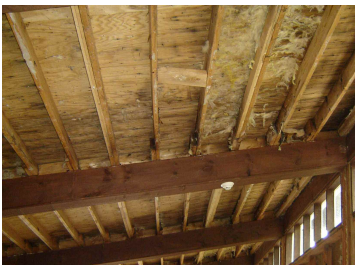


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As was reported in the last newsletter, the board was made aware of what turned out to be a mold problem in the meeting room of the clubhouse that had to be addressed. To find the extent of the problem, we had to have the entire ceiling and the front interior wall removed. Yes, mold existed. Now, to get it fixed, we hired a contractor to replace the entire roof, including the rafters, thus removing all the mold. We will also have the contractor create what has been missing in the roof all along: proper roof venting. (Please read below a more detailed explanation of all that was accomplished to date.) We are currently delayed because Penn Forest Township inspectors are now requesting additional paperwork, including an additional engineer's report. All the lumber for the rafters/roof is sitting in the clubhouse awaiting approval from the Township so construction can begin. As all of you are aware, the clubhouse has been closed since February and will continue to be until the job is done. Our monthly meetings have been held in the Christ Lutheran Church at noon (rather than 10 a.m.) Thank you to Donna and Rick Tweed for arranging this for us. The board has decided to move the annual meeting date at the clubhouse to **Sunday, July 17**, to allow sufficient time to get the work done. A tremendous amount of time has been spent by board members Mike Michvech and Ralph Moore who have met with contractors, engineers, building inspectors, etc. during this whole ordeal. Many thanks to both of you...you are the best and we are lucky to have you!

 *Charlie Sollin*

**CLUBHOUSE/GROUNDS** – In November 2010, what started out as just an “innocuous, benign-looking” belly in the clubhouse ceiling has turned into a major headache for the board. After receiving three proposals from contractors to replace the roof and ceiling in December (as reported in the January newsletter), the next task was to hire a remediation company to assess exactly what the problem was, the extent of the damage, and how it should be fixed. This company pulled down additional drywall from the ceiling, took air samples, and performed both swab and tape tests, providing us with an extensive and comprehensive report of what type of mold was present on the ceiling and rafters. Due to the seriousness of the problem and to make sure that nothing was missed, the board also decided to hire a professional engineer who



could provide us with a solution to fix the existing moisture problem once and for all. Our dilemma was whether to remediate or rip the whole roof off and replace. We were made aware that the roof was not done properly to begin with as there was no space for ventilation to allow any moisture to dry. During the winters, ice damming occurred, allowing water to infiltrate under the shingles and into the building, over time causing mold. In March, we got our insurance company involved for reimbursement for the damages and after three inspections by them, have received estimates for reimbursement between \$11-12K. We are looking into taking legal action against the previous roofer for shoddy workmanship. During the engineering inspection, it was noted that the large window upstairs in the meeting room was falling apart and needed to be replaced. This has since been done, costing \$1,769. We have spent \$2,300 on the preliminary work, excluding the window. The cost of replacing the roof will come to \$23,600. It should be mentioned that the front wall of the meeting room was also removed to determine if mold was present there as well; happily, there was no mold. We also had to remove all the electric wiring and fixtures. All will have to be replaced, adding to the total cost. We will need to insulate and put new drywall on both the front wall and the ceiling, coming to \$3,900. Grand total for the whole project is approximately \$35,000. Many board members were involved one way or the other in this project, but particular thanks for all their hard work and giving of time goes to Charlie Sollin, Mike Michvech, Ralph Moore, Ed Patterson, and Joe Davis. The amount of stress cannot be measured! The clubhouse will continue to be closed until the project is complete; therefore, the paddleboats are not available as well. Fishing in the lake can still be done but we have not stocked the lake this year as in the past. Of course, the playground equipment is available for the children.



On other matters, Penn Forest Township, in conjunction with the DEP, is requiring that we provide an emergency plan for our dam on Beaver Lake. We will solicit help with this from an engineering firm before presenting to the Township.

**ROADS** – Snow removal for the winter of 2009-10 came to \$7,655. For the forthcoming winter, we will go out to bid for snowplowing, taking into consideration the distance the contractor is from our community, number of personnel doing the plowing and type of equipment being used, response time and exactly when the clock starts. Charlie has marked the roads that will be done this year and is awaiting a proposal from Shiffer as to the cost. We are going to scale back on the

amount done this year due to the costs incurred from the clubhouse. Those roads that must be done this year will be, including putting in new roads that now have new houses. New fill will be put in around the mailboxes as well. The structure covering the mailboxes has been removed as it was becoming a hazard and in danger of falling down. The board has not made a decision as yet if or when it will be replaced. The newly installed bicycle rack has been stolen. We are in the process of trying to get another one for the school children. Road signs need to be put up along with new ones ordered for Meadowrock and Longwood.

**BUILDING AND ZONING** – It's been quiet in our community with only one new home built and two additions. Money continues to be tight, as we all know. Building & Zoning Chairman, Joe Davis, along with the board, remind those members that are planning to build in our community and **BEFORE** a permit is issued that you **MUST** meet with the Building Committee to review all building plans to get approval. Before you sign with a contractor, it is suggested that you check out the Attorney General's web site ([www.attorneygeneral.gov](http://www.attorneygeneral.gov)) to make sure your contractor is listed. This is a listing of all registered contractors in PA that do at least \$5,000 worth of home improvements a year. The board also strongly recommends that you put in your building contract that any Hickory Run Forest building violation fines be the sole responsibility of the builder/subcontractors and not you. This is a deterrent for costly violation problems during construction. A reminder that customers have three days after signing a contract to get out of it, and all contracts must have start and end dates.

**PUBLIC RELATIONS** – The cost of this newsletter to be created and sent to almost 500 members averages \$700 an issue, excluding the hours to accomplish. To lower this cost, we continue to ask you to please send us your **e-mail address** so that in the future, we can send the newsletter to you electronically. We currently have fewer than 50 addresses . . . . please help! A thank you to those of you who have given us your e-mail addresses.

**COMMUNITY CRIME WATCH** – There have been a few break-ins this year with one home being broken into twice, both in November 2010 and February 2011. Donna Tweed has researched the purchase of security cameras for the community. It was decided that it will be weatherproof, have a time stamp, and can be accessed from a computer. Cost for the camera and box will be under \$300. We will purchase just one for now to see if it will meet our needs. The camera will be placed in the section that has been a high activity area for problems. Thank you to our Crime Watch volunteers for their vigilance in helping to keep our community safe. If you want to get involved in this committee, please notify Donna at [dtwtweed@aol.com](mailto:dtwtweed@aol.com).

**FINANCE COMMITTEE** – The newly formed Finance Committee will give a report at the annual meeting on the audit that was done.

**ANNUAL MEETING/ELECTIONS** – Our annual meeting and BBQ will be held on Sunday, July 17, 2011, at 10 a.m. If you would like to bring a dish to the BBQ, please let the board know in advance by e-mail or telephone. There will be a sign-up sheet for those who brought dishes.

The following board members are seeking reelection this year: Jim Cassel, Joe Davis, Neil Goldman, Charlie Sollin, and Donna Tweed.



## REMINDERS



Before starting construction of any kind, plans must be approved by the Building and Zoning Committee;

Notify the board of any change of address so our database can be kept current;

Send us your e-mail address for future e-mailing of the newsletter;

Observe the 20 M.P.H. speed limit for all vehicles within the community;

All Hickory Run Forest vehicles, including ATVs, must display our tags – notify board if you need a tag;

Discharging of firearms within the community is against the law.



See you on July 17 for the meeting and BBQ

Have a Safe & Happy Summer!