

JULY 2021 Waterville Estates Village District COMMISSIONER NEWSLETTER

Greetings to the Waterville Estates Community. It is a pleasure to see our Community Center abuzz with owners, residents, and guests. Our Management and staff worked tirelessly to get the Community Center up and running. Thanks to all who made it possible for folks to enjoy the pools, fitness room, and concession services. Starting back up after the pandemic has been difficult. Thanks, also, to community members for their patience and understanding during this trying time.

As folks return to the Community Center, many have noticed issues needing immediate attention. For example, the Fitness Room air conditioning is no longer operable. The Summit Lounge has not yet had ventilation restored. In this bulletin, you will find a list of the projects your Commissioners are working with Management to address. I would appreciate input about items needing repair which are not included on the list. Please send me an email at maureen@waterville-estates.com if we have missed any items needing repair.

We have, in the Community Center, an aging facility. While the District and the Association (Waterville Estates Association) have engaged in many repairs and improvements over the past thirty-five years, we have, at times, neglected routine maintenance of some mechanical systems. As several systems/components failed recently, we have not yet replaced or restored them.

Facility maintenance, repair, and asset replacement are paid with both tax revenues and Capital Improvement Fund contributions from the Association.

Today, the need is to address both the aging thirty-five-year-old structure and any necessary, inoperable mechanical systems (at least one component has never received servicing).

Repairing, replacing or upgrading the mechanical systems will allow us to enjoy our amenities, will reduce operating costs, and eliminate needless 'stopgap' repairs. Acting on the need for repairs, we can stop our collective community assets from wasting or deteriorating.

When the Commissioners performed a walkthrough of the Community Center and the Ski Lodge last fall, I noticed needed building repairs as well as many safety concerns. Staff undertook to correct many of the safety items. These corrections are not ordinarily visible to the community. As a result, here is a partial list of what has been accomplished:

- Electrical panels in both kitchens have been moved (meeting code requirement).
- Additional outlets have been added to the Community Center front desk where multiple devices are used.
- Pressurized gas canisters, used in beverage service and in some mechanical applications, have been secured.
- Stairs and a handrail have been added to the garage area of the Ski Lodge.
- Containers of flammable materials have been moved into new, fireproof storage cabinets.
- Necessary signage and safety sheets have been acquired.
- Temporary removal of the indoor hot tub has arrested additional water damage to the concrete structure of the Community Center.
- Underneath the old indoor hot tub, coming off the main electrical panel, are conduits which house electrical lines for the Community Center. The old conduit was severely rusted, likely from the water intrusion; the new conduit is made of plastic and thoroughly sealed.

Additional safety items need addressing. The carpet in the District offices is a trip hazard and will be replaced. New eyewash stations

(mandated by law) will be installed soon. The indoor pool covers are inoperable and a trip hazard; replacement is being considered. The rusted sprinkler system lines running through the main electrical panel room need replacing. The Chemical Room needs a new window and ventilation may be added at the time of this repair.

Repair projects are listed below. At our annual meeting, several of these projects were approved in individual warrant articles and, for that reason, they are familiar to many.

This list consists of items known to the Commissioners at this time. It may not be exhaustive. Please contact me if you are aware of other needed repairs. (maureen@waterville-estates.com) The list is not organized by cost or importance. I did not include timelines as I do not know enough about when this work will likely be started.

1. One water system storage tank (well water holding tank). Water system infrastructure –being evaluated by an engineering firm, full extent of needed repairs at not known at this time.
2. Ventilation & Air Conditioning in the Community Center.
3. Air Conditioning in the Fitness Room at the Community Center.
4. New Boilers (sized to meet increased capacity) for the Community Center.
5. Replace/Improve the indoor hot tub.
6. Leak in outdoor pool.
7. Decking around adult pool/spa.
8. Housing for outdoor hot tub; replace/improve outdoor hot tub.
9. Replace two rusted, compromised exterior doors (for employees only -- to main electrical panel & to other mechanical/storage) at the Community Center.
10. Missing/damaged/rotted siding, fascia, trim, and stucco on Community Center and Ski Lodge exterior.

11. Replace front lobby vestibule at Community Center.
12. Add fresh air to the Ski Lodge ventilation system.
13. Determine if any environmentally hazardous materials/matter has entered the soil at the Service yard and, if necessary, remediate the damage in a lawful and responsible manner.
14. Remove all inoperable vehicles, debris, and unnecessary materials from the Service Yard, restoring the municipal facility to a condition which meets standards set by the state, the town of Campton, and our insurance agency (Primex).

In addition, we are working to add safety equipment to the Ski Lift Towers and acquire a road salt/sand storage structure for Service Yard.

As you can see, much has been done to make our facilities safer. The next step is addressing the needed repairs in a responsible and cost-conscious manner. The Commissioners are committed to repairing and maintaining our facilities with transparency and openness. By focusing on maintenance and developing maintenance planning, we can keep and improve our wonderful amenities for future enjoyment.

Roads in the Estates are also a focus for your Commissioners. We are seeking from volunteers and management plans to address drainage, possible resurfacing, and maintaining our surfaced roads. The commission will keep the community informed as we move forward on road maintenance and improvements.

Thank you.

MAUREEN PATTI,
Waterville Estates Village District Commission Chair

July 16, 2021