

Report to the Lake Geneva Manor Association Membership From the Grounds Committee

Saturday July 11, 2020

1. Introductions and Appreciation

Introduction of Grounds Committee Members and thanks for their work

Members: Liane Birk, Mary Myers, Steve Garrells, Matt Scheffler, and Carol Zimmermann

Donor Appreciation

Table Donations: Hau & McMillian families

Tree Fund: Scheffler, Alter, Schaffer, Birk, & Martin families

Sod: Heaton family

Umbrellas: Read family

Holiday Decorations: Myers & Zimmermann families

Additional Thanks

Watering: Thanks to all the families who are watering the pier pots! Birk, Scheffler, Reuter, Lorenzi, Heaton, Philipps, Garrells, Mandli, Myers, Green, Vogel, Nickols, Zimmermann

2. General Overview of 2019-2020

This year we were able to tend, or begin planning to assure that the critical infrastructure of our shared grounds is in good shape (not necessarily the sexy or lovely things, but the necessary things). Among these were furniture replacement, lake weed removal canopy replacement, tree care, repairs to the pier, pier steps, and the electrical systems, as well as progress toward tree replacement (with thanks to those who donated to the tree fund), and progress toward addressing the prescient issue of the overhead powerline (through a tree). Importantly, this past two years we have worked to be good stewards of our shared Manor funds. We **aggressively reviewed and bid contracts**, developed a real-time expenditure tracking for grounds expenditures, communicated with you through Manor mailings and surveys, and (with thanks to Steve and Jen) put in an **internal controls** system. Overall, we worked diligently to **spend according to the purposes and funds** allocated by all of us during the meeting last year.

I am proud to report that we stayed within our budget and followed the plan and purposes that I outlined this time last year!

3. Updates and Plans

Park Furniture – donations

Park furniture plan is now completed! Thanks to the generosity of our members, we have lovely new benches and tables.

Swim Pier Canopy

The swim pier canopy has been replaced at a cost below the estimate. The 2020-2021 budget reflects ongoing installation and removal of the canopy.

Lake Weed Removal

The bidding process for lake weed removal was quite interesting and the bids varied wildly. The company chosen was the lowest bidder (and the only one that came in below estimate), but also had glowing recommendations from private and public entities. Everything was a bit more complicated this year, given the Covid-19 troubles, however, we managed to get the permit approved and the work completed. Next year the costs of similar service should be roughly the same. After a few years, if we keep up the process, the costs should decline.

Trees and Power line (these are related)***Trees – Progress toward a safer and more beautiful park***

The trees had not been tended for many years.

We solicited multiple bids for tree care. The bids were relatively close in price and all bidders indicated that the maples in the park were in poor condition – and at least three should be replaced in the short term. With the budget provided for 2019-2020, we were able to treat the trees, take down the most problematic maple tree, and trim all the remaining Maples. Prior to trimming these trees, we were routinely seeing large limbs come down when we had high winds. I shared with you pictures of the huge, downed limbs that thudded down in the park during a big storm just before trimming. After trimming, this has been greatly reduced. We deferred the trimming of the oaks, as there were in better shape, and the cost of this trimming put us over the funds allotted in the line item.

Thanks to the gracious support of our neighbors, we have begun collecting donations for tree replacement. However, the plan for tree planting has one major obstacle that the Board is addressing and will complete in 2020-2021. A very problematic maple tree is acting as a power pole for the accessory (electrical) line that runs down the (leaning) pole and feeds the sprinkler system, some outlets, lights, and the boat pier.

Given the need to address the power line that runs through tree and the potential of digging to lay a line, the power line issues need to be resolved prior to removing and replacing trees.

Power line

Currently we have an Alliant accessory line that runs from the light pole at the corner of Lakeview and Lake Shore, through that maple tree, and to the pole near the swim area. After meeting with arborists and Alliant staff, the collective assessment is that this is highly problematic.

First, the pole near the swim area is a Manor pole. The connections on the pole are not to today's standards, and would not be allowed today. Second the pole is leaning and needs a guidewire – if we wish to continue to use it.

Second, having a tree serve as a power pole would not be allowed today. This maple (approximately 70 years old), is the most problematic tree in the park. All of the arborists who bid on our tree care indicated that they believed that this tree needs to be replaced in the short term and that it is at high risk of wind damage and toppling. We cannot run an overhead line to our power pole without either this tree – or another pole. If you look at the way the line droops from the light pole to the power pole, you will see why support is necessary.

The Board approved a special project to plan and fund going underground with the power line. Here are the reasons this alternative was adopted.

- 1) When (not if) the tree fails, continuing overhead service would require two power poles in the park. One (in the middle of the park) to support the line and another to receive the line (this could be the same power pole we have). Both poles will need guidewires (see figure). This will have an impact on the look of the park but also, guidewires spreading out from the poles could be problematic – especially for children or those walking when it is getting dark. We will incur expenses for both work from Alliant and a private electrician. Initial estimates for upgrading the overhead service for safety reasons is around \$3,000. This does not provide funding for removing or upgrading the existing pole or taking down the tree.
- 2) Going underground will eliminate the need for poles and guidewires and limit the threat that a tree or tree limb failure will down the line. It will improve the look and safety of the park area. This option will also require Alliant and private electrician services. The current estimate for these services is around \$6,000. This does not provide funding for removing the existing pole or taking down the tree. The Alliant engineer indicated that, given the way they burrow underground to snake the line, there should be limited damage to the sprinkler system.

Moving forward – after the summer season

In general, the plan to move forward with the underground option is as follows. Contract for a new service point (to replace the pole). We are already working on bids for this. This could be done in late summer. After the summer season, Alliant would put in a new power pedestal (green box – see diagram) on the easement to the right of the garbage cans. Alliant would then run a line from that pedestal to the new, smaller service point. They would activate this line, decommission the old line, and the private electrician would hook up the new service. Once this action is taken, plans to replace and replant trees can go forward and the old pole can come down. See Section A of the Appendix for a diagram of the current and desired state.

General Maintenance and Updates

Given the Covid “troubles,” many grounds issues got a bit more complicated. I had many more conversations than normal with our contractors, attempting to understand their constraints and still get things ready for the summer season. The Water Safety Patrol was constrained on training, but did get a lifeguard in place on June 13. We suspended private events in the park, so we suffered no breaches in the sprinkler system from tents and bouncy houses. We were not able to hold the spring park clean-up, so weeding and planting was left to our landscape contractor and pier pots were purchased. George and I removed and replaced the carpet pieces with vinyl stair covers on the swim pier steps. The solar detectors on the lights on the entry gates on Main were replaced. We had very high costs for replacement of swim pier parts (to address storm and wave boat damage and to replace a crib.

Board Action to Better Assure Park Privacy (Grounds Survey)

Since the tape – and then rope – barriers and signage were part of the Board’s action to address member concerns that the park was being used as a public park, I will let the Board address this action and future plans. However, I did create a survey to help inform future decision and the results are provided at the close of this report.

4. Grounds Budget Review and Request

I am pleased to report that we have stayed in budget. The addition of a \$4,000 preventative maintenance line item was especially helpful and allowed us to cover additional expenses in the approved line items that were above the anticipated costs. See Appendix Section B for a figure that illustrates the planned budget versus expenditures. This shows that pier repair costs (including storm/wave damage and crib replacement) was substantial and substantially more than we had experienced in the past six years. The Grounds Committee is recommending that some one-time expenses should be covered by the preventative maintenance line item. These include replacing the swim area buoy ropes, adding a lifeguard bench on the pier (under the canopy), scraping and painting the ladders and steps of the swim pier either in the fall or early spring (prior to deployment), removing the pole, landscaping around the new service point and pedestal, and dealing with any needed repairs to the sod and the sprinkler system that may occur with the removal and replanting of trees and the digging of the underground powerline.

Bottom line on the budget. I am requesting \$36,600 be allocated for the 2020-2021 grounds budget. This is the same amount as in 2019-2020. I am suggesting that the funding in some line items are shifted slightly to better reflect anticipated expenditures. Please note that this does not reflect donation funds (trees and furniture). This also does not include the special project fund for the power line. The treasurer will cover this. This does not include donations which are specifically given for certain purposes and not available for routine or emergency grounds expenses.

Respectfully submitted,
Carol Zimmermann