

January 15, 1989

McGee Camp Participants
Massachusetts to Florida to Alaska
and Points Inbetween

Dear Friends:

Here is the long awaited report from your Building and Grounds man.

Last summer, many of us gathered on the front porch at PLP to discuss procedures and plans for the Pocono camp, and our use of it. Lots of good was accomplished at the meeting, and we all left feeling that we are on a sound course for the new generation.

Among our topics was that of capital improvements and general maintenance on the camp. This is a hot topic, as there are several pressing projects which need to be taken care of this year. With this letter I want to address where we stand on the issues that were discussed this summer. Specifically, I want to provide information to you all on what I know now concerning cost estimates of the most pressing projects, and to call for a confirmation that we all agree that we must move ahead to get these taken care of this winter and spring 1989.

At our meeting, we agreed that the time had come for two major projects, to take down the poor old crumbling boathouse and to replace the old iron pipes with new pipes, either PVC or copper. The boathouse is now both breaking up at the foundations and rotting at the roof, and has become unsafe, and the pipes now contain enough rust that they knocked out the new washing machine by the end of its first season.

Several weeks after our meeting, a heavy rainstorm revealed leaks in the back side roof of the long hall - I went up in the rafters and counted leaks into four separate rooms. This section of the roof is over thirty years old. It is worn out and definitely needs replacement.

In the fall I asked Wes Shirk for an estimate on the cost of these three projects. The letter he sent back, with estimates, is included in this correspondence to you. It pretty much speaks for itself. My belief is that the costs are all within reason, and perhaps surprisingly low. The real shocker seems to be the low estimate to remove the boathouse, of \$800. The plan is for the fire department to drag the boathouse out onto the lake ice during the winter and to burn it.

During the meeting this summer, those of us in attendance reached an agreement that these projects needed to be accomplished. As I recall, there were two open issues regarding the plumbing replacement.

It is possible to replace the plumbing in two stages, one this year and one next year, without losing much in economies of job cost. I recommend that we do the whole job at once, because I believe that the rust is

hurting the whole house and that we will get a better job from having the full attention of the plumbing crew.

Second, it has been recommended that if and when we replace the plumbing down the hall, we should install a satellite hot water heater in the end bedroom. Wes has not quoted on this job, but we have been told by the plumbers that this would only cost several hundred dollars if we install it during the plumbing procedures. We often run out of hot water. For a large house, this is a sensible investment, in my view.

In regard to the boathouse project, because of the timing (needs to be done in the winter), low cost and general agreement we have come to in the past several years, I intend to call Wes right away and get the removal scheduled. Rather than move immediately on filling the hole, however, I recommend that we wait on deciding this until some group of us can observe what the area looks like with the structure gone, and can have some perspective with which to make the best decision. I plan to get to the Poc's this early spring, and I expect that some of you will as well.

I would like to ask each of you, attendees and non-attendees of our last year's meeting alike, to read over this letter and the PLP cost estimate. As we all know, each of these is a project that has been deferred for many years, and currently needs to be undertaken. I recommend that we move to accomplish all three of these projects; boathouse removal, re-roofing, and iron pipe replacement, during this winter and spring. I would like to hear back from each of you, preferably within the next several weeks, with your own opinions on whether and how we should proceed. I'll make an effort to contact you as well, for clearly we need to be in agreement here. This January, however, is an appropriate time to make a decision and to move forward.

There are other issues to be discussed, of a more minor nature, concerning ongoing maintenance. We've started work on sending the drainage from the washing machine to a separate tank, to reduce wear on the front septic tank; steps need replacing; we need to start thinking seriously about a tree clearing project, etc. I expect to get a report out to you all on these topics in the next month or so, perhaps as a followup report on progress with the three major projects. For this letter, though, I think these topics are enough.

You can reach me at the following:

Bill Ritchie/Andrea Barthello
703 Timber Branch Drive
Alexandria, VA 22302

703-836-2128

I look forward to hearing from you all soon.



JAMES F. SWARTZ, JR.
President

WESLEY H. SHIRK, JR.
General Manager
Secretary & Treasurer

PAUL M. ARGOT
Superintendent

Pocono Lake Preserve

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Mail: Pocono Lake Preserve, PA 18348

November 15, 1988

Mr. William Ritchie
73 Timber Branch Drive
Alexandria, VA 22305

Dear Bill:

We are pleased to provide the following estimates for work to be performed on your camp.

- 1. To replace shingles on the east side.....\$2,200
- 2. To replace the water pipe with PVC.....\$2,900
- 3. To replace the water pipe with copper.....\$2,700

We have used PVC at Donley's with no problems. Sam Keiper, the plumber in Pocono Lake, claims he doesn't like it because it is more difficult to make a joint. Paul believes that because of this and our own relative inexperience it could possibly cost us more to use PVC than copper.

- 4. To remove the Boat House.....\$800
- 5. To fill in the area with stones, dirt fill and rocks in front for break water.....\$2,800

The problem with regard to your kitchen door turned out to be more of a problem than I was led to believe. Contemporary Floors was brought in and they said they could work around the door without difficulty but it was their understanding that you wanted the door removed. The report to me was that the carpenters had gone over to your place and everything was taken care of. I did not realize that this meant the door had not been removed.

However, it still does not appear to be a problem. If you actually want the door removed, Paul says it can be done by removing the whole frame. The final decision will be yours. Contemporary Floors does not want to put the linoleum down now any way because of the cold. Unless we get a warm spell for a couple of days they want to wait until spring.

Let me know how you want us to proceed and we will arrange it accordingly.

Sincerely,



Wesley H. Shirk, Jr.
General Manager

Cc: Paul Argot
John Ritchie

WHS:mps