

Bayles Lake

Bayles Lake business, committee updates, news, maintenance, security and special issues reported quarterly to you by your BLHOA Board of Directors

A Quarterly Newsletter

www.bayleslakehoa.com

Issue No. 22 – Spring, 2013

President's Message

- Rod Cardinal



It has been a busy winter season and I am ready for the spring time. Our board members have been busy with their committee assignments. We have had discussions and committee meetings on budget, sanitary sewer, roads, equipment maintenance, planning and preparing for the new fiscal year, seeking bids and estimates for work projects around the lake, hiring a new water supply operator and making repairs and updating equipment in our pump houses. November to February may seem like a quiet time at the lake but I can assure you that it is not.

Managing our lake infrastructure takes work and we are fortunate to have terrific employees. When you see them out working, stop and say hello. They always enjoy getting to know you.

Last year's quarterly dues assessment increase of \$10.00 per quarter has helped us regain some financial stability. But then we had some unexpected water line issues at Bayshore Drive and Bay Park. Then we had a couple of drainage problems pop up at Currie Cove and Ocala Bay so it seems like there is always some issue to deal with.

- We completed crack filling and sealing Sunrise Drive-Skyline Drive-Sunset Drive last summer and would like to focus on our inner roads this summer.
- We completed maintenance work and repaving of five sections of our perimeter road.
- We completed most of the maintenance recommendations at Newell Dam and Spillway and did some additional maintenance work at Bayles Dam at the Lakeview Irrigation Pond. We shared this information with Lake Iroquois and Lakeview Country Club.
- We received some additional information on sedimentation accumulation in our bays, coves and inlets and need to develop a plan to work on cleaning them out.
- We have made important equipment upgrades to our water distribution system.
- With last summer's drought we will need to remove several trees from our parks but hopefully we will be planting 4-5 new trees, maybe Oak trees in a fall planting. It is our responsibility to continue to look to the future.

BLHOA BOARD OF DIRECTORS NEWSLETTER

The \$50.00 quarterly special assessment for sanitary sewer work, for 2012-2013, expired on March 31 and the board really appreciates the community support. And, I am sure that this area will be revisited in the future as we move closer to the actual construction phase. This date is still undetermined.

- The Water and Sewer Committee continues to work with the Loda Sanitary District and our engineering firm, Berns, Clancy and Associates (BCA) on the sanitary sewer project.

Arvie Beard has completed revamping our "Welcome to the Lake Information" packet and you can view it on line on our website www.bayleslakehoa.com under "Links" then click on "Archives". It gives our new residents much more current and helpful information. If you don't have a computer, contact Arvie Beard, 386-2023 and he can print off a copy for you.

The board is working on a new Bayles Lake promotional brochure. As far as we can determine there has not been any promotional information printed since 1976 and we feel that it is time to update and get current information into the hands of our residents, so that they can share with their friends and relatives. We want to get this brochure into the hands of area realtors so prospective buyers can see what we are all about.

We need your help, please think about serving on the Board of Directors. It is our Board of Directors' responsibility to provide stability, community leadership and financial accountability for Bayles Lake. We appreciate the opportunity to represent and serve you.

Please consider attending our annual homeowners association meeting, Monday, May 6, at the Lakeview Country Club and please continue to contact your district representatives with ideas, questions or suggestions:

5:30-6:30 pm Dinner...cost is \$17.00 per person and reservations are required. You do not have to be members of Lakeview Country Club to join us for this dinner; just make your reservations by calling Rod or Mary Cardinal at 386-2873.

7:00 pm Annual Meeting

Introductions

Review last year's meeting minutes

Elect new board members

Hear Committee Chairperson Reports

- **Security**
- **Maintenance**
- **Finance / Treasurer**
- **Building Permits and Inspection**
- **Lakes and Parks**
- **Roads and Drainage**
- **Rules and Regulations**
- **Water and Sewer**
- **Auxiliary Report**

Resident Comments

Building Permits

- Jim Flaherty
- Ed Killen
- Dale Foster

Spring is upon us and we are anxious to get started with yard, lakefront, and home projects.

Before starting new projects it is important to check rules and regulations found in the BLHOA Handbook. The handbook can be found on our web page on-line at www.bayleslakehoa.com.

Especially note the six (6) ton weight limit on our roads from February 1 through April 30. Whether it is new construction, deck or dock renovations, satellite dishes, or large landscaping projects, always check the handbook.

Residents should also call Ray Soltysiak for permits before beginning projects. Either Ray or I can be contacted regarding any questions or concerns about your projects.

Permit Inspector

- Raymond Soltysiak

Most residents are aware that our roads are old. Every year it cost more to try and preserve them in a good condition. Weight limits are posted at the entrances. It is the responsibility of the owners to inquire how deliveries are going to be made and if the weight limits might be a problem. In special cases, this limit can be waived with the approval of the Board of Directors.

Lakes and Parks

- Rod Cardinal
- John Konieczka
- Jim Keenan

Newell Dam and Spillway Safety Inspection

The complete report is on our website www.bayleslakehoa.com under "Links"; then click on "Archives".

We completed several of the recommendations from the Newell Dam and associated spillway inspection as mandated by the Department of Natural Resources / Office of Water Resources.

- Placement of riprap erosion control materials on the face of Newell Dam.
- Modification of vegetation on the downstream face of Newell Dam.
- Placement of riprap in the spillway outlet channel, north of Skyline Drive; fill in scour hole.
- Extend and raise the spillway concrete sidewalls. (Wing walls)
- Removal of brush and wood vegetation from portions of the inlet/outlet channels and downstream of the spillway.
- Created an Emergency Action Plan, Operation Plan and Maintenance Plan.

Fish Stocking, DNR Request and Fish Die Off

This spring we have added about 900 Largemouth Bass to Bayles Lake. As we follow along with the Department of Natural Resources suggestions, the bass species was next in line.

We have also made an additional request with the DNR to visit Bayles Lake and conduct its Fish Sampling Program, which we continue to use to help guide us in restocking the lake with fish. Their last visit was 2009. Last year's drought pushed back their visit to us.

We also had a Shad die off this past winter. The DNR has indicated that this is a fairly normal process and not be too concerned. Shad is “rouge” fish and it actually benefits the lake to have their population decreased. Shad probably entered the lake years ago. Small shad are considered a bait fish and probably started out as fishing minnows. They are difficult to eliminate. A few years ago the DNR suggested that we add Hybrid Stripped Bass to help reduce the Shad. Hopefully, when they sample the lake, their results will validate this.

Boating Safety Education

If you are interested in taking an on-line boating safety correspondence class, now is the time to begin planning and you can do so by checking the schedule and registering for Boating Safety Education courses from the Illinois Department of Natural Resources (IDNR). There are plenty of classes scheduled -- check the IDNR website for class dates and locations. Class schedules are updated frequently. The website link for all IDNR Safety Education course information is www.dnr.illinois.gov/safety.

Park Reminders

Please be careful in the parks this spring and don't drive in them while they are soft. But we encourage everyone to spend some time in the parks picking up branches and sticks and do a general clean up. Create piles so that it is easier for Maintenance / Grounds to pick them up.

The snow fences will be taken down soon but the burn bins / leaf enclosures will remain in place until about May 21 and then they will come down. That should give almost everyone a good chance to clean up their gardens, lots / property and lawns.

Please check the website, Rules and Regulations, and review information regarding:

- Burn Pile Information
- Boat Registration
- Boat Safety
- Fishing Rules
- Parks
- Lake/Shoreline/Beaches

It is all of our responsibility to follow the rules and regulations of the Bayles Lake community.

Plant a “Legacy Tree”

Bayles Lake was created, in part, for its aesthetic value and natural environment with recreation and relaxation as its primary focus, while enjoying a quiet, rural community setting.

The goal of this Lakes and Parks Committee Program is to encourage residents to be proactive and to protect or replace trees through voluntarily planting of additional trees at Bayles Lake.

The massive, native, 100 foot tall oak trees, some may be over 200 years of age, stand in our parks, green space and on private property all around Bayles Lake. Numerous hickory and a few walnut trees survive as well because of the foresight of D.B. “Doc” Bayles. “Doc” enjoyed the tree canopies over our parks, protecting many of the trees as he created home sites and park space. And he probably did not fully understand the impact he would have on today's environment.

Since 1952, many of our residents have successfully saved these trees as well as planted numerous other tree species. This continues to give our community a woodland's feel, even as we are surrounded by the flat farmlands of East Central Illinois. Many residents have situated their homes to maximize the wonderful views of the lake, parks and trees, taking advantage of the beautiful seasonal colors in all directions.

Unfortunately, we lose one or two trees of notable size and history each year, for a variety of reasons, and the loss can be felt around the lake. The Lakes and Parks Committee encourages property owners to voluntarily plant "Legacy Trees" in honor of family, friends or special occasions.

More information is available on our website www.bayleslakehoa.com under "Links"; then click on "Archives".

Reserving Robinson Pavilion at Healey Park

The Robinson Pavilion is available to all of our Bayles Lake community. For reservations, rules and regulations, please call Barb at 312-403-9978 or check the Bayles Lake website for more reservation information. There is a \$25.00 rental fee.

New Addition to Healey Park

Due to the drought last summer we had several trees die off in our parks. In Healey Park, we lost an old Oak Tree. As we were talking to Matt Price, Price Tree Care, about cutting it down and removing it, he mentioned that if the tree was still solid at the base, would we ever considered creating a chainsaw sculpture. He indicated that he has done some of this work before. He showed several pictures of Owls and Raccoons. We asked him to consider this while cutting the tree up. It worked out perfectly and thanks to donations from John and Ann Healey and Bob and Diane Thorstenson, we now have a new Owl resting on the stump of the old Oak Tree.

Changing Street Lights?

Did you know: Residents that pay to have a street light on their lots may be able to save themselves a couple of dollars? If you have a "white" street light you might be able to save up to \$2.00 each month by changing over to an "amber" street light. You can do this by calling Eastern Illini Electric Cooperative at 217-379-2131 for more information or to request a change.

The majority of the street lights at Bayles Lake have been changed over to the environmentally friendly "amber" color and it would be nice to have a similar and consistent look throughout our community.

Bayles Lake Clean Up Day

Rain or shine, Saturday, July 13, will be our Bayles Lake Clean Up Day. A dumpster will be located at the Maintenance Shed, 8:00 a.m. to noon, so that our homeowners can dispose of unwanted stuff that may be cluttering up their yard or taking up space in the garage. For more information, please call Maintenance / Grounds, Bob Siddall, 386-2500.

Remember the state law regarding dumping of electronic equipment into landfills. This includes televisions, computers, monitors, printers, keyboards, DVRs, etc. These products typically contain many valuable metals that can be recycled.

In Iroquois County, River Valley Recycling will accept all electronic products. Their address is U.S. 24 and North 1600 Road, Crescent City, Illinois. Call 1-877-787-0078 for more information or check out: www.RiverValleyRecycling.net.

Bayles Lake Fireworks Show

The Bayles Lake Fireworks Committee (Jeff Hartman, Jeff Facer, Ed Killen and Rod Cardinal) reminds all lake residents about our annual fireworks show, Friday, July 5 this year (July 6 is the rain date), that will start at 9:00 p.m. The launch site will again be Skyline Drive. We will follow the same road closing plan that we used last year. Residents will receive a reminder about June 20.

Homeowners will receive a letter, in April, asking for donations. Donations will drive the length and quality of our show and we hope that we will again have high participation from our homeowners. Last July we had a beautiful evening with lots of boats on the lake with families and many more residents on the shoreline, all enjoying the sights and sounds of the event.

Bayles Lake Website

We have removed the need for a password to get into our website. After talking with Area-Wide Technology we took the password option off because we were losing the battle with the big search engines like Google, Yahoo and Bing. Whenever someone does a Google, Yahoo or Bing search, their automatic robots have access to whatever "cookie" is open. We were finding outdated and partial information on these sites. After talking with Area-Wide Technology, we just eliminated that requirement.

Many of our residents call or email asking for the password so this eliminates one step for them. I have not heard of or noticed any problems. In conversations with Area-Wide Technology, we see the volume and traffic to the website use is still up. Based on emails to me, everything is working fine.

Essentially, we just joined with much of the rest of the computer generation. The website has made it quick and easy for people to ask questions and for us to provide additional information for our residents.

This is our yearly reminder: If you would like to add your email address, please contact Arvie Beard at ardale@mchsi.com or rodneyacardinal@gmail.com. We have added many new email addresses to our "Residents" page on the website and we appreciate this quick and easy way to communicate with you.

Our website www.bayleslakehoa.com continues to be a very valuable resource to our community. Please check it out and bookmark it as one of your favorites and see the latest news and events at the lake. **Know who to call if you have problems, questions or compliments.**

Wedding News

It has been several years since we have had a wedding at Bayles Lake. On June 29, Jerry and Ericka Weaver's granddaughter, Dayna Bruss, will be married in Healey Park and the Robinson Pavilion. This special day will require a little bit more patience for all of us because it will be a large wedding with about 400 people in attendance.

We are hoping for a spectacular day as parking will take place in Patton Park, Healey Park and Dee Cee Park. Some wedding preparation will start on June 28 and all wedding activities should be completed by 11:00 pm on June 29 with clean up activities scheduled for June 30. Their meals will be catered and there will be music and dancing. There will be no alcohol served.

We will remind residents, from Weaver Court-Sunrise Drive-Kaufmann Drive of this event as it gets closer to the big day.

We appreciate your support for this young couple and we extend our best wishes.

Maintenance

- Bob Siddall

Hello,

Another winter has passed by and the best thing is seeing the spillway overflowing with water! Last year Rod and I had placed rocks and concrete to help with the eroding of the water run off. There was a point in time, that I thought it was just a waste of time. I should have never doubted Mother Nature.

I have been or will be doing the following:

- Will start flushing hydrants on a more regular basis, weather permitting.
- There are lots of limbs down and it will take awhile to get into the parks, but will pick up along the roadway on a daily basis.
- Have been turning water on for our friends coming back from “warmer places”.
- Had the John Deere Tractor and Gator, serviced over the winter.

I would like to thank Dan, Gene, Jerry, and Richard for the continued placing of boats, behind the shed, in a well organized matter. The Burn Pile has had a ferocious appetite last year and is still looking to be fed. It prefers tree limbs and brush but will also devour wood scraps. Call if you have a doubt on what to bring.

Looking forward to another fine year.

Bob Siddall

Cell phone 217-781-0951

E-Mail lodabob@gmail.com

Roads and Drainage

- Gene Merkle, Chairperson
- Jim Flaherty
- Jim Keenan

Roads Report

In 2012, we completed work on our perimeter road, Sunset Drive, Skyline Drive and Sunset Drive, filling cracks, replacing 5 sections of old asphalt, sealcoating and painting yellow hash marks down the center of the road. The perimeter road is approximately 2.7 miles long.

In 2013, our focus will be on the inner roads as they have never been sealed. We will fill cracks on 22 of our inner drives, courts, lanes and terraces and sealcoat 14 of these roads. In 2014 we will finish sealcoating the remaining drives, courts, lanes and terraces. Our inner roads, combined, equal approximately 2.8 miles.

Once again we will try to have the work completed as efficiently and conveniently as we can but, as always, some problems will pop up, so please be as patient as you can. The sealing company will alert you, in advance, when they will be working in your area. Please cooperate.

Drainage Report

We worked on a drainage problem near 746 Tracy Lane, Currie Cove. An old drainage culvert had rusted and collapsed and we inserted a new pipe through the old culvert and will reinforce one end with concrete to help stabilize it, when the weather warms up. There is another rusted out drainage culvert near 162 Sunrise, Ocala Bay that will be worked on when the weather improves later this spring.

Security

- Ray Soltysiak

Well spring is near which means residents will be getting their boats ready to put in the water. Some residents had purchased new boats last year and failed to display local numbers. The state is very slow at sending out Dept. of Natural Resources numbers but our rules clearly states each boat must have local displayed. The letters must be not less than 3 inches high on each side of the rear half of the boat. The local number is the address number.

Just a reminder that pontoon boats cannot have a motor larger than a 10 h.p. motor. Using a larger motor at less than full power will not be an excuse for having a bigger motor. Any resident with an improper motor will be asked to take their boat off the lake. A repeat violation will result in the issuance of a violation notice.

Since our last newsletter there has not been any events.

Water and Sewer

- Ed Killen
- Dale Foster
- Nick Schuit

In October of 2012 we changed our water operator. Mark LeClair is our new licensed water operator. After hiring Mark we discussed the problem of rust in our water. Mike Carroll the manager of our chemical supplier, Hawkins, Inc., suggested that we give him a raw sample from each of our wells. In November samples were sent to the Hawkins lab in Minneapolis, Minn. Their recommendation was to introduce "Hawkins LPC-AM", a phosphate into our water to keep the iron in suspension. An E.P.A. construction permit is required to add anything to our water. There permit has been applied for. Once the permit is received from E.P.A. we will start adding the phosphate to our water at the rate approved by the E. P. A. We are very hopeful that this change will eliminate the rust in our water and white clothes will be white again. If you are interested in a copy of the lab results, e-mail me at pekil@mchsi.com and I will be happy to send you a copy or they can be found on our web site, www.bayleslakehoa.com (click on "links"; then click on "archives" and scroll down).

Update on the Bayles Lake Sanitary Sewer Project (4/1/2013)

(This article first appeared in the Fall, 2011, BLHOA Newsletter)

Since September 2006, The Bayles Lake Homeowners Association (BLHOA) in partnership with the Loda Sanitary District (LSD) has been researching and planning a sanitary sewer facility to serve the Bayles Lake subdivision. It has been seven (7) years since that undertaking began and we realize that there have been many turnovers on the Bayles Lake Board and numerous new home-owners added to our subdivision who may not be fully informed about this proposed project.

To keep you informed and with assistance from Ted Jeurissen and Greg Gustafson, Berns Clancy and Associates (BCA), we prepared this brief history of the proposed sanitary sewer project specifically articulating the reasons why it needs to be done. We also include a status update of the project.

Why is the Bayles Lake Homeowners Association considering a centralized sanitary sewer system? What's wrong with what we have?

The answer to that question dates back to a September, 2006 written notice from the Ford-Iroquois Counties Public Health Department (FICPHD) to the Bayles Lake Lot Owners Association (BLLOA) stating that the perimeter tile(s) that collect the outflow of our private septic tanks violates EPA regulations.

The notice cited two specific violations of the law:

- (1) We exceed daily discharge limitations of 1500 gallons of effluent per day.
- (2) We exceed the maximum allowable number of hook-ups per tile. Only three (3) individual hook-ups per tile are allowed. (We have six (6) tiles and numerous individuals connected to the tile lines.)

The notice went on to inform us that no new on-site sewage disposal systems will be permitted to connect to the perimeter tile(s) and no existing on-site sewage disposal system requiring repairs or replacement will be permitted to reconnect to the perimeter tile(s).

In January 2007, the Illinois Environmental Protection Agency (IEPA) published a notice (NPDES Permit Number 64) concerning the agency's intent to begin enforcing existing regulations requiring a National Pollution Discharge Elimination System (NPDES) general permit for all surface eliminating private disposal systems discharging into the waters of the State of Illinois. In our case, those waters are Spring Creek and Bayles Lake.

The impact of these two actions is of paramount importance to the homeowners of the Bayles Lake subdivision.

- The first action forces all new and all repaired private sewer systems to discharge to somewhere other than the perimeter tile(s) and stipulates that no more than three (3) existing private sanitary sewer systems may lawfully connect to the perimeter tile(s).
- It further implied that at some point in the future, FICPHD will begin to enforce this regulation by requiring the disconnection of all of the remaining private disposal systems.

What does this mean for the residents of Bayles Lake?

Since 2006-07, no new private disposal sewer systems have been allowed to discharge to the perimeter tile(s). All of the systems that have been permitted since then are discharging into the lake. Furthermore, only a few private sanitary sewage systems, requiring only very minor repairs, have been allowed to remain connected to the perimeter tile(s).

We must be prepared for the eventuality that all 260 + private sewage disposal systems at Bayles Lake will require major repairs or total replacement within 25-40 years.

What are the lawful options?

Two things are certain. We cannot continue to use our existing sanitary sewage disposal methods. Our lawful sanitary sewage disposal options are extremely limited:

- We may discharge **some of the "effluent" directly into our lake. IEPA regulations allow the "effluent" discharge of up to two (2) private sanitary sewer systems per surface acre of water. (This option assumes a compliant private sanitary sewer system that produces secondarily treated "effluent" and that each such system discharging into the lake will still be subject to the conditions of a general NPDES permit requirement at an average annual cost of around \$500).

**It is important to note that this option CANNOT solve the entire problem simply because we don't have enough surface area and volume of lake water to accommodate everyone. The lake has a surface area of 130 acres and therefore could only be utilized by 130 systems into a 3 to 5 foot depth requirement AND achieving the adequate dilution required.

- All other solutions will require some type of EPA approved sanitary sewer collection and treatment system.

What actions has the Board of Directors taken?

The Board of Directors has taken the position that dumping our "effluent" into Bayles Lake is **NOT AN OPTION!** The public health, safety and economic risks are simply too great. The lake is the reason we're all here and the protection of that asset ought to be our primary focus in this matter.

Therefore, the Bayles Lake Board of Directors, understanding the compelling need to protect the health and welfare of Bayles Lake and its homeowners while at the same time assuming the responsibility for achieving compliance with IEPA, authorized a planning study to evaluate the feasibility of constructing a central sanitary sewer facility.

Since 2007, numerous meetings have been held to discuss and evaluate alternative sewer systems. Many leads have been followed and suggestions investigated including partnering with the Village of Loda, Lake Iroquois and the City of Paxton. Uncounted articles have been written and published in the Paxton Record, The Loda Times, The Champaign-Urbana News Gazette and our own Quarterly Newsletter. Detailed information has been disseminated, questions raised, investigated and discussed during numerous open meetings including: Bayles Lake Board of Directors monthly meetings, Bayles Lake Homeowners Association annual meetings, Loda Village Board meetings and Loda Sanitary District meetings.

After digesting all of the information, the Bayles Lake Board of Directors settled on pursuing a low-pressure, small diameter effluent collection system and recirculating sand filter treatment system. This collection system is a combination gravity / low pressure collection system. This option allows us to reline and repair segments of our existing perimeter collection tile in areas where reuse is possible and install the low pressure lines in those areas where it is impractical or cost prohibitive to reuse our existing tiles.

The board selected this option for two reasons: first, it is the least costly system to build and, second, it is the least disruptive construction option.

Latest events:

All preliminary engineering work has been completed. An updated Loda Sanitary District Facilities Plan has been submitted to and approved by IEPA. The Bayles Lake Board of Directors and the Loda Sanitary District board (legal authority who will own and operate the proposed system) were recently informed that a final NDPES permit could be issued by the EPA within the next 30 days moving the process of authorizing construction forward.

Before being able to move on to the construction stage, however, the project engineer and sub-engineer need to complete the Final Design work, prepare Bid Documents/Specifications and submit all to the IEPA for construction permits. We are scheduled to complete that work during our next fiscal year (2013). If affordable funding can be arranged, we may begin construction in 2014.

As a final note, the Bayles Lake Homeowners Association Board of Directors urge you to become involved in this project by attending the regular board meetings and by talking with your State and BLHOA District Representatives. Please ask questions or offer advice; the board wants and needs your input.