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Coakley View

ADDRESSING THE NEEDS OF THE COAKLEY BAY COMMUNITY: OWNERS, RENTERS AND GUESTS

What could possibly make perfect weather even better? How about enjoying it without power outages !! CB is all lit up for the Season!

From your General Manager

GOOD Morning everyone!

We have begun construction of the three drainage trenches that cross the roads. They are located off of A Building, the entrance to E Building parking lot and off the corner of H Building. Please be careful when you drive by and over the trenches. We will also be laying 3 sets of pipe across the streets; the trenches will be filled but please drive slowly. The drainage ditches will be 1 1/2 to 2 inches above the current level of pavement. This will allow the trenches to match up to the new asphalt as it is laid down. We anticipate paving to begin around June 25th. (see the pictures on page 4). Progress continues on the windows, as seen from the pictures on page 5. It is taking longer than anticipated but that cannot be helped. You can't replace a window when it is raining or when you have 30 knot winds on the second and third floor of a building.

The landscaping staff has already trimmed most of the heavy bush on the sides and corners of the buildings. Next week we will start trimming the larger trees and plants in front of G,L,M, and N buildings. Lets hope we have a mild brush with a storm and no hurricanes.



Join Your Fellow Owners June 11th



Monthly Board of Directors Meeting
Tuesday, June 11, 2013
at the Coakley Bay office
at 9 a.m.



Cultured Pelican Restaurant Hours:

Tuesday-Sunday from 6:00 pm

Sunday Brunch 10 am to 2 pm

What's Happening in June

- **June 2** 29th Annual Women's Race
- **June 11** Monthly BOD Meeting 9:00 am
- **June 16** Father's Day
- **June 17** Organic Act Day
- **June 21** Sunset Jazz in

Hurricane Season

This year's hurricane season is projected to be more active than most years+depending on who you talk to. Yes, the days are hot but the evenings are still relatively cool. The best course of action for any of us is to be prepared!! We will be sending out the normal list of Do's and Don'ts next month. Please review them and stock up based on the quantity of supplies recommended per person. We all need to remember there are automatic curfews that go into place before and after a hurricane based on the wind speed. Violating Curfew is a criminal offense and it also carries a huge fine which this government, desperately could use. Four members of the staff have passes, they are Eric Zolner, Fredy Saldana, Alex Bright, and Bobby Klyvert; we will be on site after a hurricane regardless of the curfew status.

Pest Control

No, not the 4 legged type; the 6,8, and 10 legged kind. Coakley Bay has changed companies that provide the monthly pest control services to its owners. We will be using Oliver Exterminating starting in June. The service days will be the second Tuesday of the month for A,B,C,D,E, and F building. Buildings G,H,J,L,M, and N will be serviced on the second Thursday of each month. This service is not optional, all residents must be sprayed. If there is a problem with allergies there are different sprays that Oliver Exterminating will use. Please contact the office if you have any questions.

Good News At Last

The final application for the mega resort on the west end of St. Croix was submitted to the Army Corp of Engineers for their approval. The Corp has already announced its support for the resort, even going as far as being with the group during their initial permitting process with the VI government. It has taken 10 Years for the different governmental agencies to approve the project. The Amalago Bay project consist of an 18 hole golf course, conference center, convention center, casino, a 64 slip marina, and two hotels with 400 rooms. They are planning to start construction in the fall of 2013.

Coakley Bay Polo / Golf shirts

Coakley Bay has both men's and women's golf/polo shirts for sale. They are available in 8 different colors and all sizes. Men's shirts are \$55.00 and women's are \$45.00. They are Devon and Jones shirts, it takes about 7 business days.



DID YOU KNOW?

FUN FACTS OR FACTS!

FEEL FREE TO SEND YOUR FACT(S) TO THE COAKLEY BAY OFFICE.



A ball of glass will bounce higher than a ball made of rubber!

Crayola is a French word that means 'Oil Chalk'!

Months that begin on Sunday will always have a Friday the 13th.

Where Coakley Bay's Water Comes from and is it really free+?



A Layman's guide to how it all works and why water has real value.

Source of Our Water: All of the water that flows from our sink and shower faucets comes from a combination of rain water and well water. Rain water is collected from the roofs of the F & G buildings and stored in cisterns under the two buildings, then pumped to the various other buildings as needed. (F & G have very large surface roofs and large cistern capacity.) The water in these cisterns is chemically treated, then tested monthly by an outside quality control firm, as mandated by DPNR. In the past, all buildings caught water to be stored in the buildings' individual cisterns for resident usage, but recent DPNR requirements for monthly chemical analysis and periodic emptying and resealing of cisterns have made using all buildings cistern a prohibitably expensive. So the decision was made by recent Boards of Directors to use only F & G, and water from the other buildings could be used for landscaping. Well water is collected from drilled wells located below the CB office. Since these bores access the water table very close to sea level, there is considerable salinity in it which must be removed prior to our using it. The reverse osmosis (RO) plant located in a shed just east of the office uses high pressure pumps to force water through membranes, removing the salt and rendering the water potable.

Water Distribution The water is distributed to your tap through an intricate system of pipes and conduits connecting the wells and cisterns and fifteen buildings. In most towns in the states, water is held in a big tower high above ground, and the water pressure to bring it to residents is generated by gravity flow. In CB's hilly terrain, all water is moved by dozens of electric pumps and powered by WAPA electricity.

Sewage Treatment Since St. Croix has no public sewage treatment system outside of the towns, CB must treat its own sewage. This is accomplished at our water treatment plant locating a half mile up the road from Ziggy's Gas at the eastern edge of the CB property. Huge tanks use enzymes, aeration, and gravity settling to treat water in three stages, creating the "gray water" most of us use in our toilets. The complex was designed to use this water (only one or two levels below drinking quality) through a separate plumbing system to run our toilets, thus saving our precious drinking quality water for other purposes. Again, sewage is electrically pumped up over the hill east of the F-bldg to the treatment plant, and then re-pumped after treatment to a series of twelve above-ground cement holding tanks located above the F-bldg awaiting gravity feeding to your toilets.

Is Our Water Really Free? Our water is free in the sense that owners are not charged any separate fees on their homeowners bill for water. (The Reef Condos, for example, charges 8 cents a gallon, amounting to about \$200 a month from a family of two.) But the costs of our elaborate water system are financially supported by our homeowner fees and these expenses can be considerable. Pumps need regular replacement, pipes can break requiring repair, water treatment chemicals must be purchased, time is spent by staff to maintain the system, water testing and permits cost money, and all water is pushed by pumps resulting in a monthly WAPA bill that would scare Bill Gates!

What Can I Do To Help? Think of our water as the valuable commodity it is, and do whatever you can to conserve it and limit its usage. Fixing dripping faucets, taking shorter showers, replacing old, water-guzzling toilets with newer models, going back to your original plumbing design of using gray water in the toilets instead of fresh water, turning off taps at sinks when brushing your teeth, these are all simple little steps that can make a difference. And when renting your unit, make sure your tenant has an understanding of how valuable and precious our water is to us. And don't forget limiting expenses associated with our water usage can help us keep our monthly fees as low as possible. *Drafted by the Coakley Bay Conservation Committee of Pom Pearson, Judi Perazzo & Eric Joyce*

COAKLEY BAY AT WORK

Drainage project



Window project

