

Knollcrest Tax District

P.O. BOX 8053 • NEW FAIRFIELD, CT • 06812

Last Call for Halloween Tailgating Get Together Saturday, October 25th at 1:00 PM

Knollcrest Tax District Quarterly Report August - October 2014

With the Board term running from August – July, this report represents the first quarter of the current term spanning August – October 2014. We hope that you find this brief update informative and should you have any questions or feedback, please email them to board@knollcrestboard.org.

Current Status of Well Replacement Project

This past spring, it was identified that Well #1, the oldest well in the system, was not operating. Following the evaluation of alternative potential actions, it was deemed that the existing well must be abandoned and an alternative location for a new well be identified. This is a lengthy process from planning, to filing for permits, and receiving state approval. We have filed all of the necessary paperwork but we are still waiting on state approval. Fortunately, Knollcrest has five other wells to serve the 89 homes on the system (in comparison the Knolls has three wells that serve 107 homes) and has not seen any degradation in water capacity without a sixth well. While, one might question the need for a sixth well, the decision to replace the sixth well is to ensure that we always have additional capacity in case another well became non-operational for any period of time and so that we have three wells on the generator system. At this point it appears that it is unlikely that we will receive approval before the start of the new calendar year, as those seeking permits for wells that are without water due to a well failure are continuously prioritized ahead of us. Should we receive approval during the winter, a well can be dug depending on how frozen the ground is. We will continue to provide you with updates on this project.

Recap of the Generator Project

The Generator Project was completed over three phases. The first phase required electrical wiring to run up the side of Windmill Hill underground from the pump house at the bottom of Windmill Hill to the generator site in preparation of the installation of the generator. Fortunately, the existing underground tubing that runs up the hill could be used for the new wiring. The second phase included the installation of the generator on a cement pad connected to a high capacity in-ground propane tank. The infrastructure to support the switchover from electric power to the generator power was also installed. Both the generator and propane tank are located in the windmill area. This generator will serve three wells. The third, and final phase of the generator project that was recently completed, replaced the electrical service panel for the pump house at the community entrance. The replacement will allow for the support of a portable generator to power the three remaining wells, providing additional water capacity during a power outage while serving as a backup, should the system at the windmill not be operational due to damage associated with the cause of the power outage.

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Review of Fiscal Year 2013 - 2014

Major Projects

- This past fiscal year the community replaced the northern stringer of docks at the marina due to the deteriorating condition associated with their end of life that was creating a safety risk. The marina is self-funding as it operates as a Boat Club where members pay an annual fee to support its upkeep. Therefore, the cost of the docks was treated as operational. Although, this makes the marina operational expenses look excessive in comparison to last year, we are tracking marina income against expense to make sure that the marina account supports expenses such as these new docks.
- During this past fiscal year, Phase I and II of the generator project were completed (see Recap of the Generator Project).

Highlights of Fiscal Year 2013 - 2014:

- The **Water System** incurred operational expenses totaling about \$6600 less than was budgeted for during this past fiscal year. This will be used towards the cost of the third phase of the generator project and replacement well.
- While **Property Maintenance** came in slightly under budget, the **Snow Removal** budget took a heavy hit due to the challenges of keeping the roads and intersections cleared. The amount of snow and continuing predictions of more snow contributed to the uncertainty of when the winter snow would end, necessitating the removal of snow at intersections by our plowing vendor that resulted in excess costs to budgeted expenses. We fared better than most communities and commercial establishments that are unable to contract with a vendor at a fixed price and found themselves much further over budget than we experienced. **Roads** was roughly over budget by \$800 due to road patching and curbing that was addressed last fall in response to resident concerns and to better control the water runoff by the community entrance that was washing out the marina road.
- The **Beach** was only slightly over budget attributable to utilities. Utility expenses also impacted the **Roads** budget. This year the **Beach** budget had been increased in response to the community finding it necessary to hire a company to launch and remove the diving board dock. In the past, volunteers from within the community had done this task.
- **Administrative** costs came in almost \$1500 under budget, and close to the FY 2012 – 2013 level, despite the decision to expend \$2000 for the Retainer for Legal Representation.

The Board would like all residents to know that we work to keep operational expenses within the amount budgeted overall for operations, as well as within each operational area. However, there will undoubtedly be the need to readjust the budget between areas to cover unexpected costs. These are not necessarily unknowns, but unexpected. For example, an unexpected expense such as the diving board that cracked in 2013 or the excessively snowy winter last year. In response to these expenses, we would not increase the budget the following year since the expense would not be expected to recur. Should a new recurring expense emerge, such as in the case that we need to pay a vendor to remove

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and launch the beach dock yearly, we will increase the budget to recognize these. Additionally, the Board works prudently to avoid assessments and maintains a credit line, currently at a low interest rate, in order to make funds available towards large projects should the need arise.

Painting of speed bumps

The Board received a resident concern regarding the visibility of the speed bumps. We plan to do some touch up on the bumps this fall and will be painting the bumps and intersection lines in the spring.

Last call for Halloween Tailgating Get Together

Come join your neighbors for our Halloween Tailgating Get Together on October 25th at 1:00 PM (rain date October 26th at 1:00 PM). Bring your folding chairs and coolers and come enjoy the company of your neighbors. All residents are invited to come by for hamburgers and hotdogs. Burgers, dogs and soda will be supplied. Kids of all ages are encouraged to wear their Halloween costume and bring a decorated pumpkin. We will be having contests for the best costumes and best decorated pumpkins.

If you plan to attend, please RSVP to notices@knollcrestboard.org with the number who will attend from your family so we can estimate for food. Also, if you would, please let us know how many children will be attending with you. We look forward to seeing you there.

Parking Ban between November 15th and April 15th

Knollcrest implements an on-street parking ban between November 15th and April 15th. We need your cooperation to ensure that the plow can clear our roads properly and keep our roads safe during the winter season. The parking ban is for cars and boats parked on the side of roads or those that extend into the roads from pull-ins and in the turnarounds during and following snowfalls. Additionally, parking is prohibited at the base of Windmill Hill (intersection of Windmill Road and Millway) or by the beach area (on Eastview) as it creates an extremely dangerous condition for drivers trying to safely navigate the hill. It also places parked cars at extreme risk of collision. Please be considerate of your neighbors. **If the Snow Plowing Contractor has to return for additional cleanup due to a car or boat improperly parked, the owner will incur the additional expense.**

Deep Drawdown Scheduled to Start November 1

FirstLight will begin its deep drawdown of Candlewood Lake on November 1, 2014. Water levels will drop to an elevation of 418', which is 10' lower than normal summer recreational level to expose invasive Eurasian Milfoil to frost to eradicate it. Water levels will return to normal summer elevation on or about April 20, 2015. The drawdown also provides waterfront homeowners with the opportunity to make needed seawall repairs. If you are planning to make repairs, you should contact FirstLight in advance, who must be kept informed of any seawall construction work as per the March 2013 Shoreline Management Plan required by the Federal Energy Regulatory Commission (FERC).

Daylight Savings Time Ends

Daylight Savings Time ends on Sunday November 2nd at 2:00 AM when we fall back an hour.



In Honor of Veteran's Day

Register Your Family's Military Personnel

We would like to recognize your family's military personnel by adding their name to our list of active and retired men and women that have served our country to be displayed on the Community Bulletin Board by the Flagpole.

PERSONNEL INFORMATION

First Name

Last Name

Rank

Date of Service - Start



Date of Service - End



Branch of Service

Conflict Served During

Service Status

Active

Deceased

Retired

Your Name

Relationship

Your E-mail (in case we have any questions)

ADDITIONAL INFORMATION

To submit online, go to <http://www.knollcrestboard.org/News.html> and follow veteran's form link.