly installed high density polyethylene water pipe that has double the pressure rating and has a much longer service life. Industry sources claim an expected service life well in excess of 100 years.

We're not out of the woods yet, but those efforts and investments are being rewarded with much reduced incidents of main failures. This allows our Crew to focus their time and energy on the many other important infrastructure upgrade projects throughout LAC. Projects like installing new water mains and new well pumps with larger discharge pipes at our production wells will help keep a reliable flow of clean, great tasting water going to our members.

Last year was effectively the end of the foreclosure crisis. LAC had 10 new housing starts which is the most

since 2008. On one road, our Crew installed the water services to several new homes and also replaced 2400' of water main and improved the road which had become overgrown due to lack of use. This required clearing trees and brush, ditching and resurfacing with new gravel. Impact fees covered the cost of those upgrades and service installations.

As part of routine maintenance, we had our 400,000 and 33,000 gallon water storage tanks cleaned and inspected by specialized divers while the tanks remained in operation. I'm happy to report both tanks are in good structural condition and received a clean bill of health.

During the summer of 2016, we suffered through a drought that put significant strain on our ability to meet the largest demand our drinking water system had ever experienced. There were days we could not pump as much water as was being used and the situation was quickly becoming a crisis. Our 400,000 gallon tank saved the day. Without that tank, many folks with homes on the higher elevations would have been without any water at all. Most, or all, of that extra demand was from folks watering their lawns and gardens and filling swimming pools at all hours of the day and night. Our office sent out emails, letters and social media and our Crew posted notices throughout the community explaining the situation and asking people to conserve water. All of that did have a positive effect, but was a huge effort.

During that event Bill Juffre, a 42 year member of LAC, suggested a solution to the water conservation notice issue. Bill recommended we use refrigerator magnets, similar to the ones issued in his hometown. The magnets are printed with outdoor water restrictions based on the severity of the drought situation, to let folks know when they can or cannot use our drinking water for outdoor purposes like lawn watering, filling swimming pools, washing cars, etc. It was a great suggestion and we followed through with our own version of the "Outdoor Water Restrictions" magnet and a web page on our site dedicated to water conservation and source

water protection. The information on that page is very educational and easy to understand for anybody wanting to know more about how to conserve and protect our precious drinking water. All members will receive a fridge magnet with this newsletter. The magnet has six levels of drought condition severity and a link to our water info page. When (hopefully not anytime soon) we experience another drought our office staff will inform our members through email, social media and our web site, what level we are at so they can read the magnet and see what the restrictions are for that level. Level 1 is no restrictions and Level 6 is drinking water emergency with no outdoor water use allowed. The other levels specify days and times and how our drinking water can be used for outdoor watering. We ask all members for their cooperation during drought conditions.

In addition to that conservation awareness effort, the Water Committee developed a multiyear upgrade plan that includes, pump station and production well improvements. Along with the installation of a large water transmission main from our production wells in North Waterboro to our 400,000 gallon storage tank in Limerick. Several of those upgrades have already been accomplished, with the new transmission main scheduled to be completed over the next few years. These upgrades will help us provide more clean great tasting water to our growing community.

As always we ask for your patience and understanding while our Crew improves our community's infrastructure. If you have any questions or concerns regarding work in your area, please call the office at 247-5239.

I would like to thank all member volunteers for their time and effort, with a special thanks to Bill and Judy Juffre who have been very active members since 1976, 42 years and still here enjoying the lake with their family!

Please have a safe and happy 2018!

Scott Davis



CLUBHOUSE HOURS

Clubhouse 1

Fitness Center
40 Fairview Terrace, Limerick
207-793-8747

Mon

6 a.m. to 12 p.m. & 4 p.m. to 9 p.m.

Tues thru Fri

6 a.m. to 10 a.m. & 4 p.m. to 9 p.m.

Sat

6 a.m. to 6 p.m.

Sun

9 a.m. to 2 p.m.

Clubhouse 2

Billiards Room
206 Old Portland Rd, No. Waterboro
207-247-5603

Mon thru Fri

2 p.m. to 9 p.m.

Sat

9 a.m. to 9 p.m.

Sun

9 a.m. to 6 p.m.

Children must be 13 years or older to be in the Clubhouse unattended. All children must be supervised while in the pool.

No Lifeguard On Duty.

Pool Closes ½ hour before Clubhouse closes.

TIDBITS

Don't forget to take a look at our Website for updates and other important information: lacinc.org

Want to set up automatic payments? Contact the office today.

Board Meetings are held on the 3rd Sat. of month, at 8:30 a.m.

The LAC Annual Meeting will be held on August 4, 2018.

important

WE NEED YOUR CONTACT INFORMATION:

Does the Office have your contact information?

There are times when we would like to contact you, it could be about water main issues in your area or possible freeze up problems.

Please contact us with a phone number or an updated e-mail address.

207-247-5239 or email info@lacinc.org.

ELECTION AND VOTING INFORMATION Important Information Regarding Voting Procedures—According to Chapter 37

Every person 18 years of age or older who is the owner of a lot of record within the territory of the corporation as shown on the tax assessment records of the Town of Limerick and Town of Waterboro is a member of the corporation and subject to its charter, bylaws, rules and regulations and a member having the right to vote at meetings of the corporation.

If a lot is owned by 2 or more people, only one may be considered a member for the purpose of voting and those persons may agree in a written notice filed with the Trustees which one of the owners is to be the voter at the meeting of the corporation. In the absence of such an agreement, the clerk shall decide which person may vote. Regardless of the number of lots owned by a member, no member has more than one vote.

