

Shadow Lakes II Association

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SHADOW LAKES II ASSOCIATION FIVE YEAR PLAN

(REVISED BY BOARD – JUNE, 2009)

YEAR 2010

- Budget money to replace Security vehicle every 4 years / \$7,000. Transfer old vehicle to Maintenance Dept.
- Budget money to Repair/Replace Isolation Valves throughout all Villages
- Budget money to Extend Amenity Center Boat Dock Walkway and Extend EV Fishing Pier
- Budget money for additional blacktopping of roads.
- Budget money for upgrading the Nature Trail and EV Boat Ramp.
- Determine if there is Association property available, that could be used to re-locate Water Meter.
(HAVE REQUESTED EASEMENT AGREEMENT w/ GEORGE WELCH)
- Budget money to upgrade Security Camera System at Gates & Garbage Compactors
- Money should be budgeted each year for common area development, letting the POAC & the membership at large, pick a project each year.
- Study which Common Areas can be planted with low maintenance ground cover and what areas can be returned to nature.

YEAR 2011

- Inspect Roof of Amenity Center and Association Office – Budget money to Replace if Necessary
- Budget money for upgrading the Nature Trail and EV Boat Ramp.
- Extend Amenity Center Boat Dock Walkway and EV Fishing Pier.
- Budget money to replace Security vehicle every 4 years / \$7,000. Transfer old vehicle to Maintenance Dept.
- Budget money for additional blacktopping of roads.
- Budget money to upgrade Security Camera System at Gates and Garbage Compactors
- Determine if there is Association property available, that could be used to re-locate Water Meter.
(HAVE REQUESTED EASEMENT AGREEMENT w/ GEORGE WELCH)
- Money should be budgeted each year for common area development, letting the POAC & the membership at large, pick a project each year.
- Study which Common Areas can be planted with low maintenance ground cover and what areas can be returned to nature.

YEAR 2012

- Continue to increase the lineal feet of roads to be blacktopped each year, in lieu of tar & chip.
- Budget Money for Annual improvements to the Nature Trail and EV Boat Ramp
- Budget money to upgrade Security Camera System at Gates and Garbage Compactors
- Allocate funds for replacement of lift stations at manufacturer's recommended intervals.
- Allocate funds for continuous repair/replacement of Isolation Valves in all Villages
- Allocate funds for continuous maintenance and repair of water main lines.
- Allocate funds for continuous maintenance and repair of sewer main lines.
- Money should be budgeted each year for common area development, letting the POAC & the membership at large, pick a project each year.
- Study which Common Areas can be planted with low maintenance ground cover and what areas can be returned to nature.

YEAR 2013

- Continue to increase the lineal feet of roads to be blacktopped each year, in lieu of tar & chip.
- Budget Money for Annual improvements to the Nature Trail and EV Boat Ramp
- Budget money to upgrade Security Camera System at Gates and Garbage Compactors
- Allocate funds for replacement of lift stations at manufacturer's recommended intervals.
- Allocate funds for continuous removal of septic tanks from Explorer's Village
- Allocate funds for continuous maintenance and repair of water main lines.
- Allocate funds for continuous maintenance and repair of sewer main lines.
- Money should be budgeted each year for common area development, letting the POAC & the membership at large, pick a project each year.
- Study Explorer's Village Restroom Building/Playground Area to determine how to develop this area for future use.
- Study which Common Areas can be planted with low maintenance ground cover and what areas can be returned to nature.

YEAR 2014

- Continue to increase the lineal feet of roads to be blacktopped each year, in lieu of tar & chip.
- Budget Money for Annual improvements to the Nature Trail and EV Boat Ramp
- Allocate funds for replacement of lift stations at manufacturer's recommended intervals.
- Budget money to upgrade Security Camera System at Gates and Garbage Compactors
- Allocate funds for continuous repair/replacement of Isolation Valves in all Villages
- Allocate funds for continuous maintenance and repair of water main lines.
- Allocate funds for continuous maintenance and repair of sewer main lines.
- Money should be budgeted each year for common area development, letting the POAC & the membership at large, pick a project each year.
- Study which Common Areas can be planted with low maintenance ground cover and what areas can be returned to nature.

YEAR 2015

- Continue to increase the lineal feet of roads to be blacktopped each year, in lieu of tar & chip.
- Budget Money for Annual improvements to the Nature Trail and EV Boat Ramp
- Allocate funds for replacement of lift stations at manufacturer's recommended intervals.
- Budget money to upgrade Security Camera System at Gates and Garbage Compactors
- Allocate funds for continuous repair/replacement of Isolation Valves in all Villages
- Allocate funds for continuous maintenance and repair of water main lines.
- Allocate funds for continuous maintenance and repair of sewer main lines.
- Money should be budgeted each year for common area development, letting the POAC & the membership at large, pick a project each year.
- Study which Common Areas can be planted with low maintenance ground cover and what areas can be returned to nature.