



Pine Brook Press

A Quarterly Journal for, about and by
Pine Brook Hills Residents

Winter 2017



PBH ENHANCEMENT PROJECTS: TURNING PROBLEMS INTO OPPORTUNITIES

Pine Brook Hills and BMFPD residents recently participated in two Community Work Days that exemplified the spirit of volunteerism that is alive and well in our communities...and significantly improved the site where the PBH Community Center, PBH Water Department, and BMFPD Fire Station 1 reside.

Recent construction on the site to increase the size of the Water Plant, resulted in a need to redo the outer parking area. Creative thinking and lots of hard work on the part of water and fire department leaders, HOA volunteers, and residents of PBH and the entire fire district, resolved this issue as well as a number of other maintenance issues that had arisen over the years.

The paving on the interior parking areas immediately around the station had deteriorated and the concrete aprons just outside the truck bays had exposed rebar. Significant erosion was taking place along several areas of the pavement and drainage was so poor that ice formed in front of the main entrance. Fortunately, this group of community leaders saw these issues as opportunities to enhance the site.

Funding for the projects came from a number of sources. Bob de Haas obtained grants to repave the outer parking lot with asphalt rather than replacing the crushed asphalt that was previously in place. The Fire Department provided much of the funding to repave the parking area around the Station with the help of a generous donation from a resident. The Auxiliary provided some of the funding for much needed replacement of Self-contained Breathing Apparatus to free up funds in the Fire Department budget for the paving. The PBH HOA provided funds to excavate and enlarge the outer parking area and to provide

materials and supplies for the projects completed by volunteers. Doing all the work at the same time and using volunteers for much of the labor, kept the costs down.

In addition to the paving and maintenance projects, an emergency exit was added. This



was made possible by an agreement between Adam Jackaway, the new owner of the property to the

east of the site, and the Water Department, the Fire Department, and the HOA. Adam generously agreed to easements on his property for improving drainage and an additional exit for emergency vehicles. Rob Quinn donated his time to work with all parties to develop the agreement. Allen Saville, Bob de Haas, Jim Eyster, and John Benson all contributed their expertise to the development of the agreement.

The work began in August with excavation and paving completed by EZ Excavation at discounted rates and with all parties determined to complete the projects quickly to avoid interference with the operations taking place on the site. The width of the outer lot was increased to 60 feet to accommodate parking on both sides. This required excavation of some of the hillside on the west side of the lot and the creation of a retaining wall.

After the old paving on the inner lot was removed,

the site was graded to improve drainage and prevent ice build-up. The inner parking area was paved with 5 inches of asphalt...a much more appropriate depth for use by our large fire equipment. New concrete aprons were poured outside the truck bays. Two openings in the berms to the east were excavated to create the new emergency exit and to improve drainage. Once all that work was done, teams of volunteers got busy on two Community Work Days to complete a number of additional improvements that have further enhanced the site.

Volunteers...

- power washed, primed, and painted the concrete barriers used to create a retaining wall along the west edge of the outer parking area.
- planted vines above the concrete barriers so they will grow over and soften the look. They will be watered regularly by a volunteer.
- cleared debris from the berm on the east side.
- pruned existing trees.
- extended the underground drainage pipe from the new water plant addition to the edge of the new asphalt to eliminate erosion and the deposit of soil on new paving.



- built a concrete block retaining wall at the southeast corner of the truck ramp.



- constructed a wood timber retaining wall around trash dumpster on the south edge of the paved area.
- cleared the existing drainage culvert and reinforced the catchment area with stone at the new emergency exit drive.



- placed and spread 36 tons of gravel on the new emergency exit drive.



- installed two private drive signs on the emergency drive.
- cleared old deteriorating timbers from the site.

This team of volunteers exemplified Margaret Mead's comment "Never doubt that a small group of thoughtful, committed citizens can change the world; indeed, it's the only thing that ever has." In this community we live by that philosophy. If you would like to get involved with meaningful project like these, join the Enhancement Team or be an "on call" member. This group of dedicated volunteers will complete the Flood Memorial Plaza at the intersection of Linden and South Cedar Brook next Spring now that the road construction is complete. A number of other great ideas have been proposed for future consideration. Contact Mike Von Hatten (mvhconsultant@earthlink.net) to participate. Time, materials, labor, and funds are all greatly appreciated.

Community Work Day – 2016

Drainage Solution



Community Work Day – 2016

Retention Wall



Community Work Day – 2016

Drainage Solution



VOLUNTEERS ON COMMUNITY WORK DAYS

Community Work Day Sept 25

Jim Adams
John Benson
Mark Cronshaw
Bob de Haas
Tim Farrell
Art Markey
Babette Markey
Susan Schiff
Scott Schiff
Cindy Baker Maita
Allen Saville
Marla Saville
Mike Von Hatten
Brian Wahlert

Auxiliary Provisioners:
Art & Babette Markey

Retaining Wall Washing/Painting:
Eric Erickson
Allen Saville
Mike Von Hatten

Cleaning Station 1 carpets:
Shawn Roberts

Publicity & Sign Up:
Catherine Von Hatten

Community Work Day Oct 1

Jim Adams
John Benson
Joyce Colson
Eric Erickson
Kathy Eyster
Jim Eyester
Don Hassler
Pete Lillydahl
Paul Munding
Rob Quinn
Allen Saville
Param Singh
Mike Von Hatten
Brian Wahlert

Auxiliary Provisioners:
Jean & Joel McCormack