

SEA Presidents Letter - December 2022

This letter will be longer than normal, as it reflects the 2022 Long Range Survey results and discussion at the SEA Annual Meeting.

The recent SEA Annual Meeting was well attended with about 30 households and there was lively discussions on a number of topics, primarily resulting from the recent SEA Long Range survey.

New officers were voted in:

- Katie Coss for Vice President,
- Kevin Welsh for Treasurer.

We still have open vacancies for Areas 2 and 5, as well as the Architectural Committee. Many thanks to Todd Baughman and Frank Segal for serving on the Board for these past two years. Here is the composition of the Board starting January 2023:

Title	Name	Term
President	Alyson Emanuel	2022-2023
Vice President	Katie Coss	2023-2024
Treasurer	Kevin Welsh	2023-2024
Secretary	Kelly Scofield	2022-2023
Area Director 1	Krysta Marcuson	2023-2024
Area Director 2	vacant	2022-2023
Area Director 3	Ryan Wilson	2023 - 2024
Area Director 4	Maddie Segal	2023-2024
Area Director 5	vacant	2022-2023

2022 Long Range Survey: 138 responses

1. Traffic & Speeding, Safety:

- Reduce speeding and better control traffic, lobby Leesville Road High School (LRHS) to help
- Revitalize the neighborhood Community Watch

There was a lot of frustration expressed with the current situation, and many solutions proposed. The Board proposed to form a committee of 5 residents to determine:

- What is the correct jurisdiction and resources available (Springdale Estates is not in the City of Raleigh, but in the Extra Territorial Jurisdiction (ETJ), so can't use RPD to help)

- What is the problem and its contributing factors? Factors to consider:
 - o There is one entrance into LRHS parking lot, so that becomes a bottleneck
 - o All roads leading to the parking lot get backed up, not just Leesville
 - o Even if traffic light pattern is changed to facilitate traffic into LRHS, the bottleneck still is an issue
- It was noted that although the majority of speeding may occur between 6:50 and 7:20 am, there are significant issues with speeders at all times
- The proposed committee is asked to consider a range of possible solutions that can be used consistently, and compare them for cost, practicability, and off-target impacts (e.g., reducing speeding on O'Neal but then driving traffic onto Lakewood Drive)
- During the meeting, several residents volunteered for the committee: Paul Nani, Dan Rea, Steven Allen (worked at DOT), and Frank Segal. According to the 2018 revised by-laws, SEA President Alyson Emanuel is a de facto member, and will call the committee to organize the first meeting.

2. **Big Lake - how do we balance different points of view?**

- Improve vegetation and biodiversity along shoreline while keeping fishing and natural appearance
- Maintain the gravel path along O'Neal
- Improve water quality, e.g., dredging, aeration
- Maintain access to the lake at the small grassy area off of Lakewood Drive

The challenge is how to balance multiple points of view. Concerns expressed in 2022 survey included:

- silting up at the north end,
- water quality (note: recent testing results indicate the lake is actually in good shape as regards nitrogen, phosphorus etc.
- how to maintain access, but not attract more (non-resident) guests,
- what kind of vegetation along the shoreline should we have and how should it be maintained, and
- overall, how to keep a functional and natural environment.

The recent vandalism of someone spraying a powerful herbicide along the shoreline and the resulting death of all vegetation was extremely disappointing. The loss of installed plants (paid for by homeowner dues) means a loss in water quality, and a delay in achieving a better biodiversity/natural environment.

The new plan calls for grass along the middle 40 feet of the shoreline, with 18 inch tall pollinator-friendly plants on each side for about 20 feet. There was a suggestion from

the floor to put some signage or drawings at the lake that explains what we are doing for the lake.

Regarding the silting up at north end: this has been happening over many years and only recently has resulted in a visible sandbar big enough to support willow trees. Residents along the north end note they purchased their homes years ago and had lakefront property and now the vegetation obscures their views. Suggestions from these residents include dredging to remove the vegetation and sandbars, or simple removal of the vegetation.

Inspection of the tributary stream leading into the north end shows multiple sandbars (an annotated photo was shown at the Annual meeting). Leaves and branches are washed into our creeks and streams, as well as erosion off of adjacent properties, adding significant organic loading, in addition to debris from new construction. (The sinkhole on the side of the road on O'Neal Road at West Lake Court is also adding to the debris going into the lake. Concrete stormwater pipes were installed when Springdale Estates was built and the one running along O'Neal has broken. NC DOT will be replacing the pipe sometime before the end of the year.)

Concerns about dredging include restrictions by Neuse River basin regulations, costs estimated to be in tens of thousands of dollars, and what do we do with the debris we dredge.

- Suggestion from the floor- there is an adopt a river program, can we get use this approach for our creeks?
- Question from the floor: how does the new construction feed into Hare Snipe and what is the relation between Hare Snipe and the big lake?
- Need an education of what the culverts do, would like a whole education plan for all residents, not just those on the lake

3. Neighborhood infrastructure and aesthetics

- Repair/maintain storm drains and culverts
- Yard waste to the curb day 2x year as a neighborhood event
- Clean up and maintain white fences on Leesville and O'Neal Roads, as well as white brick entrances

A number of storm drains in Springdale Estates clog regularly, leading to overflow situations in streets and on adjacent properties. There was some discussion whether unclogging them would lead to more debris in the lake where we don't want it, or how to approach this problem. We agreed on the need to understand the problem better and the various solutions available. Look for more in 2023 on this topic.

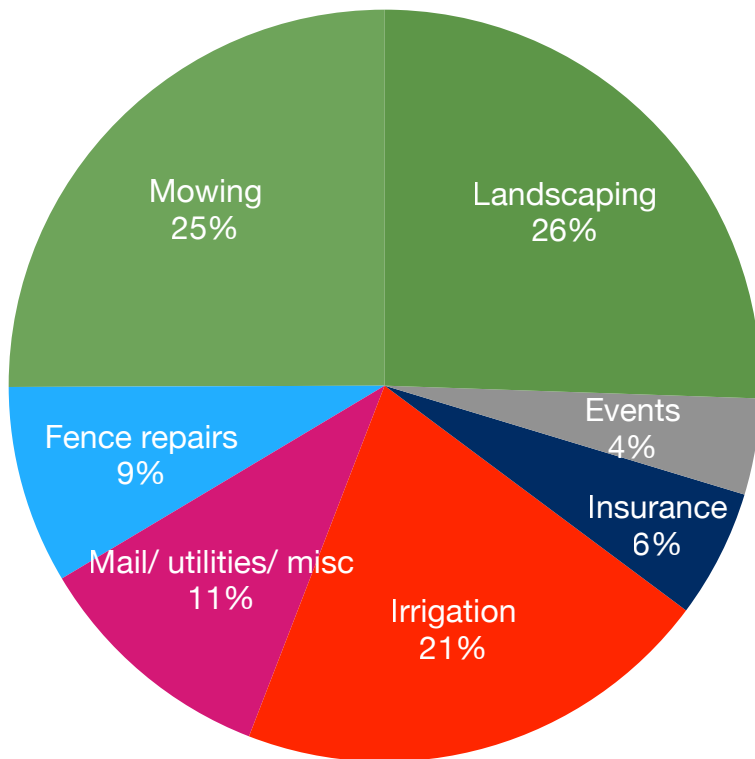
There was a high number of responses to support for maintenance of the white fence and brick walls both on Leesville Road and O'Neal, even if this took up a significant part of our operating budget. (This is already being implemented in December.)

4. Update SEA Webpage, create “Back office” structure via Microsoft Office 365

We need to update the webpage and improve its functionality for the Board and neighborhood residents, and this will be a 2023 activity.

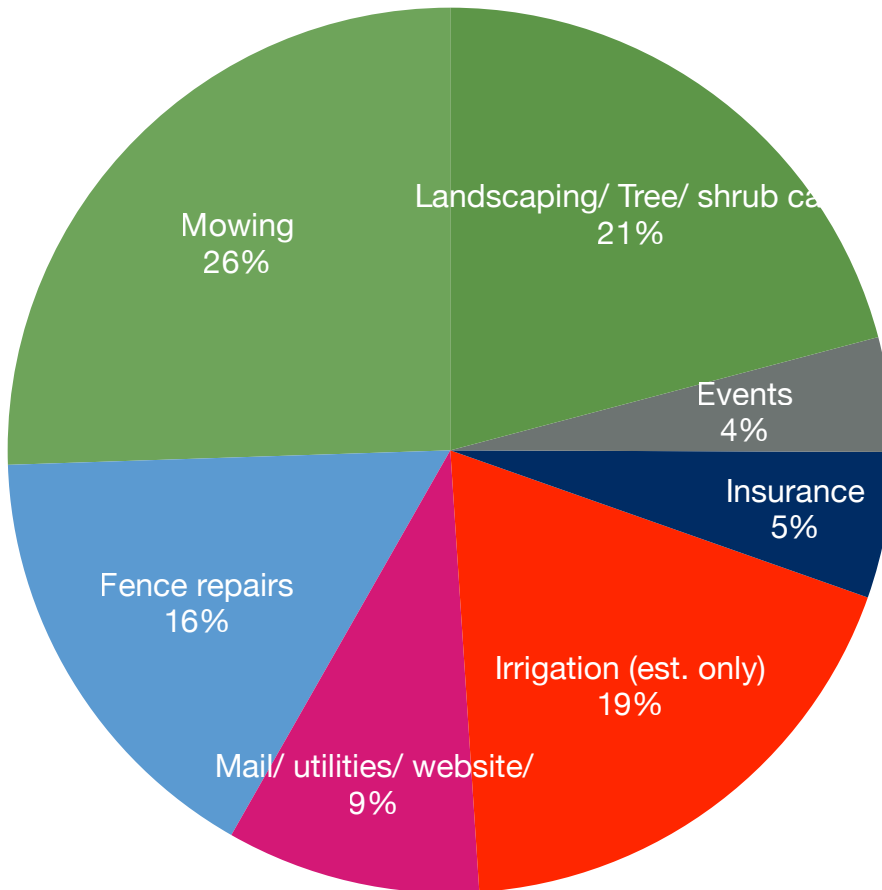
2022 Budget review: \$41,108 (as of 11/15/22)

Comments: irrigation repair (\$8500) could not be spent due to the orange fencing surrounding the South entrance median for much of the year. Subsequent to the Annual Meeting, most of the funds were taken from this and added to landscaping and fence repair. More detail is available on the website.



2023 budget:
\$43,100

The 2023
 proposed budget
 was approved.



Closing comments:

The Board deeply appreciates all those who responded to the survey, wrote additional comments, and participated in the Annual Meeting. We now have a list of priorities to guide our action for the next few years, and will be updating the neighborhood on our progress. We would like to see the number of households who pay dues increased.

We need volunteers!

- SEA Board vacancies (Area 2 & 5), Architectural committee
- Committee on speeding and traffic
- Events, including neighborhood cleanup day
- Big lake vegetation renewal

Springdale Estates is 50 years old - now is the time to lay the foundation for the next 50 years!

Your SEA Board - Have Safe and Happy Holidays!