



# THE CURRENT

The Newsletter of McFayden Lake  
(Fayetteville's Largest Lake and Watershed)

Volume I, Issue I

Winter 2008

## Special points of interest:

- What is McFayden Lake Association?
- Who must pay dues?
- McFayden Lake receives stormwater from 26 square miles
- We need volunteers!
- Check out our website, [www.mcfaydenlake.com](http://www.mcfaydenlake.com), it has a bulletin board & blogs!

## Inside this issue:

Request for committee volunteers	2
Officers & Directors	2
Is our water safe to swim in?	3
Should I eat the fish?	3
Why is our water orange after rain events	3
What can be done?	2

## City's Largest Lake has a history, a future, and a Problem!

As the largest lake in the City of Fayetteville, McFayden Lake and the several hundred acres surrounding it have seen their fair share of change. Since the original Grist Mill and Earthen dam that was rebuilt with post depression Roosevelt Tennessee Valley W.P.A. money in the 1930's, the lake has served its citizens to the best of its ability. The area was once a community of farms, When J. Scott McFayden Sr. (who served as Fayetteville's Mayor for 10 years) and his brother "Turk" McFayden agreed to dam up Beaver Creek to create what would ultimately be known as McFayden Lake. (McFayden is also fed by Persimmon and Stewarts Creeks).

The lake provided water to sustain crops for farm operations of the McFaydens, Edens Farm, Morgans Farm and others. It became an abundant source of wildlife and fish that fed the community and provided recreation in swimming, fishing, boating, hunting, and social gathering. Poultry and free range turkey farms flourished. Mr. J. Scott McFayden Jr., born in 1929, (a retired prominent business and community leader), recalls the days and years he spent on the lake his father and uncle helped create.

"Bobby Breece and I put together a water ski exhibition there in the mid-1950's" he says with obvious reminiscent pride. "The water was deep and clear then, it was popular; people

enjoyed it." Dan Blackstock, who has lived in The Lakes subdivision on the lake for 39 years, recalls the time when the lake was in better "health".

"Mr. McFayden sold me my lot and I built the first home here in 1968" he says. "That was before streets, development and malls began sending all their runoff water, sediment, and pollutants into the lake,

There were more trees and it wasn't muddy or shallow." Mr. Blackstock actually helped maintain the earlier dam during the period of time in the mid-1950's that the McFayden families sold their land and lake to Barret Real Estate in a structured, incremental development deal. Barret pledged to protect the lake. "The lake ranged from 9 – 17 ft depths all over back then (2 ft is common in many areas now)" says Mr. Blackstock.

## TOO MUCH OF A GOOD THING

McFayden Lake and its Dam are in Danger Now! During a time of severe drought, years of single family housing developments, and the last several years of mega-size multi-family and commercial development, the lake is facing its toughest adversary ever.

Officials from Fayetteville Cumberland Storm water, The Army Corps of Engineers, North Carolina Department of Envi-



**MLA Emergency spillway, September 2008**

ronmental and Natural Resources have confirmed... McFayden Lake is slowly filling with sediment mostly from surrounding commercial and upstream development. The fact is the flood plain is widening, and the water quality is diminishing (it's not safe to swim in based on recent pollutant test). If there is any doubt of the condition of our lake, one needs only to take a good look at the orange color we see after even a minimal rain event, let alone the test showing high counts of sediment, fecal coliform, and a host of other not so nice pollutants, from streets, streams, parking lots, roads, and even fertilizers and animal feces from our own back yards. Did you realize that the last major rain we received raised the lake level above the myriad number of PWC Sewer manholes within the water?

## CITY WON'T PAY FOR FUTURE REPAIRS OR CLEANUP

Oddly enough, our City charges taxpayers storm water fees,



Old Boathouse at  
"normal" Lake Level

**"The State, City,  
County, and  
private businesses  
send damaging  
polluted and  
increasing  
volumes of  
stormwater to  
McFayden Lake,  
but by policy will  
not clean up or  
repair damages."**



Same Boathouse as  
above, after a rain event.

## City's Largest Lake has a history, a future, and a Problem! (cont.)

sends surrounding storm water (26 square miles) to McFayden Lake, but by policy will not pay for any dam maintenance, cleanup or dredging when required. Lakefront property owners just may have to fork out millions again one day to repair or replace Dam. The Hope Mills dam repairs cost 12 million & took 5 years. The Rayconda dam repair estimate stands at approximately \$600,000.

As your new President-Elect, along with newly elected officers, directors, volunteers, and with your help we can raise awareness, and begin to restore, preserve and protect this all important resource. Engineer reports cite the lake is approx 110 acres, but public records show it's closer to 138 acres. The plan's to mail quarterly newsletters, update the website,

[www.mcfaydenlake.com](http://www.mcfaydenlake.com), to allow bulletins, articles, links, and member input should be a step in the right direction. I urge you to volunteer for one or more of the committees as published within this newsletter. Our McFayden Lake Association Inc. Dues are only \$70 per year, yet over the past 3 years, only about 35% of lakefront lot owners have paid. We need the money, and the volunteers to ensure this precious natural resource survives for the next generation.

Attentively,  
Ed Blanchard Jr. President  
[Ed@TheResidentialGroup.com](mailto:Ed@TheResidentialGroup.com)



### October 15, 2008 Officers & Directors

President, Ed Blanchard Jr.  
Vice President, *vacant*  
Secretary, Corrine Byrne  
Treasurer, Sherril Watkins  
Contracted Consultant, Eric Duckworth

Directors: Wilbert Thornton,  
J.B. Erickson, Dave McLaughlin,  
Jane Billinger, Lee Walters,  
Dennis Chew, Mike Ramos,  
Ken Higginbotham

## MLA Request for volunteers

E-mail your name address phone and committee of interest to:

[mcfaydenake@hotmail.com](mailto:mcfaydenake@hotmail.com).

Volunteer committees, when practical and applicable, will oversee and hire subcontractors (except for security and patrol committee).

### Equipment Maintenance

**Chairperson**, Wilbert Thornton

Signs, patrol boat, duck boxes  
Fences and common area upgrades.

### Grounds Maintenance

**Chairperson ?**

Volunteers for lawn, trees  
Duck and common areas  
To include Dam Embankment and downside slope

### Volunteer Security & Rescue

**Chairperson** Lee Walters

Establish written policies & volunteers to patrol

As deemed necessary (one patrol boat available)

### Legal & Environmental

**Chairperson** President Ed Blanchard Jr.

Current officers and Board comprise this committee.

Goals amend covenants & by-laws for preservation, engage more participation from multi-family residents including votes.

Acquisition of land donations  
Seek grants, defend lake and streams. Pursue legal actions to cause Government & Businesses to clean up storm water and lake.

### Dam Maintenance

**Chairpersons** Dennis Chew

Oversee Dam functions & structural maintenance  
Pre-storm inspections learn procedures, Monitor tree & embankment damages.

### Fish & Wildlife Management

**Chairperson** Mike Ramos

Identify & monitor fish and wildlife species re-stock

Fish annually as voted. Seek assistance from NC Wildlife Commission.

### Communications

**Chairperson ?**

Assist with newsletter, website, e-mail responses, and public relations. Member social functions, public awareness campaigns and more. Gather wildlife and storm water photos and news.

## What is McFayden Lake Association?

The McFayden Lake Association, Inc. is a private, nonprofit organization made up of the members, and its primary purpose is to determine and define Association membership and annual dues and to govern and regulate the maintenance and use of the lake.

The primary purpose of these by-laws is to provide information to Association members and to serve as the basic authority for the day to day operation of the Association's governing body in the use and maintenance of the lake.

The President, Vice President, Secretary and Treasurer shall be elected by the general Association membership. Directors shall be appointed by the President.

The Board of Directors shall be the major governing, rule making and enforcement body of McFayden Lake Association and shall consist of: President, Vice President, Secretary, Treasurer.

At least one (1) Director from each of the following subdivisions/areas:

Waters Edge, Lake Shores  
Lands End, The Lakes, Shorewood, and Hermitage.

The Board of Directors shall be authorized to amend or change these by-laws as necessary and to enforce all rules contained herein, as long as there is no conflict with the document at Article I, Sec. I.

### DEFINITIONS

"Lake" shall mean and refer to that body of water known as McFayden Lake, and its dam located in Seventy-First Township, Cumberland County, North Carolina/The City of Fayetteville, North Carolina.

"Association" shall mean and refer to the collective membership of lake front property owners, other selected property owners and/or special members and the Association governing body or Board of Directors.

"Member" shall mean and refer to those persons entitled to membership in the Association as designated herein, and who have paid annual membership

dues.

"Lake Front Property Owner" shall mean and refer to the recorded owner(s) of property bordering or fronting the water of the lake at any point, to include owners of plots or sections of undeveloped lake front properties.

"Common Areas" shall mean and refer to real property owned by the Association for the common use and enjoyment of members, ie. boat ramps, picnic areas, etc.

(Excerpt from restrictive covenants that have been recorded at the Cumberland County Register of Deeds since March of 1979, yet many residents have not been aware they exist!)

- Dues are used to protect, maintain, and save funds for future problems.
- The covenants and bylaws need amending, they were last updated in 1979.



Former VP dock flooded, Sept. 2008

***"Based on recent water quality tests, swimming or consuming fish is discouraged until further studies."***

## Why is our water orange after a rain event?

Most of McFayden Lake's sedimentation and pollution comes from Beaver Creek, which is fed by Tank Creek on Fort Bragg. Storm water from 26 square miles including the heavily developed Skibo Road area, and probably the new industrial Military Park, does and will flow into McFayden untreated. In the past 12 months, the 364 unit apartment complex, Westlake At Morganton Apartments, a new construction project at the headwaters of the lake, has

received 5 notices of violation from N.C.D.E.N.R. and 1 from Fayetteville / Cumberland Storm water. Our local government should help more! McFayden could be a future secondary drinking water supply or hydroelectric producing dam. More dams in Cumberland County have failed than are still existence. Several recent new construction projects have been cited for excess sediment discharge as well.



Sediment enters from Beaver Creek at Morganton Rd. Headwaters of Lake. Storm drains from 26 square miles also enter McFayden.



## MCFAYDEN LAKE ASSOCIATION

P O Box 26663  
Fayetteville, NC 28304

E-mail:  
McFaydenLake@hotmail.com

**We're on the web!**  
**www.McFaydenLake.com**

### Contact City Council!

- Call The StormWater Department at (910) 433-1613 and ask them to help clean up the stormwater entering McFayden Lake!

**Watch our  
website  
grow!**

Learn more @ [www.McFaydenLake.com](http://www.McFaydenLake.com)

Do you owe \$ ? (if you own lake property the answer is probably!)

### Board Authorizes Collections of Unpaid Dues 9/15/2008 and 10/13/2008 Meeting

Among decisions such as receiving liability insurance quotes, hiring a consultant to help redefine member data base, and re-zoning critical wetland areas, the Board of Directors, authorized billing and collecting all unpaid dues including 2006, 2007 & 2008. Annual dues are \$70 per lot per year for most Lakefront property owners. The covenants (see

[www.mcfaydenlake.com](http://www.mcfaydenlake.com))

REQUIRE ALL Lakefront property owners, even vacant lot



**Dam embankment eroded by  
storm water, June 2008.**

owners, to pay, and allow for 6% late fees and placement of liens against properties that have not paid. Pay your bill at our website, [www.McFaydenLake.com](http://www.McFaydenLake.com) by credit card or debit card or by mail to: McFayden Lake Association, PO Box 2663, Fayetteville, NC 28314. PLEASE include your name address telephone and pin # if possible. Questions or objections should be E-mailed or mailed. Those who purchased prior to March 1979 are exempt from paying per the covenants.