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2022 Commissioner Year-End Newsletter

The Waterville Estates Village District Commissioners would like to wish all property owners a happy and safe New Year 2023. The year 2022 was an eventful one for the Village District, and we would like to take a moment to recognize some of the achievements:

Community Center

Concerted efforts have been made to keep this important asset maintained, accessible, and safe. Highlights include the purchase and installation of two new hot tubs, both ADA accessible, the installation of an ADA-compliant main entry, restriping of the parking lot, the creation of a new computer room that houses the district computer assets including the water system software, removal of unsafe trees near the building and by the parking area, the installation of a better retaining wall near the basketball court, and initial improvements to the basketball and tennis courts. Additionally, the HVAC system has been tuned to manage airflow and temperature throughout the building.

Lodge/Ski Area

Replacement of broken and unsafe windows, replacement of the fireplace with a compliant gas insert, upgrade to the rope tow to include a new rope and a new pole, replacement of lighting fixtures on the mountain with LED fixtures and code-compliant buried electrical service, began the installation of the lift tower safety catwalks, repainting the lift towers, exterior maintenance including rebuilding a wall of the lift shack, and several cosmetic repairs to the building roof and siding.

Water

Replacement of both primary pumps at the well site, inspection and cleaning of water storage tanks, removal of brush surrounding the water storage tanks, replacement of certain water lines and stopping 8 major leaks across the system, installation of strategic meters across the system so that operators can assess operation and potential leaks, and upgrade to the water system software that constantly monitors the system. With these changes, the system is operating at its highest efficiency in years. Due to leak detection and correction, the pumps are running fewer hours per day, resulting in a significant improvement in the recharging of the wells.

Service Yard

The yard has been cleared of a significant portion of junk and debris, the site has been tested for hazardous spills, and all spills have been remediated or are in the remediation process, the new sand/salt shed has been constructed to protect our inventory and equipment, and those vehicles requiring repairs have been serviced, and others have been sold.

Roads

Given the emphasis on the water system, and replacement of underground pipe, little has been done to plan for and complete paving for the entire Village District. There have been several strategic repaving projects, and several culvert rebuilds in critical areas.

Outdoor Courts

The project progresses on target with the completion of initial paving, removal of trees and debris, and the regrading of surfaces and drainages.

In addition, a total of six outbuildings, housing both water system assets and Community Center and Recreation materials/components, have undergone urgently needed exterior repairs.

2022 marks the hiring of a new General Manager, Ron Beard. Mr. Beard has demonstrated leadership, organization, and professionalism. He is ensuring that our staff are trained and armed with the necessary tools to better service and maintain our assets. Mr. Beard truly hit the ground running with his quick grasp of issues, knowledge of our infrastructure, leadership and direction of the staff. Staff have shown Mr. Beard and the community that they are knowledgeable, capable, and committed to the betterment of our community's facilities and systems.

The Commissioners would like to thank the many committed volunteers who give countless hours of service to make the Village District a better place to own and live. Additionally, the Commissioners would like to thank the Association leadership for their commitment to communication and cooperation as well as generous Capital Improvement Funds financial contributions. Without those contributions, projects would have been delayed, or not done at all. The Commissioners look forward to 2023, the completion of projects started, and the initiation of new projects.

Sincerely,
Maureen Patti
David Spinney
Gerry Panuczak