

LAKERIDGE WEST COMMUNITY ASSOCIATION

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www.lakeridgewest.org

Brief Pool Update April 26, 2020

The LWCA pool replacement project continues to move forward as the Board navigates the obstacles imposed by the COVID-19 Public Health Emergency.

This past week the Old Bridge Township Building Department signaled that the permit review process has completed by presenting an invoice to the LWCA for the permit fee. A check was promptly issued. The permit will issue 24-48 hours after payment is received.

Additionally, in the past week a site survey to determine the pool and the storm water manhole drain elevation was completed. This activity is required to facilitate completion of the water remediation engineering plan which is based on the findings from the previously completed soil log. The engineering report is anticipated to be available in the next two weeks.

The Board has been in communication with Swim-Mor, the pool replacement contractor. We were informed that

“the executive order prevents Swim-Mor from starting any new jobs, but there is some confusion over whether a permitted job is considered "started". If we can get the permit approval from the town, I am willing to try and get it started right away.”

To put all of this in perspective the timeline, from demolition to water fill of the replacement pool, is approximately 12 weeks under normal operating circumstances. This would assume that the Building Department inspections proceed with a typical response time. When the government Executive Order ceasing all non-essential construction projects will be lifted, whether there is opportunity start earlier as stated above and what rules might be put in place at a later time which could impact the construction and inspection activities will unfold as we proceed.

The Board is maintaining active communication with all contractors and the Town officials and are continuing to address any issues that arise to enable the project to complete.

The replacement of the pool is a major financial undertaking. Money collected in prior years that was not required to maintain and protect the existing facility together with the 2019 Special Assessment was segregated in a Construction budget which will fund the demolition and replacement of the pool. The Annual Assessment is tracked separately from the Construction budget. The Annual Assessment funding is used to pay for the annual Operating expenses and must be replenished yearly to be able to pay for utility, insurance, maintenance and repairs that a 6.5-acre recreation park requires. Included in repairs and maintenance are those expenditures necessary for the LWCA to meet current American Disability Act and Health department regulations. With the prior pool we were able to operate under legacy requirements. Now, with a new pool, all facilities are required to be upgraded to meet current regulatory requirements. The Operating expenses do not go away because the pool is not open. All

unspent funds, such as for a pool management contract which will only be spent once the pool is fully operational, are reallocated to the LWCA reserve fund which was fully depleted to allocate all previously collected money to the Construction budget.

In closing the Board wishes to draw your attention to the Lakeridge West Community Association web site where you will find the email address of all Board members:

<http://www.lakeridgewest.org/Officers.html>

and other LWCA related documents:

(http://www.lakeridgewest.org/Publications_and_Forms.html).

As the new Board moves beyond the pool disaster the goal is to expand and update the site to more fully serve as the center for the community association's recreation areas needs with increased communication including minutes, budgets and such. Until then as we go through this major construction project, we will attempt to provide monthly updates through website posts, email and flyers. The Board members are available to answer all questions directly

Brief Update (March 26)

Progress on the pool project is hampered by the COVID-19 pandemic. Nonetheless it is slowly continuing. Town Engineering & Building Officials are working from home & behind closed doors at the Municipal complex. They have been reviewing & commenting on the LWCA Permit application, working with the sub-contractors & available by phone. This week Board members supervised a soil excavation at the pool enabling the engineer to perform a soil log. This will be to understand & resolve the underlying ground water issue. Other contractors have met with Board members at the pool to provide seasonal landscaping & repair estimates. The Board is working around the COVID-19 imposed limitations to keep moving forward. The pool general contractor, Swim-Mor, is in a continuing dialog with us. Once the pool permit is issued by the township, we will have a better idea of the timeline for demolition & construction. At that time, we should have a clear idea of when it would be possible to complete our new pool. As of today, the Governor has not put limitations on construction.

If your family is experiencing financial difficulty in these strained times, please reach out to the treasurer directly to discuss arranging an individual financial payment plan

(Treasurer - Susan Johner - treasurer@lakeridgewest.org).