

2016 HFCA YEAR-IN-REVIEW

2016 Total Gallons of Water Used 14,225,350
Decrease from 2015 - 792,239

2015 Total Gallons of Water Used 15,017,589
Increase from 2014 +2,166,125

2014 Total Gallons of Water Used 12,851,464
Decrease from 2013 (354,186)

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

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

2011 Total Gallons of Water Used 14,532,169

Lowest Temperature: 6 degrees F, January 2016

Total Inches of Rain in 2016 46.41"

Total Inches of Rain in 2015 (Biological Station): 75.28". December was 27 inches! A 14" increase from 2014.

Total Inches of Snowfall in 2016: 14.5" (5" less than 2014)

HFCA PLANNED PROJECTS COMPLETED IN 2016

- River Rock Ditch on Falls Drive West, 455 linear feet, in-house
- Duke Energy replaced its old cable on Falls Drive West from the intersection with N. Big Bearpen to the intersection with Upper Divide/Falls Drive East.
- 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.
- 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: Falls Drive West, Sky Lake Drive and Upper Divide Road.
- Replaced 3 culverts
- Sleeved 1 culverts
- Paving overlay on Falls Drive West, Falls Drive East and N. Big Bearpen Mtn. Road.
- Installed up-lighting on the large island near security
- Prepared and awarded bidding to replace old crosstie wall and curbing around Security
- Replaced and relocated sewer lift station #11 in Chestnut Cove \$22,912

NOTABLE EQUIPMENT PURCHASED 2016

1. Air Compressor \$1,350
2. Push Mower \$870
3. Back Pack Blower \$870

OUTSIDE CONTRACTORS 2016

- *All Phase painting \$600*
- *Allen Dearth & Sons Generator repairs:*
 - *Annual service contract for generators at wells and sewer treatment plant. \$825 total/annual.*
- *B&B Concrete Products, services sewer facilities*
- *Bill Hawkins Tree Service*
- *Black Bear Paving – Paving and Stabilization on N. Big Bearpen*
- *Bryson Enterprises, Inc.*
 - *Culvert replacement and Paving*
 - *Falls Drive West (all), Falls Drive East (from Upper Divide to Spruce Lane).*
 - *Gravel*
- *Corbin & McMahan Heating and Air*
- *Coward, Hicks & Siler, PA attorney*
- *Drawbridge Computers serviced computers*
- *Environmental, Inc., for back-up operations of water and sewer, and operations Aug-Dec*
- *Goldsmith, Molis & Gray, PLLC Accountant and Audit firm*
- *Gooder Grafix signs*
- *Highlands Automotive Service*
- *Innovative Employee Benefits for health plan administration*
- *J&B Disposal, for weekly garbage collection*
- *Larry Rogers Construction for water line repairs*
- *Light Ideas for lighting fixtures*
- *McNeeley's Store & Rental for excavator rental and culvert pipes*
- *Pentegra Services for 401K management*
- *Pressley's Lawn Care for culvert installation*
- *Roman's Roofing for HFCA office re-roofing \$6,156*
- *United Health Care for medical insurance*
- *Scaly Mountain Nursery & Landscaping for annual contract for landscaping areas*
- *Tempstaffers provided labor during water/sewer line work and to enable catch-up*
- *Terminex, for one-year contract for pest control*
- *Toxaway Concrete supplied flowable fill where culvert sleeves had been installed.*
- *Utility Services, Inc. - Annual contract for maintenance, cleaning and integrity of both water storage tanks (25,000 and 100,000 gallon) water tank , \$8,244*
- *Wayah Insurance for General Liability and Worker's Compensation coverage, and annual Safety inspections*
- *WGLA Engineering, PLLC, Engineer*
- *Wilson Gas Service for propane*

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

JAN

1. Gravity sewer line repair from exterior damage from tree on N. Big Bearpen

FEB

2. Sewer Lift Station #111 – total replacement and relocation
3. Sewer Lift Station #9 replace broken pipe with galvanized

APR

4. Sewer Lift Station #10 installed new flange for seal

JULY

5. Sewer Lift Station #3 replace breaker in control panel

AUG

6. Sewer Lift Station #3 installed new brackets
7. Sewer Lift Station #6 and #8 – installed spacers for pump positioning

SEP

8. Sewer Lift Station #3 – pulled pump and replaced rubber seal
9. Environmental, Inc. installed new circuit board in Ultraviolet Chamber #1
10. Managed inflow of grease inflow into Sewer Lift Station #11
11. Sewer Lift Station #11 – installed new off-float switch
12. Leak on owner's side in Chestnut Cove

OCT

13. Environmental, Inc. (and HFCA) installed new blower and motor at Wastewater Treatment Plant
14. Sewer Lift Station #3 – installed new pump and control panel

DEC

15. Sewer Lift Station #10 – replaced flange. Scheduled for new pump installation by Environmental, Inc.

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

JAN

1. Larry Rogers replaced old galvanized 2" main on Lake Villa Court
2. Gate valve leak at 120 Laurelwood Court
3. Valve leak at 943 Skylake Drive

FEB

4. Owner's side frozen pipe in Dogwood
5. Valve leak in box in Laurelwood

MAR

6. Installed 2 replacement sectional valves in Chestnut Cove
7. Found leak in Chestnut Cove at building 1
8. Owner's side leak in Laurelwood
9. Owner's side leak in Chestnut Cove
10. Repair service connection at 1320 Falls Drive East after Duke hit line

APR

11. Owner's side leaks in Chestnut Cove (commodes)
12. Repair 2" line hit by Black Bear Paving
13. Installed new valves in Laurelwood

MAY

14. Repair drain valves in Chestnut Cove
15. Main valve leak at Falls Drive East/Falcon Ridge. Deep. Hired Rogers Construction
16. Owner's side leak at 1896 Upper Divide

JUNE

2016 Year-in-Review

17. 100,000 Gallon Tank overflowing. Replaced mercoïd switch.

JULY

18. Owner's side leak at 1271 Falls Drive East

19. Owner's side leak in Chestnut Cove

20. Replaced Valve due to leak in Winterberry

21. Well #1 and #2 troubleshoot – not running. Replaced air relief valves and check valve at #1

AUG

22. Owner's side leak at Berkshire Hathaway (commode)

23. Owner's side leak at 174 River Court

24. Replaced telemetry circuitry at 100,000 storage tank, after lightning

SEP

25. Replace 2 valves in Laurelwood

26. Owner's side and HFCA side leak at 30 Elm Court. HFCA replaced both valves

27. Owner's side leak at 15 Elm Court. Drain cap blew-off

OCT

28. Found 2 open hoses running on Upper Divide

29. Owner's side leak at 1832 Upper Divide. Plumber repaired broken pvc pipe.

30. Owner's side leak in bathroom spigot at 306 Falls Court. Plumber repaired.

31. Owner's side leak at 2341 Falcon Ridge at standpipe

NOV

32. Owner's side leak at pool bath commode

33. Owner's side leak in Laurelwood

34. Owner's side leak at 105 Sassafras at a fitting

DEC

35. Owner's side leak at Berkshire Hathaway (commode flapper)

36. Owner's side leak at broken pipe at 2203 Falcon Ridge

37. Replaced flow meter at Well #2

BOARD MEMBERS

- Richard Chitty, HFCA Board President. Sylvia Pannell, Vice President; Bob Hood, Secretary, Mike Crosby, Treasurer, Directors: Barbara Finn, Ernie Franklin, and Janie Wilson.
- Regular monthly board meetings in May, June, July, August, September and October
- Budget Briefing Session meeting for Membership on October 25, 2016 to ratify 2017 budget

PROPERTY SALES IN 2016 (26 Total: 4 Condos, 4 Villas, 17 Houses, 1 Lot)

03/07/16	Ramsay	Davis	98 Salt Rock Court, II, F-4B/5/6	H
03/22/16	Jetmundsen	Eastman	30 Elm Court, I, H-32	H
04/11/16	Brady	Guillaume	203 Chestnut Cove	C
04/22/16	Taylor	Harmon	Lot, II, A-12	L
05/11/16	Varnier	Crawford	107 Chestnut Cove	C
05/27/16	Regenold, Jr.	Cannon	54 Salt Rock Court, II, F-7	H
05/31/16	Gibson	Hebert/Reilly	45 Lake Villa Court	V
06/09/16	Tackett	Carmichael	648 Skylake Drive I, H-35	H
07/13/16	Weiss	Spiegel	1130 Skylake Drive, I, E-1	H
09/01/16	Westall	Copeland	250 N. Big Bearpen Mtn. Rd,II, A-42	H
09/09/16	Bumpas/Hayden	Drummond	38 Laurelwood Ridge	H

2016 Year-in-Review

09/27/16	Killian	Foster	1400 Falls Drive East,II, D-12	H
09/27/16	Noell	Hickey, Trust	247 Chestnut Cove	C
09/27/16	Braybrooks	Mlot	80 Lake Ridge Circle	V
09/30/16	Spiegel	Clark	100 Oak Road, I, F-2	H
10/05/16	Wells Fargo Bank, N.A	Crawford	20 West Knoll Drive , II, A-11	H
10/17/16	Meyer	Fisher	724 Falls Drive West, II, B-7	H
10/21/16	Connors	Austin	48 Oak Road, I, F-4	H
10/25/16	McClelland	Lanier	50 Lake Villa Court	V
11/07/16	Workman	Umberson	95 Rock Creek Court, II, L-3	H
11/14/16	Tindol	Wallace	99 Balsam Lane, I,H-21	H
11/14/16	Weaver	Graeber	1285 Claire Lane, I, G-14/15	H
11/21/16	Blackwell	Mall	131 West Knoll Drive, II, A-5	H
11/22/16	Tate	Hebert/McLaughlin	81 Lake Villa Court	V
11/28/16	JP Morgan Chase(Brooker)	Henkelman	90 Eyebrow Ridge, II, F-12	H
12/05/16	Hartsfield	Gilbert	141 Chestnut Cove	C

RENOVATION AND REMODELING PROJECTS IN 2016:

- 69 Maintenance and Repair Applications were submitted and approved
- 54 Interior Work Notices were issued (includes all interior-only renovations)
- 8 Remodeling/Renovation Applications were submitted and approved
- 112 Tree Trimming and/or Landscaping Applications were submitted and approved