



## **Baxter Lake Recreation Area Association**

PO BOX 1742  
Rochester, NH 03866  
info@blraa.com

7/29/19

# **Special Assessment Request**

## **Pavilion, Beehive and new Bathrooms - Materials and Labor.**

### **Overview:**

The BLRAA Board of Directors upon recommendations from Owners and concerns from the City of Rochester Building Department is asking all Owners for their support in regards to the necessary repairs to the Pavilion. This work will complete the Beehive (snack bar). Create new Handicap accessible common area bathrooms (men's & women's) which will be located across from the Beehive, on the same level as the Pavilion. All existing electrical wiring and lights will be replaced and brought up to code, new LED energy efficient lighting, improved drainage and structural repairs to the building. The Association has already invested in a new roof that is complete and paid for.

**Total cost not to exceed \$60,000.00**

### **Why We Need This:**

- The Pavilion and beehive are assets to the Association that also increase the resale value of your site.
- The City of Rochester Building Department is aware of the electrical violations at the Pavilion and has instructed us to fix/ correct them.
- The Pavilion is a community gathering spot.
- The Beehive/ snack bar can be a source of re-occurring revenue which will further recreational activities.
- We deserve a better campground with amenities.
- During the summer season the lodge is not conducive to large gatherings.

## **What are we buying (Scope of Work)**

- New men's and women's handicap accessible bathrooms located across from the Beehive on the same level as the Pavilion (no more stairs).
- All new code compliant, safe, weather proof electrical wiring, plugs, lights, controls and panels.
- Removal of one electrical service drop. Currently the building has two electrical service drops. This is a violation of the National Electrical Code, a major concern for the Rochester Fire Department and a directive to remove, given to us by the Rochester Building Department.
- Completion of the Beehive/ snack bar. A lot of the work has been completed with volunteers (new rough wiring, tile floor, cabinets, stainless steel sink) it does need to be completed.
- New concrete slab to replace the stone between beehive and new bathrooms.
- Structural repairs/ reinforcement at pavilion perimeter. Add moment resisting lateral wall bracing.
- New railings at entire pavilion perimeter.
- Fix drainage issue and repair crack in slab that spans pavilion floor.
- New coat of paint at all areas that are currently painted.
- Structural repairs and addition of required vertical cross bracing and continuous horizontal lateral bracing to the existing roof truss system.
- Permits and approvals from applicable City agencies. The beehive/ snack bar will be serv-safe certified and permitted through the Rochester Board of Health.
- New Handicap Accessible exterior service/ condiment counter at Beehive/ snack bar exterior.
- Paint underside of pavilion structure for aesthetics and longevity.

The BOD has earmarked \$25,000.00 to be taken from the Capital Fund to defray the cost of the Special Assessment. Upon passing this Assessment, the balance divided between Owners would be \$35,000.00, making each lot owner's financial responsibility \$110.08. The goal would be to complete all work by Memorial Weekend 2020 to kick off the new season.

We would assess a one-time payment billed in November with a due date within 45 days of date of invoice, giving a little more time to pay. Copies of design/ construction plans will be available for review by all members prior to voting.

**This will require a one-time Special Assessment of \$110.08 per site.**

Please check whichever of the following applies:

\_\_\_\_\_ I/We APPROVE

\_\_\_\_\_ I/We DISAPPROVE

Please mail your ballot(s) so as to be received on or before the close of postal business on Saturday, August 24, 2019 to:

B.L.R.A.A.  
PO BOX 1742  
ROCHESTER, NH 03866

Be sure your Name, Address, Lot # and "Ballot Enclosed" appear in the upper left corner of the envelope.