

November 2024 update on what is going on here at the Collings Lakes Civic Association.

Cushman Dam Project Updates

As you all know the Cushman Dam project has run into many delays from weather to engineering to contractor issues.

Some of you have heard, and expressed concern, that the additional spillway work was required by NJDEP Dam Safety as a result of the diversion pipes that were used to redirect the waterflow during the construction of the face of the dam. That information is not accurate.

The additional spillway required by NJ DEP Dam Safety was not on the original drawings. NJ DEP expressed a concern that the original length of the spillway could result in erosion beneath the spillway under current conditions. This resulted in extra engineering and construction costs.

The diversion pipe concern resulted from a miscommunication between the contractor and engineer that resulted in a request from NJDEP Dam Safety to have the pipes removed. The solution presented by the engineer has been accepted by Dam Safety and the contractor is completing the work at no additional cost to the community.

NJ DEP Dam Safety, on a site visit, raised a concern about the placement of some of the ACB's (Articulated Concrete Blocks). The Contractor and Engineer are currently working with the manufacturer to address the concerns raised by the inspector. We have directed the Engineer to resolve the issue quickly.

As it stands now, they have made great progress and we expect to have water in Jays/Cushman Lakes in December or January barring delays caused by weather or inspections.

Additionally, our Dams Committee noticed that the grading of the downstream side seemed a little too steep. As we investigated it further, we found it to be built to the plans. We all saw a problem with erosion and added cost for maintenance in the future. We asked what could be done to protect our investment and were told we could put rip rap down the slope and along the bank on both sides at a cost of around \$44,000.00 dollars. We said that was way too much money but knew we had to do something. Then Pennoni suggested that gabion mattresses would be a workable solution. We asked for a quote from RDZ and it came in at \$27,220.00. This decision did not come lightly. With much debate and recommendations from the Dams Committee we have voted to go with the gabion mattresses. I spoke with Zac from Dam Safety, and he is on board with our plan.

Financial News

Our accountant, Dave Smarra, has filed our corporate tax return and also advised us to start paying down the balance on our line of credit. At this time, we are paying just interest, and it is about \$600.00 per month. We would like to pay a minimum of \$10,000.00 per month. Paying down the loan monthly will help the Associations credit rating for future projects. We owe about \$155,000.00 dollars now, if we start paying down the loan at \$10,000.00 a month, we will pay down \$120,000.00 dollars just in time to start the next dam. At that point we can lower our line of credit payments and use our money to start the next dam projects.

I hope this gives a better understanding of what we are thinking and doing as the board.

Steven M. Slimm, President