



Sunset Lake Homeowner's Association

5664 Sunset Lake Road
Holly Springs, NC 27540

Board of Directors

Susan LaFera, President
Denny Britt, Vice-President
Valentina Enriquez, Treasurer
Keith Morris, Board Secretary
Andy Mullins
Elizabeth Morrel
Jason Hoyle

8/28/2024

IMPORTANT UPDATE

At the August 18 Sunset Lake HOA Town Hall Meeting, the Board of Directors gave an important update on new information affecting our progress on repairing the Dam. *Unfortunately, the news likely leads to a more expensive and now mandatory (per NC DEQ) repair project.*

In May 2024, following submission of our annual Emergency Action Plan (EAP) to the NC DEQ Dam Safety Commission, we learned that results from the H&H analysis of storm water flow indicate that our Dam does not satisfy current design storm requirements under NC State law. NC DEQ Dam Safety requires all High Hazard Potential Dams like ours to satisfy current design storm requirements *even if they are designed under a previous lower standard*. **As a result, we are on verbal notice that NC DEQ will require corrective action.**

This sudden development disrupts the path we were on to remediate the dam. With new regulations, the dam must be made to accommodate a higher overtopping limit than before. If we ignore the new limits, the State can intervene and dictate what we need to do, with no avenue for appeal, and the State could impose civil penalties or even order us to drain the Lake.

At the Town Hall, the Board announced that collecting a Special Assessment from Lot owners will be necessary and likely to occur beginning in the first quarter of 2025. We will not know the total amount necessary until engineering studies and drawings are completed. Given our best estimates, the total amount required to complete the dam repair and related major projects could be in the range of \$7,000 - \$9,000 per Lot, spread over a period of 2-3 years. It is likely the first installment will be in the neighborhood of \$4,000, which would be due 90 days after an affirmative vote by the Association members.

As we move forward under these new requirements from NC DEQ, the Board will work hard to address residents' questions and concerns and to provide as much transparency and information as is possible. The slide deck shared at the August Town Hall Meeting has been emailed to the community and posted on the SSL website. We welcome and invite your feedback. Please submit comments and questions via email addressed to sslhoa@sunset-lake.org.

The Board will update the website and host additional informational meetings as new information becomes available.

SUNSET LAKE HOA

Update
March 2025

Welcome to the March 2025 Sunset Lake HOA Newsletter.

Annual Lake Cleanup

The annual cleanup was held on Saturday, March 15. Thanks to all homeowners who volunteered. The cleanup helps remove debris, dead branches and other unwanted material from the areas surrounding the Lodge, boardwalk and boat pavilion. It saves our HOA money since we do not have to pay a contractor to do the cleanup work. We encourage you to participate in the next event.



Dredging Deposit

Legal action is ongoing in our efforts to recover the deposit from the contractor who could not do the dredging work because they are not licensed in NC to do this kind of work. The court recently granted a request from attorneys for EMS for a 30-day continuance. There is no estimated date for a final resolution.

Lake Committee

Harry Parrish has taken over as the chair of the Lake Committee. The committee is facing a couple of significant efforts going forward but is moving to resolve major issues with the boardwalks and the beaver population.

Anyone who would like to help with this most important community effort can contact Harry at HParrish4@outlook.com.

Boardwalk

The condition of the boardwalk, which has been in place since the mid-1990s, is a matter of serious concern for the many homeowners who regularly use this great asset. Starting with the current budget, the board created a new major project to address eventual replacement or substantial renovation. At the same time, they also budgeted funds for continued, routine maintenance.

The Lake committee recently went out to a number of contractors to find companies that might be interested in bidding on this replacement/renovation project.

If you are a regular board walker, you might have noted the paint marks, indicating boardwalk structural weakness or boards that need replacement. These structural elements or boards, which might be a safety concern requiring prompt attention, will be addressed with an interim solution to the degradation of the boardwalk.

SUNSET LAKE HOA

Update
March 2025

Beavers



Beaver activity in the area where Middle Creek flows into Sunset Lake has been a long-standing problem. They build multiple dams that impede the water flow and lower the lake water level below the dams, which causes flooding of areas behind the dams. In addition, as they seek out materials to build, repair, and expand their lodge and dams, they destroy tree growth along the shoreline, typically on the Village side. Beavers are typically most active between 2:00 and 5:00 am.

In past years, the HOA has destroyed the dams and paid to have the beavers trapped and relocated, but this isn't always an option. It requires a very patient, long-term, dedicated effort.

Currently the Lake Committee, with Larry Wells in the lead, is undertaking a concerted effort to make the lake a less desirable habitat in hopes the beavers will relocate.

The committee has placed three drainage pipes through the dams so that even though there is a dam, it does not retain water. Additionally, the committee has broken through the dams to increase the flow of water and drain the impoundment area more quickly.

They have also placed trail cameras in the area to help track the beaver activity.

Hopefully, The committee hopes this will discourage the beavers and they will abandon their dam, relocating up stream. So far Larry and his team are seeing some identifiable success with water levels lowering behind the dams as the beavers have not been able to reconstruct the dams. The team will continue to search for new dams and take similar action to mitigate flooding from beaver dams.

Dam Contract

The board continues to await formal notification from the state regarding non-compliance of our Dam with current North Carolina Administrative Code requirements. While the HOA has been verbally informed of the issues, the Board of Directors and Dam Committee are working with NCDEQ to more definitively identify requirements so the HOA will have clarity about the dam walkway status and budgetary requirements. Note that lack of formal written notification from the State does not mitigate our liability related to the Dam.

The HOA recently signed a contract with Schnabel Engineering South, P.C. for \$91,404.00 to conduct a site inspection (including an underwater inspection for potential undermining of the Dam toe) and stability analysis of the 102-year-old Dam to determine if/what corrective actions will be necessary for code compliance. The on-site inspection is expected to take place in May, with a final report to be submitted approximately three months later. Their final report will include order of magnitude cost estimates for the Dam rehabilitation options, allowing the HOA to advance budget planning.

Just a reminder—If you have questions or suggestions regarding the dam and walkway, please send an email to Shawn at sslhoa@sunset-lake.org so we can include your question or suggestion in the Dam FAQ document. The current document is at <https://sunset-lake.org/cgi-bin/documents.pl?docid=1727103305>.

SUNSET LAKE HOA

Update March 2025

Assessment

The board continues to plan for all the considerations involved in the anticipated special assessment to fund the major projects facing the association. As discussed in various meetings over the past couple of years and other parts of this newsletter, the biggest issues facing the community are the problems with the Dam and the boardwalk. Both require significant work that cannot be funded through the annual dues.



The work required to bring the dam into compliance with state code remains the biggest unknown as we wait on for formal response from NC Dam Safety and completion of the engineering analysis. We don't know when NC Dam Safety will issue its formal report and don't anticipate completion of the necessary engineering analysis until the fall.

The Dam Committee and Lake Committee are working to develop the anticipated scope work for both projects with very rough cost figures, but at this time, the board cannot ask the members to approve a special assessment. Here are some things that factor into the board's planning.

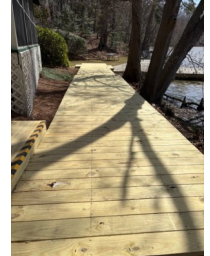
- Transparency in the entire process is key to the board, so there will be meetings with the members to explain the projects and funding requirements in detail and to answer the tough questions facing our community.
- The board anticipates the special assessment could range from \$7,000.00 to \$9,000 per lot, with the hope that we can spread the collection over time. After the projected amount per lot is determined, the board will develop a plan allowing members to pay the special assessment in regular payments or in a single lump sum.
- The special assessment will likely not be called until later in 2025 after a formal response from from NC Dam Safety, completion of the engineering studies, development of a proposal for work on the dam with costs and proposals with costs to rebuild/rehab the boardwalk.
- A percentage of the funds for each project must be in the bank before contracts can be signed.
- After the board has firm cost estimates, it will take steps to call for a vote on the special assessment.
- Funds approved by the members will be collected only as necessary and placed in a separate interest-bearing account, earmarked for these projects. The separate account allows for transparency so members can be confident that the funds are spent only on approved dam and lake projects. Updates to the use of these funds will be added to Treasurer's reporting.
- If unexpected savings occur, resulting in a material surplus of funds, a path to returning those funds will be investigated.

SUNSET LAKE HOA

Update
March 2025

Work by the boat pavilion

Replacement of the wooden walkway from the asphalt path by the boathouse down to the dock is complete. The path had deteriorated over time and repair was not a long-term option. The work was completed by our handy-man.



Social Committee

April 27, Sunday 3:00-5:00pm—Speed Friending Social hosted by Christine Parrish
July 5, Saturday 8:00-9:30pm—Firework celebration/Ice cream truck hosted by Lisa Naticchione
October 25, Saturday—Chili Dinner hosted by Marcha Thompson and Irene Gonzales
December date TBD—Holiday social, HOST NEEDED

Lisa Naticchione, our dedicated committee chair, is always looking for members who will host our social events and help with the things that are involved in putting on every event, such as set up and clean up. If you can help, even if it's for just one event, please contact Lisa at lisanaticchione@gmail.com.

Garden Club



"Lake Bloomers," the newly-formed Sunset Lake Garden Club, is off to a great start! It was inspiring to see so many neighbors (35) respond to the initial announcement about the club. We completed our 3rd meeting on March 12th with much enthusiasm, lovely flowers, and pictures to share! We have had an average of 20 participants at each meeting and continue to add interested neighbors.

Some goals of our Lake Bloomers club are to share ideas, plants, flowers, best practices, and gardening tips. The topics are decided upon by the club members and in general coincide with what's blooming and what's happening in our gardens that month.

Another goal is to add value to our SSL community by sharing information and tips. We have also created a couple of potential community service programs we hope will be beneficial to both our neighbors and our common areas.



Thanks to all of you who stepped up and expressed interest in learning and sharing with like-minded garden enthusiasts! We welcome both new and experienced gardeners!
Next Meeting: Wednesday, April 9, 2025, 6pm at the Clubhouse.

For info, reach out to Lynn Britt at 919-697-1164.