

Piers Committee Report

The major event this year for the Piers Committee was the correction in the County zoning along the bulkhead at Deep Creek. This area was rezoned to MA-1, or Marina, which enables us to finish the improvements along the bulkhead. Once all the permitting is in place, we will be adding six additional "large boat" slips.

Another major unanticipated expense this year was the replacement of the standpipe at Lake Claire. The fire department found, during one of their routine inspections, that the pipe had broken and become corroded. After consulting with the plumbers, we found that the entire length of pipe was no longer serviceable and had to be replaced. In addition, much of the water piping at both Deep Creek and Lake Claire failed (each time a repair was attempted the PVC pipe would split or crack further) and had to be replaced.

Routine Maintenance continued at all piers throughout the year, with the major focus being on the electrical systems. The Piers database was updated and people who've been on the waiting or move list but have moved out of Cape St. Claire have been removed. There was a significant amount of movement in both the move and wait lists last year and I anticipate more movement in the coming year.

The major improvement planned for 2007 is building the new slips along the bulkhead at Deep Creek. Routine maintenance will continue at all piers as well as the sewage pump-out program at Deep Creek. There will be a small increase (probably around 3-5%) in slip rental fees to offset the increased costs for electricity and the pump-out program.

Sam Gallagher
Chair, Piers Committee