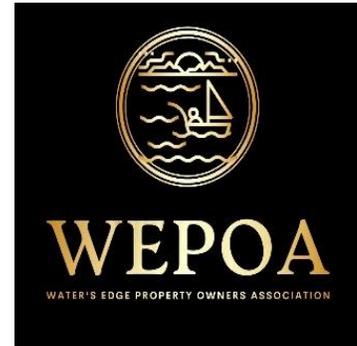


*Water's Edge Property Owners Association (WEPOA)  
February 15, 2021 Newsletter*

**WEPOA Membership Update:**

The Board of Directors (BOD) is in the process of emailing copies of your signed and notarized Joinders, which are now filed in the Franklin County Clerk's Office, to each of you for safe keeping. But our data base is only as good as the contact information you share with us. Please reach out to us at [wepocontact@gmail.com](mailto:wepocontact@gmail.com) if you have not yet received your copy of the Joinder, or if you want to edit your contact information. New Joinders are still trickling in and we are hovering at 84% of our membership goal. We apologize that our last newsletter quoted 85%, but we caught an error and fixed it, which brought our statistics down slightly.



**Boat/PWC Trailer Parking Area Update:**



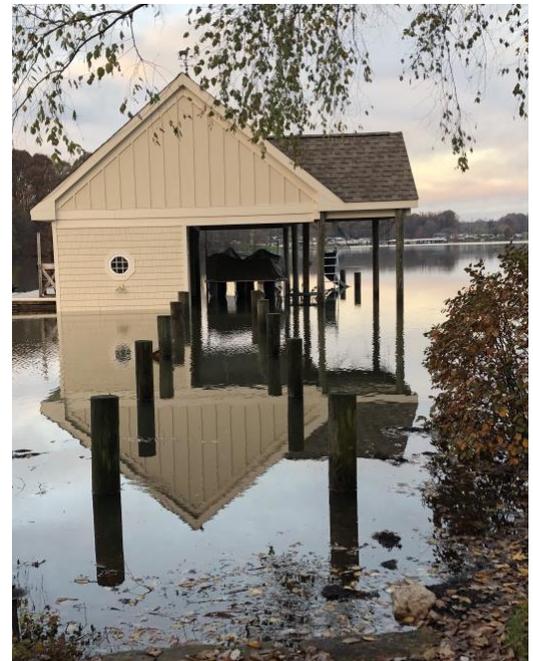
Starting mid-March all Water's Edge property owners who have trailers in the boat/ PWC trailer parking area must identify them. Please use the plastic holders and ties you will find in a plastic container near the entrance to the Western Virginia Water Authority easement (found in the middle of the lot) to provide your contact information: Name, Lot number, email address and phone number. The plastic holders with your contact information inside should be tied to the front of your trailer. As a reminder, no boats or PWC's may be stored in this area. Trailers not identified by July 15 will be assumed

abandoned and shall be removed to make room for others.

**Helpful Hints to Prepare for a Flood on SML:**

Jason and Mike Turner of Turner's Dock Building in Union Hall, VA (and residents here in TWE) offer this sage advice-

- **Prepare for potential flooding when the weather is fine!!!**
  - Get a visual of how the lake appears at the 795-foot contour (full pond). That way, when AEP forecasts that the lake is expected to exceed full pond, you will know what that crest level looks like.
  - There are a couple of free apps available to track water levels at Smith Mountain Lake (search SML Water Level in your devices' app store). These apps pull information from the AEP website, updated hourly, and will show the typical height of your stationary dock, which is at the 797-foot contour.
  - Know at what level your boat will float out of the slip or be pushed up into the ceiling of your boathouse. In



some cases, when your boat gets up that high, you can't get it out if it starts to float because it can't clear the structural components of the roof.

- Refrigerators should be at least 3' above full pond (remove them if the lake goes any higher), and irrigation pumps and other electronics should be installed 5' above full pond.

- **So, the Weather Channel is Predicting Lots of Rain. What do you do?**

- **Do NOT assume AEP can predict the weather any better than the Weather Channel.** AEP will estimate how high the lake will crest based on the amount of predicted rainfall. However, if the actual rainfall is higher, AEP may revise their forecast.
- **Don't wait until water gets over your stationary dock walkways to start preparing.**
  - It is better to anticipate a higher crest level and get things secured than having to go back out on the dock after the stationary dock is covered with water. If AEP is calling for a 4' flood and you can't get your boat up 4', it would be wise to remove the boat and tie it up on your floating dock. By the time the lake goes up 3', you likely can't get your boat out and a 4 ½' flood would crush the boat into the dock ceiling. Tying your boat up to the floater is a safe option since most floaters are designed to be okay when the lake is flooded up to 5' above full pond.
  - Use adequate lines to tie up your boat during storms with high winds.
  - Cover your boat so heavy rains won't sink it.
  - Remove any furniture, flower pots and other items that may float or be blown into the lake from your dock. Or you may tie them together and secure them to one of your pilings with a rope if you can't move them off the dock.
  - If you have a storage shed, move contents above flood levels, and remove cabinet doors.
  - Turn off all the breakers at the dock and at the house that feeds power to your dock (after your boat is taken care of).
  - If any electrical boxes were under water or have gotten wet, make sure they have dried out before turning the power back on to them.
  - Check all Ground Fault Interrupt (GFI) breakers to make sure they are working properly. It is a good idea to check GFI breakers before each use of the lift.

### **Community Booklet:**

Here's a sneak peek at what's coming later this spring! The Welcoming Committee Chairperson, Ashley Jones is currently drafting a Community Booklet which will include topics such as (but not limited to):

- A Public Marina Guide;
- Over a dozen local places where families/guests can have fun;
- Social Clubs here @ TWE;
- Contact information for dock address signs and marine fire and rescue.

It should be ready for 'prime time' soon. Stay tuned!

With Best Regards – The WEPOA BOD