



South Winds Homeowners Association, Inc.
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<http://www.southwindsessex.org/>

News Update

May 25, 2010

Dear Homeowners,

We have some updates to share with you since we last met in December, beginning with the pond's spillway capacity. UCONN's Civil Engineering School's report was posted on the South Winds Association website shortly after our meeting. The report concluded that the existing spillway is inadequate to handle a 100-year storm, which is defined as 7 inches of rain in a 24 hour period. On March 30th of this year, we had 6.5 inches of rain in two days, and the spillway was barely able to handle the flow at its peak.

The UCONN report estimated the cost of constructing additional capacity at \$8,400.00, plus engineering and permitting, which is estimated to add \$5,000.00, for a total cost of \$13,400.00. There is a possible design alternative that may reduce the cost, but this is the figure we are using in the financial planning stage. At the next association meeting, we will be recommending that this project be scheduled over a three year period as follows:

- 2011 – Engineering;
- 2012 – Permitting, agency approval, and contract bidding
- 2013 – Construction.

The homeowner's fee for each of the 3 years would need to include \$80.00 to fund the spillway project. If all other expenses remain fairly constant, the projected annual fee would increase from \$200.00 this year to \$280.00 over the next three. If the alternative plan does work out, then the cost will be lowered. Any questions or comments, please give Don a call.

Also discussed at our meeting was the need for volunteers for our open space committee. The dock is currently tilted, and in need of new footings. Don found some better fittings with sockets for the 4x4 posts, but we need help replacing them. Please contact Don if you can help out.

Lastly, no one has offered to run the block party yet this year. After many years of standing over the grill for the whole party, Tom needs a break! A suggestion in going forward, may be to take a step back and have people bring their own meat to grill and a side to share with all. Each family could use the big grill to cook their own meat when they are ready, so no one member of our neighborhood is doing all the work. If you think you may be able to help out, please give Tom Middendorf a call. He is happy to go over all the details.

Enjoy your summer!

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