

February Update

Projects Approved at February Meeting

SW Lake Corner Upgrade:

- SW Lake Corner Upgrade (see below)
- SW Corner Borders (curbing & gravel next to Units 91 & 127)
- SW Corner Stucco Repair (end wall of Units 91 & 127)

Pool Privacy Plantings

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New shrubs & trees are being planted to replace those that have died.

This should provide more shade and privacy to those enjoying the pool.

SW Corner Lake Upgrade

The SW Corner Lake Upgrade was approved in the February Board meeting. It will start with the removal of the old railroad ties & installing stack stone retaining walls in 2 rows to create a walking path that is flat, sloping the remaining areas and top-dressing them with 3/4" gravel and installing curbing near the turf where appropriate to do so. Some new trees (pygmy palms) and shrubs (torch glow bougainvillea, blue bells, Tacoma stans) will be installed in the upper tier of this slope.

During the demolition/removal of the railroad ties there will be a roll-off dumpster in Visitor Parking to allow more efficient disposal of the ties.

Valentine's Day Water Shut Off

What happened?

A water valve broke near unit 48. Because the water lines are about 7 feet under the street, a backhoe was used to excavate down to the line so that repairs could be made. Water was off from approximately 10:30 to 4:00. Valve #3 was replaced with a new valve.

Why are we replacing water valves?



Lake Park's water main runs under the street and connects with itself as shown here.

There are 5 valves in the main line. There are also other valves (not shown) which control water to the buildings from the main line.

Due to age and disuse, most of these valves are frozen or ineffective. If the valves shown were operable, we would not have to shut off water to the entire community every time we need to shut it off anywhere. We could isolate a portion of the community where repairs need to be made.

Replacing a valve leaves a large hole in the street so the board decided to get some of these valves working before the new pavement goes in.

What happened this week?

We were not certain that all of the valves were unusable. Some of them were blocked by soil and rocks, so we decided to clean out the tubes that lead down to the valves and test them. When we tested valve #3 and a nearby valve that lead to building 14, that valve broke and water came welling up into the street. By shutting off that valve overnight, we were able to leave water on until the excavation was complete on Friday.

What next?

Because of the danger of another break in our aged infrastructure, we will not be doing any more testing. We do plan to replace valves 1 and 5 before the paving project. Then if we close valves 1 and 3, we can shut off water to only half of the community if needed. The same is true with valves 3 and 5 for the other half. If we are successful, we may also replace 2 and 4 to give us more flexibility in water repairs. The outages needed to replace those valves will be scheduled and announced in advance.