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## Norm's News & Notes

### June 27, 2012

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**Greetings!** Hope all of you are enjoying your summer. With the completion of most of the major infrastructure projects last summer, we are focusing the work this summer on numerous maintenance and repair projects.

Projects include: installing a mandated automatic pool chemical feeder, repairing campground pantries, installing a new UG electrical service and surge protector for the office and cable equipment room, removing dead tree limbs from campground and common area, termite treatment of buildings, painting at various locations, staining the shuffleboard and newspaper shelters, and making some much needed improvements in the park office.

**Flood:** Due to Tropical Storm Debby, Hernando County received over 13" of rain. The rain caused major flooding in D Section and we had to shut down the sewer plant when the water covered the lift station. We will have to wait until the flood water recedes to access any damage that may have been done to the plant and homes. During one of the downpours, we made a water inspection in many sections of the park. We found several broken clean outs and unit properties that show water infiltration into the sewer system. Several repairs will have to be made to stop the infiltration.

**Waste Water Treatment Pond 3:** This spring, the water level was low enough to complete much needed repairs to the berm and banks. The dike between ponds 2 and 3 was widened considerably. The cost was \$1,600.00 including 4 loads of fill dirt and rebuilding the banks. The FL DEP should be very happy with the new improvements.

**Control Panel:** We are experiencing problems with the generator control panel at the sewer plant. In our efforts to locate parts to repair the panel, we learned that the panel is obsolete and parts are no longer available. It appears the panel will have to be replaced. The next step in the process will include advertising for bids.

**Chlorine Treatment Building:** The old wood building located at the waste water treatment plant was badly deteriorated. It was replaced with a new vinyl building, new electric and new plumbing.

**Entrance Gate:** We hired Automated Gates & Engineers to make corrections on the gate system. The repairs will include proper grounding & surge protection for the system. The work will also be warranted.

**Signs:** To meet insurance and FL DEP requirements, additional signage has been added or replaced throughout the park, i.e. at sewer plant and lake.

**Pump Check Valve:** Replaced check valve on well one.

**Street Light:** Repairs were made on the street light in front of the recreation hall. The rotted wood supporting the light was removed; a new more efficient light was mounted on the steel pole and set in concrete.

**Park Appearance:** In an effort to continue improving the overall appearance of the park, a stockade fence has been installed at the dumpster area near the maintenance building.

Jim, our QPM property manager, has been sending letters to unit owners who are neglecting proper maintenance of their property.

**Trees:** To replace some of the many trees that have been cut over the years, we purchased six sixteen foot live oak trees that were planted in the campground and adjacent common area. The tree farm gave us a discount price of \$75.00 per tree.

**Employees:** We are proud to announce a new addition to our staff. Sean Cunningham has been hired as a part-time maintenance employee. Sean has a strong background in mechanical and apartment maintenance including AC Certification. He also has extensive experience in heavy truck mechanics. Because of his work background, he can provide services that we would normally contract out.

**Work Orders:** A new work order system has been implemented and time clocks installed for employees.

**Campground:** Eleven groups have made reservations throughout the summer and fall. Projected revenue from the groups is approximately \$4,000.00. The number of groups has almost doubled from last year. We attribute the increase to our booth at the FMCA RV RALLY, our campground updates, additional advertising, etc.

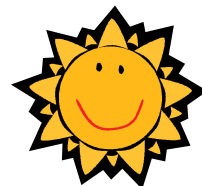
**Advertising:** We are trying a new venture for advertising our campground. Using state government websites, Terry, our gatehouse personnel, is in the process of generating a list of campgrounds located in the Northeastern states. Starting with the Michigan list, Jim, our QPM manager, wrote an email message and ad about our campground that was sent to each of the campgrounds.

In return for the campground posting our ad at their campground, we invited the owners to send their park information to be posted at Camper's Holiday. Some have already responded.

**Blue Handbook of Rules & Regulations:** We are in the process of updating the Handbook. The last update was 1996. We would like to capture any history that may have happened between 1996 and 2009. If you have something you believe is important and should be recorded, please put it in writing and turn it into the gatehouse or email it to [cholidavoffice@bellsouth.net](mailto:cholidavoffice@bellsouth.net). Thanks!

**Pet Run:** A pet run area has been constructed at the lower end of the campground so that campers and unit owner can exercise their pets.

**Pets:** Just a reminder that our Bylaws state that "a domestic dog or cat may be kept on a unit," meaning that one pet is allowed per unit. An attempt to increase the number of pets to two was put to a vote of the membership in April 2007. The vote did not pass. Any change would require another vote by the membership.



**Summary:** With the completion of a very successful winter season at Camper's Holiday, I want to thank the many individuals who were involved in planning and carrying out the many activities that made it a great winter. As we continue working on improvements here at CH, we are looking forward to the season ahead.

**Thought:** *"Do not let what you cannot do interfere with what you can do".*

John Wooden