



The SHORELINE

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Update on New Development

New development continues around the lake. Here is an update on the progress to date for some of the better-known sites.

Lake Forest is located in Hebron and features Dominion Homes. Forty-eight new homes have been sold and construction is underway on several additional units. New sales appear to be brisk and it is anticipated that construction will continue with an average of 1 new home start per/week for the next 3 years.

Thornhill is located in Thornville and features a rural environment with village amenities and infrastructure. Twenty-six lots have been sold and 19 homes are under construction. An additional 23 lots are developed and ready for new owners. When complete, it is estimated that 300 new homes will be constructed.

Crescent Cove, located in Walnut Township at the foot of Custer Pointe Road, offers a unique setting for 24 new homes. The first home is almost complete and several lots have been sold. Additional new construction is expected to continue in the spring.

The Woods is located between Avondale and Edgewater Beach. Roads are currently under construction and drainage systems are being installed. Phase one features some water front lots and will include 24 new homes when complete. Seventy new homes are anticipated when the entire project is finished.

The Landings at Heron Bay is a continuation of the Heron Bay development. These condominiums are located near Honey Creek Road. Six duplex-style buildings are under construction

and should be finished by next summer. Each unit will include a boat dock on the boardwalk.

Mallory Square is the latest project to break ground. This new development has plans for 17 Key West style single family condominiums on the main lake shoreline, next to the Cranberry Point condominiums. Five units have already been sold and it is anticipated that the balance will go quickly.

Many other developments are in the early planning stages, however, it is premature to share any details about their progress at this point in time. We continue to work with the various government agencies to influence the type of development that takes place in our neighborhood and encourage each of you to stay informed and involved in the approval

Happy New Year

Sewer System Made a Huge Impact on Lake

The lack of central sewers created pollution problems in Buckeye Lake as early as the 1930s. Licking County Commissioners designed plans to correct the situation in the mid-30s, however, opposition and funding problems delayed the project until the 1950s.

In 1958, Licking and Fairfield Counties constructed central gravity sewers in the Village of Buckeye Lake and along the North and West Bank areas. Over the next 25 years, many proposals to provide central sewers to the remainder of the lake were considered. Disagreements among the three Counties and Villages plus the lack of support from residents destined the proposals to defeat.

In 1983, with the support of the Buckeye Lake Area Civic Association, a project for the development of a Septic Tank Effluent Pumping (STEP) system was proposed. The proposal received wide public support and the approval of Fairfield and Licking County Commissioners.

During the design process, a small portion of Perry County was added to the project.

Construction began on May 15, 1985 and was completed on August 4, 1987. Total cost for the entire project was \$17,427,600. Of that total, the local share was \$3,088,700, which came from bonds and assessments. The Buckeye Lake project was one of the most financially successful projects completed in the State of Ohio.

The Buckeye Lake project involved the construction of 1450 on-lot STEP systems and over 35 miles of pressure sewers, including 3 lake crossings. The project eliminated significant pollution of the lake caused by failing septic systems and nearly completed the provision of central sewers for the entire lake area. At the time, the project was the largest STEP sewer system in the United States and the first in the State of Ohio.

These accomplishments would not have been possible without the cooperative efforts of many private and public individuals. Members of BLACA circulated petitions and provided public officials with encouragement to move forward with the project. County Commissioners committed themselves to a unique governmental partnership to solve an area wide problem with an area wide solution. State and Federal governments, through the funding provided by the EPA and FHA as well as the cooperation of the Ohio Department of Natural Resources, were an essential foundation for the project.

The total project involved the coordination of over 150 public officials and the supervision of hundreds of contractors, suppliers and construction workers. The successful completion of this complex project speaks well of their efforts.

The system today serves over 3500 customers and helps to maintain a cleaner and healthier Buckeye Lake.

Fairfield Beach Improvements

Fairfield Beach will be getting a face-lift this winter, if Mother Nature cooperates.

We plan on purchasing over 250 ton of sand to improve and upgrade the swim area. To move that amount of sand will require a pretty good freeze to support the trucks that will be transporting the sand from the quarry.

ODNR will partner with the

Civic Association and supply the equipment and operators to distribute the sand after we have it delivered to the beach area.



In addition to the funds for the sand, BLACA will also supply an ample supply of supervisors and observers to make sure the job gets done right.

Next year we plan on expanding our parks and recreation efforts to include upgrading the beach at Brooks Park. We are also looking into the possibility of constructing volleyball courts on Liebs Island and the North Shore area.

Our Perspective on the Dam

What is BLACA doing regarding the Dam Improvement Project? Your Officers and Trustees have been involved in every public meeting that has taken place the past couple of years. We have also been involved in some of the closed meetings with engineers and consultants during the early phase of the design process, as well as the most recent Value Engineering Study. Many adjustments have been made to the original plans and we would like to think that we have played a role in influencing those decisions.

Many controversial issues remain to be resolved, however, we will continue to work with ODNR as well as residents, to achieve the final result of a safe structure that will also address the specific needs of homeowners.

We agree with the residents who have expressed concern over the 20' width requirement for the new structure. We have been working toward a compromise that will permit emergency access, work surface, construction safety and stability, etc., in a space less than the current design requires. New technology, not considered in the initial design, is being considered to reinforce the structure. This technology, widely used in Europe, may eliminate the need for a 'hard surface' on the dam, yet still permit the access required. More core samples and seismograph tests have been suggested, to assure that construction

will not cause damage to existing structures. These tests, when complete, may help to determine the width requirements of the new dam. In any event, the final calculations are not yet complete and may change many times as additional tests are analyzed.

The proposed "sidewalk" has been described as a 'roadway', 'hi-way', 'freeway', and more. The most recent design calls for a 4' sidewalk, however, that is not a final decision. Some residents want a sidewalk of some type, while others want no concrete in front of their homes at all. There are many pros and cons for a walkway of any kind, each of which are receiving a fair hearing as the design and planning process progresses.

Special needs of some residents have been addressed. A sharp inside corner on the West Bank has received a review of several options in an attempt to give each property owner the best possible outcome with regard to dock space, lake view, privacy and security. A special design change in the wall has been included to preserve one historic structure on the West Bank. The overall height of the wall has been lowered 6" to improve drainage from the private structures on the dam as well as to improve the overall view of the lake.

The actual construction sequence of activities has been reviewed to reduce the overall amount of time

that work will be done in front of any residence. Original plans would have had major activity in any specific area spread over a 24-month period. Recent suggestions may reduce that to 12 months.

There is little argument that something needs to be done to improve the overall safety of our dam. It is our understanding, that the existing structure has been declared unsafe by the regulatory authorities that oversee dam safety. To ignore their declaration may result in the lake being drained and the dam breached as has been done in other parts of the State. Time has been granted to the Division of Parks to come up with a solution to resolve the dam safety problem, however, that extension is not without limitations. It is our opinion that we should be working with the Department to develop a satisfactory solution and not just dig in and attempt to block their efforts. Our position, as stated in a recent letter to Director Speck, supports the use of a separate structure to achieve this objective. We also emphasize in this letter, however, the need to make adjustments to the current proposed design.

It is our hope that we, as a community, can work together, with a sense of responsibility, sensitivity and compromise, to achieve a solution that will result in a suitable resolution to a very complicated problem.

We realize that our comments do not necessarily reflect the views of all of our membership. We may be way off base and need to change our current thinking, however, we will not know this unless you tell us. If you have any thoughts, pro or con, take a moment and include them with your renewal. We will read them all. Make sure that your voice is heard.

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Mark Your Calendars

- April 21st BLACA Dinner Meeting
- May 20th BLACA Fund Raiser
- July 21st BLACA Picnic Meeting
- August 8th BLACA Tour of Homes
- September 15th BLACA Dinner Meeting
- October 6th BLACA Golf Outing



**Did You take advantage of
the
FREE
Gift Membership**



Two for the Price of One

Perhaps you have already taken advantage of our free gift membership offer and signed up a new member for the Civic Association, however, you may have another friend or neighbor that should also be a member. Not to worry!! We will still accept paid memberships during this special promotion. By giving one free gift membership and also sending in one paid membership, you are in effect getting two for the price of one. (We have no shame)

Seriously, membership is the life blood of the Civic Association. The larger our membership, the stronger our voice when discussing lake issues with our elected officials. Our involvement includes the dam, dredging, new development, boating safety, beautification projects and more. Whatever your interest or concern, the Civic Association is there, representing you. Only you and others like you can increase our influence and make a difference in the future of our community.

New Membership Application

Name _____ Spouse _____

Address _____

City, State, Zip _____

Phone # _____ E-Mail _____

Family Membership (\$10.00) _____ Business Membership (\$25.00) _____