

October 11, 2020

Happy greetings to our neighbors on this lovely, rainy, fall Sunday!

Your board had a quarterly meeting this past week and here are the highlights and concerns we are dealing with:

***THE UPCOMING ANNUAL MEETING -NOVEMBER 17<sup>TH</sup>***

As a result of COVID-19 restrictions, we are struggling with the best way to conduct this meeting. We do have a large room reserved at Tabernacle Baptist Church, but we realize some may be reluctant to attend. Consequently, we are investigating other options:

Continue with original plan – with masks and spacing

Change the meeting day/time to conduct the meeting outdoors

Conduct a ZOOM meeting

Some combination of the above

We have some serious issues to discuss, including voting for new Board members – we really need a strong turnout to reach a quorum!

***NEW OFFICERS AND BOARD MEMBERS***

We will be putting forward a slate of 5 positions:

VP – Kelly Scofield has agreed to run again...YES!!

TREASURER

3 AREA DIRECTORS – Area 1, Area 3 and Area 4 have nominees

We will also accept nominees from the floor during the Annual Meeting.

We could really use a Treasurer – John Goodman has done an amazing job, but he is required to roll off the Board.

We would love to have some new input!

PLEASE – if you would like to be on the board, let me know!

## ***NC STATE DAM ACT***

We have recently been informed that the DAM at the Big Lake is designated as HIGH impact. I have had several discussions with the State regarding this matter.

We only have one impacted property downstream and it is not in a designated flood area. When I brought this up, I was informed that the property is not the only issue they consider. They also consider the road - which means that life could be in peril if someone were driving on the road over the dam, and the dam failed. It looks like I will be filling out the Emergency Action Plan required, which is only 69 pages!

Relative to this, the State has pointed out that we need to improve the vegetation that is eroding where most folks are fishing. Van Cotter has graciously agreed to help us get estimates for complying with this request.

## ***WHILE WE ARE AT THE LAKE....***

As many of you know, the north end of the lake is filling in due to runoff from upstream. Many have questioned the condition of the water and the fish habitability. Gene Adesso and Van Cotter have been investigating companies that can provide a basic analysis and make recommendations. We have agreed to move forward with one company which seems to offer the best value relative to our needs. This evaluation will include:

- Electrofishing survey
- Water quality
- Fish species index
- Fish population
- Recommendations moving forward

Thanks again to Van and Gene – they have spent many hours on this project!

## ***REZONING BEHIND WOODY HILL AND TRAILING CEDAR***

Gene provided the board with the latest update. He is one of several homeowners (from Springdale Estates and Springdale Gardens) who have formed a committee to investigate what they are calling “spot zoning” of the property behind Woody Hill and Trailing Cedar. The bottom line is that the City Council will not change the ruling or take any other votes unless they are directed by a Judge! The attorneys hired by the committee feel there is a solid case, but money is needed. Currently, the committee is scheduling a virtual/phone meeting with the attorneys to decide on the next steps.

NOTE: The City Council has made it extremely clear that they are pushing for infill development – meaning they are open to rezoning many areas of the city allowing for higher density – more specifically, apartments and affordable housing. There is an upcoming city bond vote in the November election requesting \$80 million for affordable housing!

### ***SPRINGDALE DIRECTORY***

This project is pushed back just a bit. Why? It has become readily evident that 2020 is a year most folks would like to forget. I have spoken with the advertisers and the board – we agree that we will publish the directory for distribution the first week in January 2021! This will also give us more time to make sure new neighbors are included. This will also act as a great reminder for neighbors to pay their dues!

### ***FENCE PAINTING***

The fence was recently power washed. That vendor was also going to paint, but fortunately for him, and not so much for us, he owns a “gym” and it is now open. That means we are looking for a new painter. Any suggestions? I will be investigating new painters and estimates!

### ***OPEN CULVERTS***

I (and several other neighbor) have contacted the city and county about this issue – they promise to check things out, but they work at their own pace. If nothing happens soon, we will investigate other solutions.

### ***SPRING CLEANING***

Well, Spring has “sprung” and Fall is here. We still don’t feel that it is quite appropriate to ask neighbors to get together for this event. We will remain true to the name of this project and shoot for Spring of 2021!

### ***THE SECRET GARDEN***

The lake access at the north side of the Big Lake (under the power lines) is a hidden gem – my grandchildren call it the “secret garden”. There are several Crepe myrtles and photinias. It offers a great view of the lake from the other side. Along the road, large bushes are dying and marked with blue paint. This is an easement, and the State requires limited vegetation under the power lines. This area is periodically sprayed, and the foliage is killed. Shrubs were marked for removal more than a year ago! This was quite unsightly, and Van Cotter, Irene and Tina have just (yesterday) completed the removal! Van, Irene and Tina cherish the lake and the surroundings. Our neighborhood is extremely fortunate to have such devoted homeowners!!!

So, there you have it – another challenging quarter. Your board does a wonderful job managing situations as best as possible. In spite of our challenges, we are still blessed to live in such a great community and neighborhood!

Stay safe and vigilant!

Steve & your SEA board

**The SEA HAS APPROVED THIS MESSAGE**

### **DISCLAIMER**

**In accordance with current SEA presidential protocols, And with the implied intent of maintaining a safe and somewhat harmonious marriage, this document has been edited by your SEA secretary and former first grade teacher, Trish Collins.**