

# 2015 HFCA YEAR-IN-REVIEW

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2011 Total Gallons of Water Used 14,532,169

2012 Total Gallons of Water Used 15,518,064  
Increase from 2011 985,895

2013 Total Gallons of Water Used 13,205,650  
Decrease from 2012 (2,312,414)

2014 Total Gallons of Water Used

2015 Total Gallons of Water Used

\*Reduction in water use also gives a reduction in sewer use, as about 70% of the water is reclaimed and retreated.

Total Inches of Rain in 2014 (as reported by WHLC Highlands radio): 61". This is a 39" decrease from 2013.

Total Inches of Snowfall in 2014: 19.16" (14" less than 2013)

Lowest Temperature: -7 degrees F, January 8, 2014

## HFCA PLANNED PROJECTS COMPLETED IN 2015

- Purchased 21 native rhodods to plant along Oak Road to screen off-site property
- Installed new water line for Rocky Ridge Road – abandoned original (deep) line due to leaks.
- Installed 8" culvert pipe on Upper Divide
- Using a rented excavator, shoulders and ditches were excavated and french drainage was installed in various areas, in order to remedy standing water next to the roadways, per engineer's recommendation: Upper Divide Road, Salt Rock Court, Falls Drive West (incomplete)

## NOTABLE EQUIPMENT PURCHASED

1.

## OUTSIDE CONTRACTORS

- Allen Dearth & Sons Generator repairs:
  - Annual service contract for generators at wells and sewer treatment plant. \$825 total/annual.
- Bryson Enterprises, Inc.
  - Culvert replacement and Paving

- *Upper Divide, Rock Creek Drive, Rock Creek Court, Lower Falcon Ridge, from 2200 to end, and Falls Drive East, from 4-way to Spruce*
      - *Gravel*
- *Black Bear Construction*
  - *repaired slope failure on Falls Drive West (engineer)*
  - *repaired bridge stabilization on Falls Drive East (engineer)*
- *CLJ Maintenance to replace blue-polybutelene water service lines on Upper Divide, Rocky Ridge and Falls Drive East.*
- *B&B Concrete Products, services sewer facilities*
- *Environmental, Inc., for back-up operations of water and sewer*
- *Goldsmith, Molis & Gray, PLLC Accountant and Audit firm*
- *J&B Disposal, for weekly garbage collection*
- *Scaly Mountain Nursery & Landscaping for annual contract for landscaping areas*
- *Terminex, for one-year contract for pest control*
- *Utility Services, Inc. - Annual contract for maintenance, cleaning and integrity of both water storage tanks (25,000 and 100,000 gallon) water tank ,(\$26,312)*
- *Wayah Insurance for General Liability and Worker's Compensation coverage, and annual Safety inspections*
- *MetLife for medical insurance*
- *WGLA Engineering, PLLC, Engineer*
- *Wilson Gas Service for propane*
- *Toxaway Concrete supplied flowable fill where culvert sleeves had been installed .*
- *Drawbridge Computers serviced computers*
- *Ammons Electrical for gate wiring*
- *Cashiers Paving patched blue poly repair sites*
- *Tempstaffers provided labor during water/sewer line work and to enable catch-up*

## **DRAINAGE/CULVERTS/OTHER**

1. Duke Energy replaced its old cable on Falls Drive East, from the four-way to Spruce Lane intersection.
2. Installed 4" drain pipe along the shoulder on N. Big Bearpen, per engineer, to enable run-off to flow away from roadway
3. Installed machine curbing at upper end of N. Big Bearpen
4. Repaired rear-end of Cushman utility cart

## **SEWER INCIDENTS (Repairs done in-house unless otherwise stated)**

## MAR

1. Gravity sewer line backup into 81 Laurelwood Ridge – frozen line underneath pond. Owner relocated pond and entire line was replaced and verified with sewer camera.

## JUNE

2. Replaced capacitor on pump #2 at lift station #9

## **WATER INCIDENTS (Repairs done in-house unless otherwise stated)**

### JAN

1. Water leak on owner's side at II, F-2 – broken drain valve – plumber
2. Water leak on owner's side at I, H-33 – frozen – plumber. HFCA installed new curb stop box.
3. Water leak on main line below II, D-1 at valve – packing leak. Needs new valve.

### FEB

4. Water leak on owner's side at 76 Laurelwood Ridge – frozen
5. Water leak on owner's side at 24 Laurelwood Ridge – left dripping/frozen – plumber
6. Water leak on HFCA side at II, F-27
7. Large water tank emptied overnight on Feb 23 – discovered 6 leaks due to sustained temps below and near zero: all on owner's side: II, G-4/5; II, H-2; 60 Laurelwood Drive; II, J-5; 50 Ridge Lake Circle; Laurelwood Court
8. Water leaks on owner's side at 141/143 Chestnut Cove

### MAR

9. Water leak on HFCA side at Chestnut Cove 101 building – blue poly and male adaptor

### APR

10. Water leak on owner's side at II, D-6 -- HFCA repaired

### MAY

11. May 19 – Duke Energy's sub-contractor broke water main line on Falls Drive East during its attempts to bore underneath road to replace problem line between 4-way and Spruce lane intersection. HFC installed by-pass line.
12. Water leak on owner's side at II, A-7
13. Water leak on owner's side at 148 Rocky Ridge
14. Water leak on owner's side at II, A-29

### JUNE

15. Water leak on owner's side at I, K-20
16. Water leak on main line on River Court – hole in pvc line apparently caused by small rock – repaired with clamp
17. Water leak on HFCA side at I, H-17 – replaced male adaptor and added new valve
18. Water leak on HFCA side at 10 Lake Villa Court – blue poly cracked – plumber repaired
19. Replaced chemical pump at Well #1

## **BOARD MEMBERS**

- Richard Chitty, Barbara Finn and Beverly Pittman were elected to serve three-year terms on the Board of Directors, replacing the expired terms of Dean Bordelon, Sandy Norton and Chip Abernathy
- Regular monthly board meetings in May, June, July, August, September and October
- Budget Briefing Session meeting for Membership on October 22 to ratify 2015 budget

## PROPERTY SALES IN 2015

### 1. 2014 last

## RENOVATION AND REMODELING PROJECTS IN 2015:

- XX Maintenance and Repair Applications were submitted and approved
- Xx Interior Work Notices were issued
- XX Remodeling/Renovation Applications were submitted and approved
- Xx Tree Trimming and/or Landscaping Applications were submitted and approved