

SUMMARY OF LAKE-RELATED ISSUES
March, 2026

INTRODUCTION

- **2025 was not a banner year for the lake.**
 1. **E. coli contamination, the nature and extent of which wasn't managed well by the resort.**
 2. **Tropical Storm Chantal washed out Sugar Gum Lane with debris washing into the lake. The storm also damaged a number of lakefront properties.**
 3. **Contractors building new houses around the lake allowed sediment and stormwater to run off from their construction projects, even during normal rain events. Waterfront homes and properties were damaged, the lake was polluted with silt and runoff, and depth of some docks was reduced.**
 4. **The resort lowered the lake in August, without any notice to us, leaving some people high and dry and jeopardizing irrigation systems.**
 5. **Finally, the long-rumored repairs to the dam are coming into sharper focus.**
- **In the long run, addressing these issues will be good for us and for the lake, but they will involve inconvenience. As of now, much about the exact nature of the activities, and especially the timing, is unsettled. We don't believe there is reason for anxiety. But we do want you to have the information that follows, and we will update it as appropriate. We have good contacts with the resort and we're confident that we will be kept in the loop.**
- **Here we go:**
 1. **After a couple of false starts by the resort, we arrived at a workable system last year, whereby they tested for E. coli as provided by the EPA standards. They've committed to doing that again once the season starts. They will get the results to Frank, and he'll circulate them to the membership. We had success last year in getting them to expand the frequency and breadth of testing as we thought necessary, and we feel they will be similarly responsive this year.**
 2. **This fall, the resort will dredge the storm debris out of the lake along Sugar Gum Lane. Homeowners who've had damage or sediment build up at their properties can use this opportunity to make repairs or do their own dredging around their docks. It is possible that we can use the same contractor who will be working for the resort, but we don't know that yet. Dock repairs will not require permission from the resort unless the repairs also involve**

expansion. In that case, permission from the resort and a building permit from the Village will be required.

- 3. Next, after years of inattention, the Village is finally working on a local erosion and sedimentation control ordinance. This will, at last, create a system whereby a building permit will not be issued until the contractor demonstrates that adequate steps will be taken before construction begins to prevent runoff from impacting adjoining properties or the lake. It will close a huge loophole that has existed for too long.**
- 4. The lake will be lowered again this summer, beginning in August.**
 - This is to comply with guidance issued to all dam owners by the North Carolina Division of Environmental Quality as a precaution at the beginning of peak hurricane season. The guidance has been issued for years, but compliance is voluntary. The resort, like most other dam owners, has ignored it until now.**
 - Chantal changed all that. That storm caused the Longleaf dam to fail, and several downstream homes were destroyed. The homeowners sued the dam owners (U.S. Kids Golf) for negligently managing the dam. One of their allegations is that the DEQ guidance wasn't followed.**
 - Even though our dam is in much better shape than Longleaf's was, the resort will not take any risk that a failure to follow the DEQ guidance might come back to haunt them. So, they will follow it to the letter.**
 - You can expect to see the lake lowered to levels comparable to last August.**
- 5. Subject to completion of plans and receipt of permits from the DEQ, repairs to the dam will begin this fall.**
 - Both the DEQ and the resort acknowledge that the dam is in decent shape. But it's 50 years old. Over the years, the seepage we see on the downstream side has increased significantly, which indicates deterioration that needs to be fixed. In addition, both the drains at the south end need to be repaired. The DEQ first ordered these repairs years ago, and plans have been in process since.**
 - Now plans seem to be on the horizon, and here's what's involved:**
 - The resort hopes to begin repairs to the drains this fall. They believe it is possible, if not likely, that they will have plans and a permit from**

the DEQ for the repairs to the big drain in time to begin that work after the 2026 aquatic season. They feel it is also possible, but maybe less likely, that they'll have plans and a permit for the smaller drain as well. If they can start this fall, they feel that work will be done by spring 2027.

- The resort is less confident about the timing for the repairs to the dam itself, but hopes to begin them after the 2027 season, with completion by spring 2028.
 - Complicating all this are the back-to-back U.S. Opens in 2029. If the repairs aren't done by the spring-summer of 2028, the resort will shut them down, so the golf courses can be prepared for the Opens, and so the lake won't be an eyesore during that time.
 - This schedule for dam repairs is subject to two significant unknowns:
 - A decision on one of the two repair strategies under consideration. One is estimated to cost \$5 Million or more, the other about half that. The magnitude of either cost, and the resort's willingness to spend that money, is good evidence of the resort's commitment to maintenance of the lake.
 - Review and approval of the plans by the DEQ.
 - Either strategy will require the lake to be lowered even below the level related to hurricane preparedness.
 - Because both phases of the repairs are scheduled for fall/winter, irrigation by them and use of the lake by us shouldn't be greatly affected, and the choice of which repair technique they use could affect how much the lake needs to go down. But the more extreme lowering will require more precautions to protect boats, docks, and irrigation systems for a longer period of exposure.
6. The LPA is consulting with boat mechanics, and with other communities that experience annual lowering of their lakes to get an idea of what should be done about our boats, docks, etc., We will share that information as we get it. If you have suggestions along those lines, please reach out to Larry Gleissner at bowleggedlarry@gmail.com