



Pine Hill Messenger

SPECIAL MESSAGE
TO SHAREHOLDERS

December 2020

Ditches

Due to safety concerns, the ditches on both sides of Old Well Rd, at the end and the major drain pipe from Corey Avenue to Old Well Road have been improved by hand digging the ditches to appropriate depths and placing of rip rap (stones from 3 to 6 " in diameter) in the bottom and along the sides of the ditches. This will enhance drainage, water flow and assist in controlling erosion. In years past the ditches were partially dug only in certain areas and accumulation of debris and sediment impeded water flow and drainage. This project is 99% complete and final cleanup and walk through should be finished in another week or two.

John Tidwell
Maintenance Chair

UNDER CONSTRUCTION POOL RENOVATION

To begin in early spring.



Pool Update

From John Tidwell
and Maintenance Committee Chair

Our Pine Hill Park pool is the one amenity that appeals to buyers who are vibrant and active and it separates us from other communities like ours, thereby optimizing our property values. As most of you know maintenance of the pool and the surrounding area has been neglected for quite some time and the result is it must now be renovated. The pool is specifically itemized in our Bylaws as an amenity and the Board is taking the appropriate steps to ensure they keep it a safe, valuable, appealing and an enjoyable place we can all appreciate. The pool area is being renovated and upgraded to meet local and state code requirements. Due to the age of the pool, we are being afforded some "Grandfather" considerations that allow us to meet current safety requirements but at significant cost savings. A few highlights: the pool size will remain the same size 16' wide and 40' long and the same depth. The pool will still have a liner but of the newest design. The floor of the pool and the steps leading into the pool will be poured and the steps lined for safety. The concrete deck will be replaced and widened 5' in all directions with no sharp edges or uneven surfaces to maximize safety and meet current requirements. All pool equipment will be new and it will be a salt water system (the salt content is equal to a tear drop) to save on maintenance cost and make it easier on your skin. There will be a new aluminum fence, lights in the pool and scone lighting around the deck. There will be a new trampoline style cover for safety, convenience and winter maintenance. A new walk way will run from the pool entrance deck to the clubhouse allowing for safe travel. The steps leading from Robinson Avenue to the landing area at the pool gate will be replaced with a poured set of steps for safety and to better align with the new walkway to the clubhouse.

Pine Hill Park Board of Directors: President – L.J. Phelps, Vice President - Ginger Henry, Secretary – Jackie Walker Treasurer - Mary Bermke, Directors-at-Large – Shirley Cruz, John Tidwell, Craig Catrett, Ilona Castro, Cynthia Smith

Committees: Activities, Architectural, Insurance, Maintenance, Park Beautification, Preservation, Rules, Communication, Sunshine, Welcome



Trees

In late September an inspection was completed of all trees and power lines located in the park. There were five areas for tree trimming referred to Duke Energy for maintenance of high-tension lines (scheduled for trimming during the first quarter of 2021). There were sixteen areas identified as park responsibility with several trees earmarked for removal due to safety concerns. Numerous others marked for trimming due to close proximity to homes or interference with service line and five others marked for residents that requested selective pruning. There are numerous tree stumps, mostly from previously removed trees, that will be cleaned up during this project. This has been scheduled for completion prior to Christmas of this year.

John Tidwell
Maintenance Committee
Chair

On the Funny Side

It's not hard to meet expenses . . . they're everywhere. . .



Retaining Wall

During extremely heavy rains six weeks ago there was a substantial breach of the block retaining wall located behind 42 Pine Avenue.

This poses a significant safety hazard to the home, deck and porch located there as well as homes located below it at the end of Robinson Avenue. Removal of approximately sixty feet of the existing wall is required and a poured concrete foundation added.

The blocks will be properly secured, a French drain and back fill will be added and the blocks will be properly reattached to ensure a safe attractive long-term solution. The project has been scheduled and should be completed within a few weeks.

John Tidwell
Maintenance Committee Chair

Ditch work behind Old Well: first one below Red Bird and the right side is below Corey.



Budget Report

Monies for the ditch project (\$4,600.00) and the tree project (\$9,000.00) will exceed the grounds maintenance budget of \$7,500.00 for the year. The excess expense, as well as the unplanned and unbudgeted retaining wall replacement (\$16,000.00) will come from the reserve account funds.

The pool renovation, not to exceed \$120,000.00 will come from the reserve/investment account. A shareholder assessment will not be required.

This withdrawal of \$127,000.00 (\$133,000.00 expenses – \$7,500.00 budgeted) will not make the park vulnerable by depleting the reserves.

Mary Bermke, Peter Bermke
Treasurer and Budget Chair

Pill Hill Residents,

I want to wish everyone a Merry Christmas and Happy Holidays.

We all hope next year will be better and we can get back to seeing each other and having some fun activities in our clubhouse. Happy New Year.

We look forward to 2021.

Stay safe,
Lois Jean Phelps, President

Don't Forget!!
Wearing a mask is not political. It's public health! It's respect & keeping yourself & others safe.

Need a face mask, gloves, sanitizing lotion? Check with Debbie during office hours.
M, W, F, 9-11 AM

Out of the Park?

Did you know that you can read the Board Minutes, Bylaws, Rules, Policies & Procedures and Newsletter on our Website?

Enter: www.pinehillpark.com click on "residents only" and enter password. (get password at office)

Let Mary know if you **do or do not want** to receive this newsletter by email. It can also be picked up at the Clubhouse or Office.

Office Hours
M, W, F 9:00 to 11:00 AM

Pine Hill Messenger is published by
Pine Hill Park
96 Pine Avenue
Franklin, NC 28734
(828) 524-8328
Editor: Mary Bermke
(828) 634-0208
p4096mw@yahoo.com
All submissions welcome
and appreciated.
Deadline – before 25th of month