

September 21, 2011

Work Weekend Announcement and Agenda by Bob Boothroyd, Maintenance Committee Chairman

Hello River Hillers,

Your Board has approved an ambitious maintenance and capital improvement program this season.

Oil Tanks. By unanimous vote at our Summer Meeting, Membership approved removal of our in-ground oil tank and replacing it with two 275 gallon tanks in the back basement. We will install two 330 gallon tanks instead, if we can get them into the area. Plans are to locate the tanks in the far right corner of the back basement, as viewed when you walk into that area. These tanks will occupy a floor area of approximately 6' X 6', so they will not interfere with the newly constructed storage bin rack system. Estimated cost is \$4000. Our long time oil company, CV Oil Company, will be the general contractor for this project.

Roof. We will also have VT Roofing make needed repairs to our roofs (we have three distinctly different types of roofs on our lodge). These repairs are necessitated by ice damage and effects of aging and sun exposure. Estimated cost is \$788.

Routine Maintenance. There are always plenty of routine jobs that must be done by members if we want our lodge to remain a first class ski lodge that is also affordable. There is cleaning, caulking and painting, as well as grounds maintenance, replacing light bulbs, fixing minor broken or worn out items and similar tasks.

Walkway Deficiencies. A long standing problem at the lodge is the way we enter out lodge from the parking area. Lighting is poor and the steps are often icy. Way too many members have fallen and been injured on the walk from our lodge to the parking area. We plan to remedy the situation this year. We will cut down all of the shrubs and pine trees that surround the walkway. We have plenty of trees on our property and the trees and shrubs we intend to remove block sunlight from our walkway and impede snow removal when we try to shovel the walkway. We will be replacing deteriorated blue stone and raising it to the proper level so melt-off will flow off of the walkway instead of puddling and freezing as it does now. We will also be replacing the low voltage lighting system with 110 volt pole lights which will run along the walkway and we will also replace the poles near the street with pole lights, so the whole area from the "short term parking area" up to the lodge will be properly lighted. Our main parking area is well lighted already, so this will complete the logical safe pathway from "long term parking" to lodge. This project is low in materials cost and high in labor.

Snow & Ice Damage. As those of you who were at the lodge last year will remember, there was a lot of snow and ice on our roofs. When this slid off, it damaged our deck railing system and did minor damage to our rear soffit/fascia area. We intend to repair these areas.

Jim Collard (your Assistant Maintenance Director) and I have planned two work weekends this year. Dates are October 15-16 and November 12-13. Here is what we will offer you if you decide to participate:

- **Meaningful, well planned work** that you can be proud of and that you will know, without a doubt, will greatly benefit our club and everyone's enjoyment of our lodge.
- **Bonding.** Think about it, during the ski season, we're in-and-out, on the run. We rarely get to talk with each other for very long and consequently, don't really get to know each other. During work weekends, you will find yourself cleaning, painting, pruning or otherwise working with one or two fellow members for hours, maybe all day. You will get to know some of your fellow members better in one work weekend than you will all season.
- **Fun.** Work Weekends involve work, but they also involve lots of fun. We don't work like slaves, we work like people working on their house (yes, it's your house) on a weekend. We don't work long hours. We eat very well and WE PARTY TOGETHER (see Bonding above).

Please plan to attend a Work Weekend. I promise you will be glad you did. RSVP to Jim Collard at springfieldchir@aol.com.

If you would like to step up a little higher, we are looking for members to assist with food purchasing and food preparation for the work weekends and members to run work weekends (with plenty of back-up). We are also looking for a member to take over the Assistant Maintenance Director position previously held by Jan Hansen, which involves coordination with outside vendors and suppliers. This position can be run almost completely off-site.