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## Norm's News & Notes

### September, 2016

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**Pool Bath** – While attempting to resolve an on-going sewage problem, it was discovered that the interior wall studs were relatively gone; eaten by termites. We hired a contractor to repair the walls. In addition, we are updating the plumbing and meeting all ADA requirements. We have downsized somewhat by a shower and toilet in each bathroom, meeting the County requirements.

**Waste Water Treatment Plant Updates** - The last 5 manholes have been cemented and are in the process of being lined. This will conclude our 4/5 year project to eliminate ground water infiltration into the waste water treatment plant. A contractor just finished the maintenance work on the treatment plant ponds. They shaped up very nice and the berms were made wider. This will also increase our storage capacity.

**Wells** – The filters have been regenerating (backwashing) too often. Dave Kingsbury, our plant operator, and Maintenance cleaned a connection on one of the four filters and found some build-up of algae. Since we have a bypass feature for each of the filters, there is no need to shut off the water. They plan to clean the other three as well.

**Cable TV** – In April, we had all new updated equipment installed by DirecTV in our cable room and signed a new seven year contract, which was less expensive than the previous contract.

The outside cable lines running to each home is equipment owned by Camper's Holiday. This equipment is somewhat outdated and when we have lightning strikes or just general maintenance issues, we may have difficulty getting replacement parts. Thus, sometimes a delay in cable fixes. The cable room has been painted and the floor has been tiled.

**WiFi** – Several of our pieces of equipment have been struck by lightning. We had them replaced quickly.

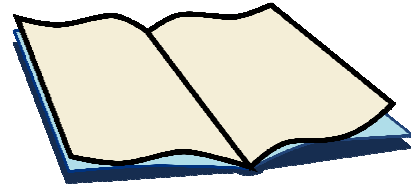
**Gatehouse** – Some renovations inside have taken place, i.e., new tile floor, several new cabinets have been installed. We are working on replacing the gate system transponders. Due to the age of our gate we have run into a compatibility issue. We are working with Precision Door to resolve the problem.





**Campground Maintenance** – We found an issue with an electrical connection in one of our power pedestals. Maintenance is checking each pedestal to make sure all connections are tight. F-Bath bathroom doors have been replaced. All the stall dividers in the F-Bath have been painted, the showers have been given a thorough cleaning and the shower floors have been re-grouted around the drains and broken corners have been fixed. Pantry storage cabinets are being made by Maintenance. We purchased several plastic ones last season. They are not substantial and are showing sun damage. They are only a year old and are not holding up. They will be painted prior to installation. This is another nice amenity for our campers. We have arranged for the annual tree inspection by the arborist. He will determine if a tree needs to be removed or if a trimming will suffice. We will also look at all common property on the owners' side.

**General Maintenance** – The front of the Rec Hall siding has been completed. The dock needed many boards replaced and it has been updated. Pavilion particle board cabinets have deteriorated due to moisture and are being replaced with solid wood cabinets.



**Handbook Addendum** – An addendum has been developed which clarifies some inconsistencies that have been discovered between the Handbook and our Bylaws, whether done by a vote of the owners or just clarifying discrepancies. Two years of History has also been added. The addendum was posted to the website, emailed to our distribution list or mailed to the balance of owners.

**D-17** – We have taken back this property under foreclosure and are now selling it. An informational flyer and bid form has been created and posted to the website, emailed to our distribution list or mailed to those who have neither an account on the website or an email address listed with us.

Keeping in touch,

**Camper's Holiday  
Board of Directors**