

Creation of the Lake Holiday Sanitary District; Frederick County comes to the aid of a POA



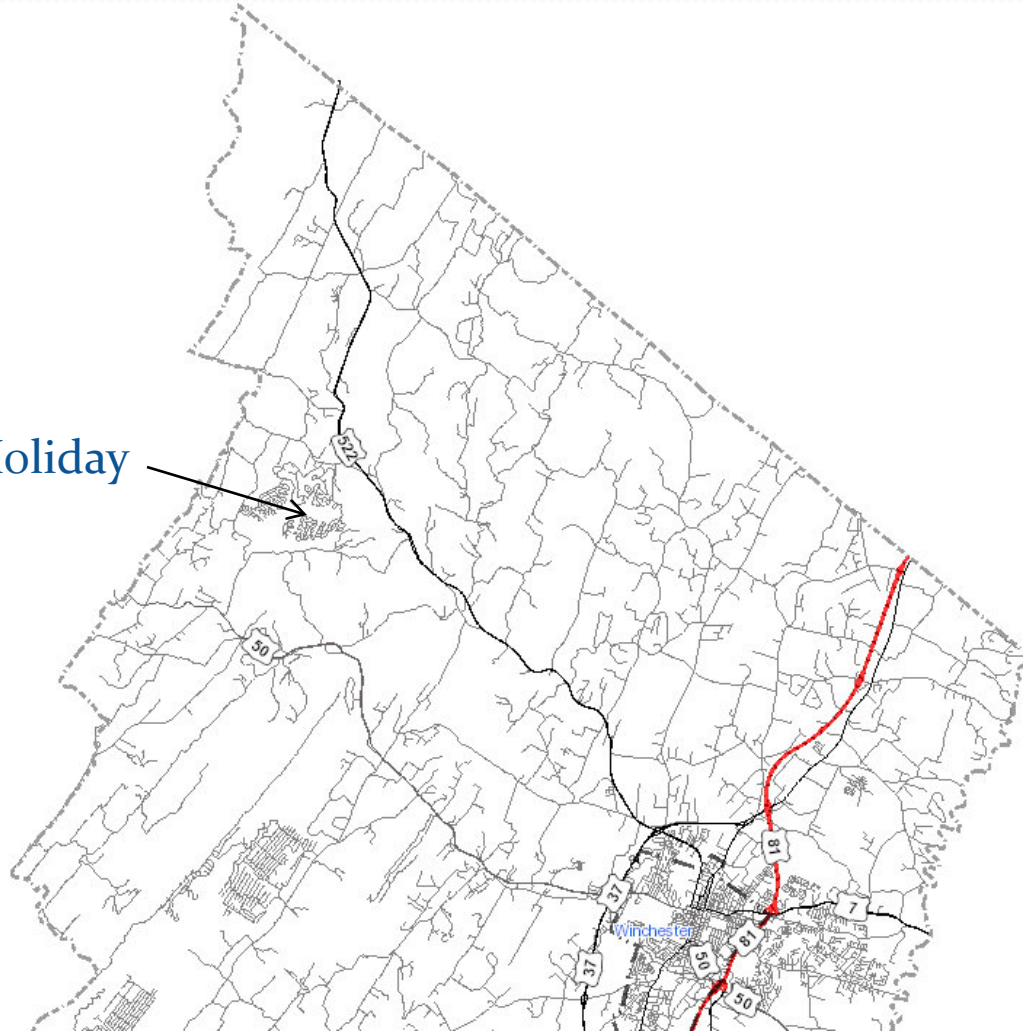
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Lake Holiday Country Club (LHCC)

- 2000 acre, private, residential community
- approximately 10 miles NW of Winchester
- governed by POA with professional manager and staff
- all property owners are “members” of LHCC
- annual operating budget roughly \$1.2 million

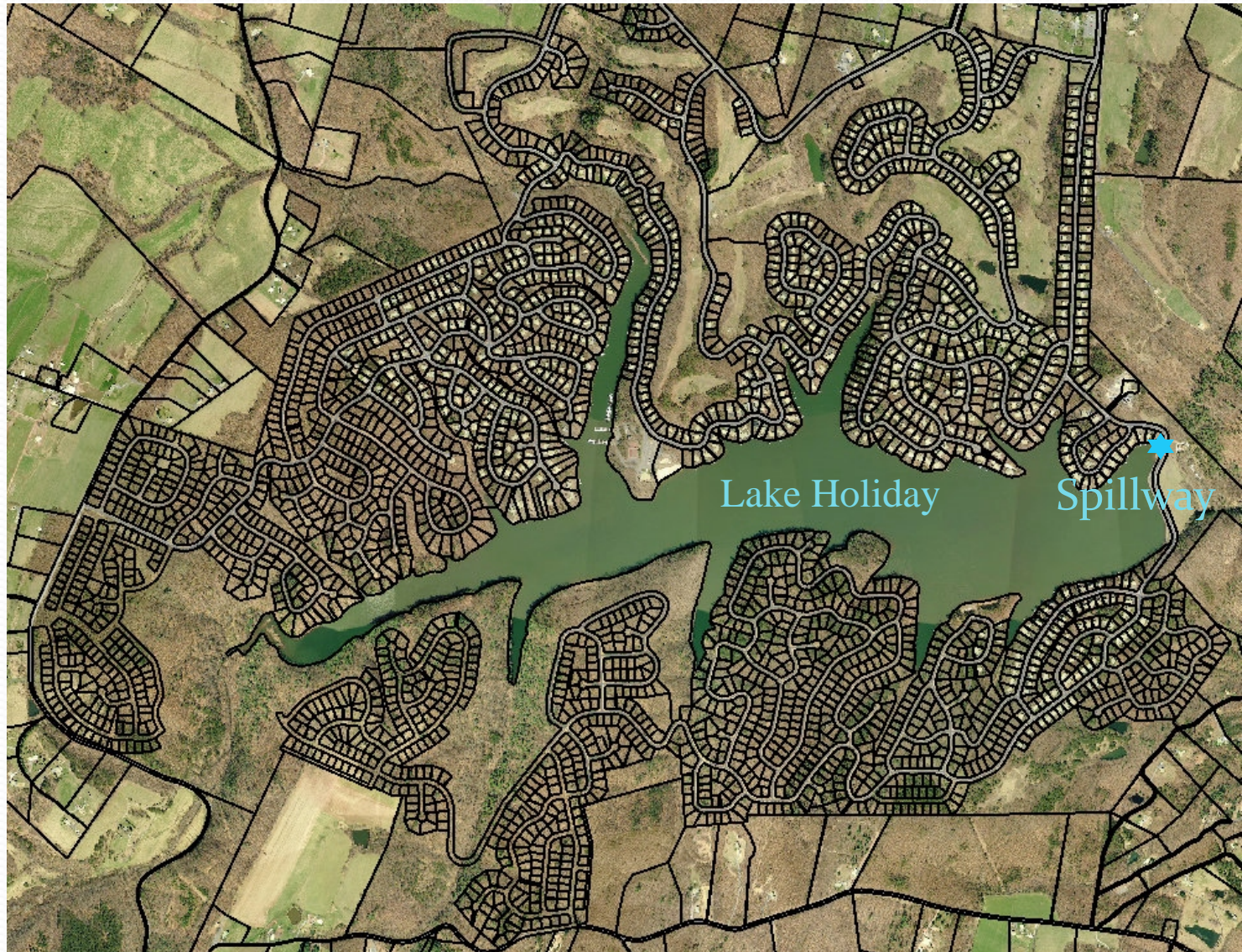
LHCC - location within Frederick County

Lake Holiday



LHCC - continued

- approximately 2700 building lots currently containing about 800 homes
- originally platted in the late 60's/early 70's as a second home community
- served by private water and sewer system
- 15 miles of private roads
- development surrounds a 240 acre manmade lake
 - formed by an 102 foot tall, 1,000 foot long earthen dam, 45' wide at crest
 - construction completed in 1971
 - filled very quickly by hurricane Agnes in 1972



Virginia Impoundment Structure Regulations- Dam Safety

- enacted in 2008
- increased performance standards governing discharge capacity of existing manmade impoundments
- regulations to take effect December, 2010
- affected Lake Holiday Dam despite its having been constructed in conformance with regulations in affect at the time of its construction.
- cost to LHCC for compliance estimated at \$10 million

Compliance would require:

- spillway to safely pass 60% of “Probable Maximum Precipitation” (PMP)
 - PMP for the Lake Holiday watershed: over 21” of rain in a 24 hour period
 - original structure capable of handling approximately 20%
- remove and replace existing spillway, road, and utilities
 - water/sewer, cable, phone, electric lines
 - six – 8ft. tall corrugated metal arch conduits encased in concrete
 - concrete, downstream spillway apron
 - modifications to, and fortification of, downstream channel
- lower lake level 10ft. to accommodate demolition/construction
- acquisition of right-of-way and construction of temporary access road
 - road traversing top of dam only means of egress for over 100 homes

Original Spillway



View of spillway from downstream side



LHCC efforts toward compliance

- Initiated special assessment on property owners to fund design of a spillway solution
 - design costs exceeded \$670,000
- established a “dam committee”
 - lobbied (unsuccessfully) for relief and/or funding
 - engaged engineering firm to design a spillway that would comply with regs.
 - sought conventional means of financing spillway construction

Partnering with Frederick County

- 2008 after exhausting other options, LHCC first approached County leadership for assistance with financing
- proposed use of a Sanitary District as means of financing required improvements
 - needed County's ability to levy and collect tax in order to obtain financing
 - County oversight in the way of administrative oversight, professional engineering and construction management - added bonus

Sanitary District

- provided for by State Code
- mechanism to pay expenses associated with construction, maintenance or operation of traditional facilities such as roads, side walks, sewer and water
- created by Circuit Court as the result of request by locality or a petition of property owners within a proposed district
- once created, administered by the local governing body

Lake Holiday Sanitary District

- created in October, 2009 in response to landowner petition
- June, 2010 LHCC and County enter into agreement
 - set out purpose and direction of new SD
 - created a LHSD Advisory Committee comprised of 3 representatives from LHCC and 3 from County government
- July, 2010 County successfully petitioned Circuit Court to place bond financing referendum on November ballot
 - conducted “town hall” meetings to inform residents of need for, and nature of, proposed financing
 - sent informational flyer out with real estate tax bills
 - referendum approved with 92% voting in favor

Spillway Financing

- staff worked closely with bond council and financial advisors to prepare application for Virginia Resources Authority pooled bond financing
- May 2011 - 20 year, \$9.25 million bond issue finalized
- repayment through assessment and collection by County Treasurer of a levy on LHSD properties

Spillway Construction

- County Public Works Department bid the project
 - Developed scope of work
 - Pre-qualified bidders
 - Coordinated selection process
- Carried out all aspects of project management
 - Contract administration
 - Billing
 - Site supervision
- May 2011 project began with demolition of existing spillway

Lowered lake level and began demo



Removal of concrete apron



Excavation for structure and downstream channel



Rebar and Concrete



Labyrinth Weir design

- interior walls
 - 10' tall
 - 2' thick
 - 60' long
- over 9,000 yards of concrete
- 18 months to construct





May 2013 Ribbon Cutting



Keys to success

- no “moral obligation” backing by the County
 - enabled by total assessed value of property within LHCC
 - full powers of Treasurer available to pursue collections
- County cost for administrative and construction oversight included in bond financing
- ongoing County collection costs built into fee structure
- cooperation, cooperation, cooperation

Completed Spillway

