



General Manager's Project Overview



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Current Activities

Project or Activity	Description & Details	Target Completion
ABDI Phase 1 (Gate & Lodge Access)	Gate/Lodge Access Controlled by new Photo ID cards. Guest Registration online/App - Reduce foot traffic at MSB.	8-Mar-25
North Lake Dam	The dam requires a permit - The permit requires design changes for compliance. This project will review design options & implement the best choice to facilitate approval of our permit. The engineer is currently working on the final design plans along with a timeline for this project.	TBD
Lehigh Paxinos Road and Drainage (Priority Area 1)	This will alleviate drainage issues on these roads and rebuild the road surfaces to current standards. Final designs are in progress. PennVest funding request is in progress. * See Community Project List on MyAlca for more details.	Approx. completion Spring 2026. My ALCA website has full schedule.
Orono Entrance Road and Drainage (Phase 2)	This will alleviate drainage issues on these roads and rebuild the road surfaces to current standards. Design work is in progress. Currently waiting on proposal from Entech.	TBD
Netcong/Buffalo Roadwork (Priority Area 5)	This will alleviate drainage issues on these roads and rebuild the road surfaces to current standards. Design work is in progress. Currently waiting on proposal from Entech.	TBD
Covenants Restatement	A multi-year effort to create a single covenant for all ALCA properties. Historically, there were different covenants in different sections of ALCA with conflicting standards and restrictions.	Q4 2025
Lake Management Plan	Development of an all-inclusive plan that includes water quality, fish populations, vegetation control, wetlands, runoff, etc. This will be managed annually to ensure our lake's long term health.	Q4 2025

Current Activities cont'd

Riparian Buffer (10 Million Trees)	ALCA has received a grant of over 600 trees and shrubs that will be used to rebuild and improve our shorelines - providing runoff control, reduction in lake contamination, and enhanced aquatic habitat with the lakes and streams.	Q3 2025
Rules and Regulations Update	Annual updates for specific items. An additional grammatical/organizational review will be included to streamline the document as needed.	Q3 2025
Community Management Software System Project	Proposals sent to Board of Directors. Once fully implemented this will allow all departments to communicate more effectively, operations will run smoother, homeowners will have a better website, be able to make payments online, access all account information (including itemized account balance), access to all communications and much much more!	Q1 2026
Kayak Launch Install	Recreation Committee suggested we install a Kayak Launch at the Island. We currently looking into permitting for this project.	Q2 2025
Transition Zoom to Microsoft Teams Project	Tech Committee is trouble shooting with guest access to the meetings. Christina has created teams channels for all committees.	Q3 2025
Strategic Plan Review	By-laws require this document to be updated every 5 years. This plan dictates how ALCA plans to navigate the future based on the needs of the community. Volunteers have begun working with management and the board of directors on each section of the strategic plan.	1-Oct-25
Committee Policy Update	An updated draft of this will be sent out for community input in April.	Q3 2025
Unpaved Roads and Drainage	General maintenance of potholes and other road disrepair. Increased attention and new repair techniques will be investigated and tested.	Ongoing

Completed Activities

Election Policy and SOG	Annual Review to include updates and determine election schedule. Public comment in progress	8-Mar-25
Rental Office Closure	The office on 940 is permanently closed and rental registration has moved back to MSB. Member Services will be emailing QR Codes to the STR guests and check in will be streamlined and saves community funds. RENTAL OFFICE CLOSED.	April 7 2025
Office (MSB) Reorganization	More efficient use of space, bring rentals back into MSB (close Rental office), better align departments, better customer service for members	28-Feb-25
Technology Committee Kickoff	The BoD will create a new committee and install 11 community members with technology experience. This committee will provide guidance to Mgmt to enhance ALCA's technology, streamline processes, and help give the membership better service through technological tools.	8-Feb-25
Audio/Visual Upgrades - Lodge	<u>The upgrade to the sound system in the lodge banquet hall is now complete.</u> System changes allowed for greater flexibility and options for meetings and events	Q2 2025

Arrowhead Roads – DPW and Current Activities

- DPW Interim
 - Role has been vacant since Feb 7th.
 - Ron Smith will be filling the vacancy until the new Director comes on board.
- DPW Director
 - Our new DPW director will be starting on June 9th.
 - Primary Focus will be the major road projects and overall plan to bring all of our roads into good condition.
- DPW Team is actively working to repair potholes in critical areas
 - Working with Ron Smith
 - Testing new/different methods for more durability and longevity
- 2026 Projections:
 - Management recommends swale maintenance 2x per year.

Our Roads:

Unpaved: 28 miles

Paved: 14 miles



Arrowhead Roads – Projects

Orono Drive/Gate Roadwork Phase 2 (Drainage Solutions)

Status: Entech providing proposal

- **Lehigh/Paxinos (Area 1)**
 - Target Construction Start Spring 2026
 - PENNVEST loan process preparation
 - Cost Estimate: \$4M
- **MSB Lower Parking Lot**
 - Status: Summer 2025
 - Estimated Cost: \$100K
- **Netcong, Hopi, Kinta, Owassa (Area 5)**
 - Status: Active repairs/maintenance in progress
 - Overall Renovation Project: Initial designs complete
 - Estimated Cost: \$2M

○ Roadwork Plan:

- Full review and analysis of the stormwater and roads across all of ALCA Performed by Entech Engineering.
- Recommendations and prioritizations provided for all roadways and drainages
 - 6 Priority Areas Identified (see map)
- This will be the focus for the new DPW director

Arrowhead Roads – Road & Stormwater Master Plan

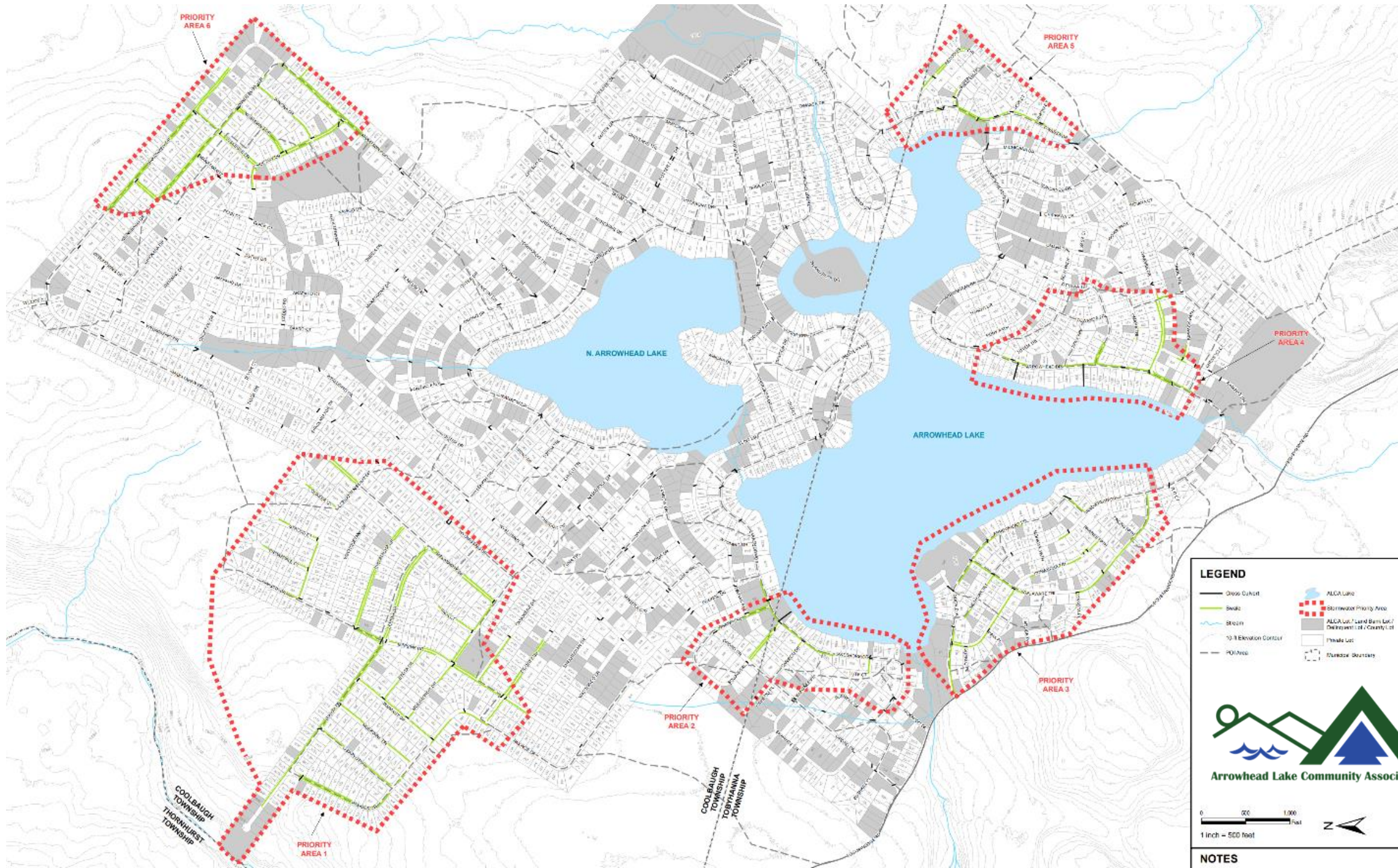
Funding and Costs:

Funding all of these projects directly will be done through a combination of Pennvest loans, grants (when available), and reserve funding

Management will research options for each project

PENNVEST loans (rates less than 2%) will allow ALCA to execute all of the needed work and increase our reserves.





LEGEND

- Grass Culvert
- Seal
- Stream
- 10-Ft Elevation Contour
- POT Area
- ALCA Lake
- Stormwater Priority Area
- ALCA Lot 7 Land Barn Lot 7 Detached Lot 7 County Lot
- Private Lot
- Township Boundary

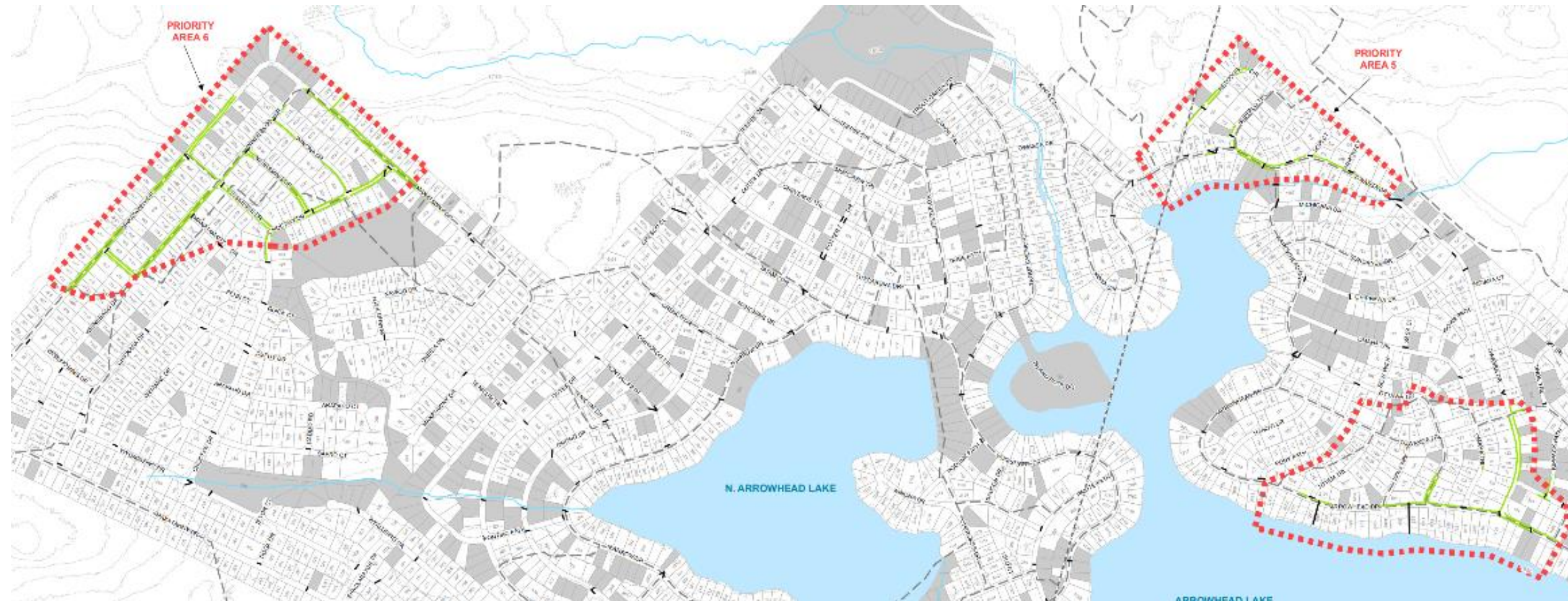


Arrowhead Lake Community Association

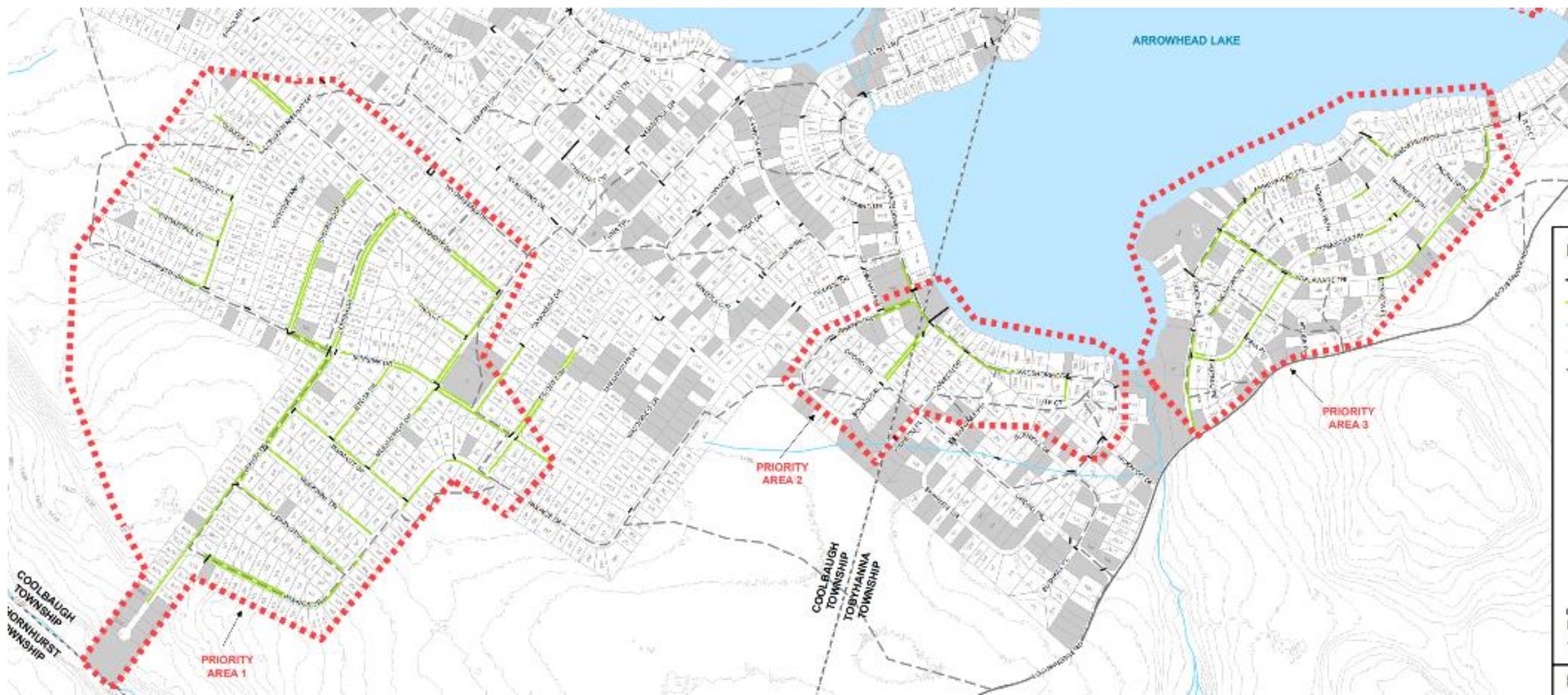


NOTES

Road Master Plan: Areas 4,5,6



Road Master Plan: Areas 1,2,3





Arrowhead Lake Community Association

ABDI/Envera - Keyfob Replacement Project



- Adheres permanently to the windshield
- Batteries not required
- Hands Free Gate Access

Key fobs are outdated technology and we are investigating moving to RFID tags. These will be windshield stickers similar to EZ Pass.

This will be hands-free access at the gates

All updates on this will be communicated to the membership prior to any changes or implementation.

