

e-News 29 July 2010

Please pass this on to anyone living on Point Circle, Cayuga, Pawnee, North Fairway or Peninsula between Palmer and Indian Lake Dr.

Paving of Peninsula Dr.

Paving of Peninsula Dr. from Palmer (north end; 797 Peninsula) to Indian Lake Dr (new road; by stumps) will begin 6:30 A.M. Tuesday and continue through Wednesday of next week, August 3rd and 4th, unless it rains. Rain is forecast. Rain date TBD.

This will be a major undertaking and if you live on this stretch, delays to/from the outside world are assured. The same if you live on Point Circle, Cayuga, Pawnee or North Fairway. Significant delays are likely. Your patience and cooperation will be paramount.

Please avoid using this section of road if at all possible. Through traffic will not be permitted.

New Zoning Ordinance

Planning Commission has just recently completed their review and overhaul of the draft version of Ordinance 155, which addresses all of the comments received last fall and during the public comment phase. The next step is for Mike Miscoe and his Zoning Committee (the original drafters) to review the review, and then work with Planning to arrive at the version to be presented to and enacted by Council. Before enactment there will be yet another public comment phase and we would like to do that when people are around and have the time. We had hoped to have it all done before the end of summer.

Due to our existing ordinance, 144, holding up on appeals and the extent of comments and changes being proposed by Planning Commission, Council has voted to step back and take more time with 155. We are shooting for hearings in the spring and enactment early next summer.

The latest (June 2010) DRAFT Ordinance and corresponding Zoning District Map are available on the Borough web site under Borough>INFO>Ordinances, or by clicking this direct link:

<http://indianlakepa.us/dotnetnuke/BoroughHOME/INFO/Ordinances/tabid/56/Default.aspx>

New Emergency Operations Plan

Council approved issue of the 2010 update to our EOP. There are 4 parts to the EOP, only one of which is 'public'. This is an update to our 2003 EOP, and both the old and new are posted on the Borough web site under **BoroughHOME**→**EmergencyPlans**, or the following direct link:

<http://indianlakepa.us/dotnetnuke/BoroughHOME/EmergencyPlans/tabid/113/Default.aspx>

Real Estate and Flood Insurance

Business is brisk and all the agents report lots of interest; finally...

As expected, lenders are inquiring about the new Flood Insurance rules and looking for definitive statements regarding where a property sits with respect to floodplains. In parallel, we are working with DEP on our Phase III Dam project, which will add a secondary spillway to our dam and raise the breast. Also, the new Flood Insurance Rate Maps (issued by FEMA) are behind schedule and will not go into effect this year, as they had planned, so we are looking at a delay until the spring of 2011. All of this adds up to a high chance of confusion.

The lenders (and maybe lawyers) will make the final call on whether you or your buyer must or should get insurance. The rules as we understand them are:

- 1) The base flood level is 2284 feet. If your insurable structure is 'outside' a topographical line at this level, you should not require insurance, and if you want it, it should be reasonable.
- 2) If your property is inside this line, but your ground floor is 18 inches above 2284 (2285 feet 6 inches), the same should be true but you'll likely need a cert. Your lender may require insurance anyway.
- 3) If your property is inside the floodplain and lower than this in elevation, you **will** need insurance and it will **not** be cheap.

Water Pressure Issues

Depending on where you are, and how full the tanks are, and how the valves are aligned you may have either too high, or too low pressure for your liking.

Wiki says: The range of normal residential water pressure is from 30 to 80 psi. Ideally, the pressure should be set between 45 and 60 pounds in most residential plumbing systems. If the pressure rises too high particularly above 80 psi, plumbing fixtures and appliances (primarily hot water heaters) could be damaged or leak excessively.

Here at the Lake we have no pressure controls other than the physical water tank level limits. If you are supplied from the Cherry Lane tank and are sitting at lake-level, your pressure could be 150 PSI or more. If you are at a high spot and the tank runs low, you may lose pressure entirely.

What can you do? If your pressure is too high, a pressure regulator for your home is cheap (less than \$100) and may be a good investment. Your hot water tank has a relief valve, but if it 'pops' it leaks hot water and is not intended to be a 'regulator' (although mine has regularly served that purpose during the recent Peninsula tank-painting...). Just because you 'normally' are OK, doesn't mean you won't have a problem with an unusual valve alignment.

If your pressure is routinely too low, a 'booster' pump and small bladder that can serve your entire house can cost less than \$200 [of course you can spend much more...]. If you have low pressure that's about all you can do.

As a reminder while we are at it, every home must also have a back-flow preventer to prevent water in your home from flowing back to the supply. These are typically under \$100, too.

Golf Cart, NEV and Mule traffic on Borough Roads

People have inquired whether we can use golf carts, neighborhood electric vehicles or slow-speed vehicles (new politically correct names for golf carts), or Mules (sport-utility golf cart) on our roads, at any time or at any place. The response was “no”. The reason cited was that we would lose our liquid fuels revenues (\$50K per year) from the state if we allowed them. I was challenged to “prove it”.

Informally, I have been told you can cross any road. I have been told that to drive on the road, the road must be posted at 25 MPH or less and the vehicle must not be capable of 30 MPH or greater. I’ve been told the vehicle must have seat belts, a windshield, turn signals, headlights, brake lights, a bed and be carrying a reflective orange triangle (Amish buggy-style) sign. I’ve also been told none of this is true; we just need an ordinance; maybe.

We are awaiting a definitive answer from the DMV and from PennDOT. That does **not** mean we will change our stance. We are merely gathering facts. What are your thoughts?

Thank you for your time,

Bob H.

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