



3/25/26

### Dear Clearwood Members,

As we welcome the arrival of spring, we want to share an update on key projects, staffing changes, and ongoing community matters. Thank you for your continued support and engagement—your involvement is what keeps Clearwood strong.

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### Community Courtesy

With nicer weather on the way, we typically see an increase in concerns about barking or loose dogs, loud music, and dirt bikes on trails and roads. Please be considerate of your neighbors so everyone can enjoy their homes and outdoor spaces peacefully. Together, we can continue to make Clearwood a positive, respectful, and connected community.

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### Compliance Reminders

A few important guidelines to help keep our neighborhood safe and well-maintained:

1. **Trash cans must be screened from view.**
2. **ACC approval is required** before beginning most types of work on your property.
3. **Parking on or along the roads is prohibited.**
  - Property lines do not extend to the roadway or within 5 feet of it.
  - Violations may result in towing and fines.
  - Roadside parking obstructs emergency vehicles and interferes with Clearwood’s water infrastructure.
4. **Unlicensed drivers may not operate any vehicles**—including ATVs, dirt bikes, mini bikes—on Clearwood roads.
5. **Roofs must be kept clean.** Moss and debris are unsightly and present a fire hazard.
6. **Fences must be kept in good repair.** Repairs or staining require an ACC permit.

If you need assistance or clarification, the office staff is always here to help.

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### Quarterly Updates

As we wrap up the first quarter of 2026, here’s a look at our current progress

#### Roads & Water Project

- Design work for Bluewater Drive and intersecting roads was mostly completed in 2025.
- Final engineering design was completed earlier this year.
- The construction contract was awarded in February, and work will begin in April.
- The project area includes the intersection of Bluewater Dr SE and Blue Hills Dr SE and all roadways connected to Bluewater Drive.

#### New Administration Building

- The Board approved the project in April 2025.



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- Design and permitting began in 2025; however, the county requires a special use permit.
  - The permit was submitted and signed in October, with a mandatory six-month review period ending June 2026.
  - County processing will follow, making construction unlikely before 2027.
  - This long-awaited project also includes improvements to the front gate system, originally installed in 2017 and no longer adequate for our community's traffic volume.

#### **Water System Chlorination Project**

- Work was delayed while awaiting generator parts for Wells 1 and 2; repairs were completed in December 2025.
- Preparations are underway to take Wells 6 and 7 offline for removal of Mazzi injectors and installation of new chlorination components.
- American Pump is onsite this month, aiming for a mid-April system startup.

#### **2027 Budget Planning**

Budget preparation begins in April.

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#### **Recent Capital Reserve Projects 2020-2026**

Many of these projects were deferred for years—some for decades. Recent accomplishments include:

- Engineering inspections and reports for roads, water infrastructure, docks, and bridges
- Pool interior renovation, deck and fencing upgrades, and new heaters
- New backstop at Harrington Park
- Purchase of used maintenance equipment (sweeper truck, vac trailer, skid steer, tractor, snow plows)
- Design and construction for the Roads and waterline replacement ( waterlines, roads, meters, setters, and boxes):
  - **Year 1:** Blue Hills Dr and connecting cul-de-sacs
  - **Year 2:** North Clear Lake Blvd and most intersecting roads
  - **Year 3:** Bluewater Dr and all roads intersecting with Bluewater Dr.
- Admin Building Design
- Admin and Maintenance Computer Upgrades
- Camera Upgrades
- 6 major water lines repaired
- New slides at Longmire Beach and Sunset Beach
- New playground equipment at HiLo Park
- Construction of the pickleball court
- Refurbished restrooms and cabanas (residing, paint, toilets, roofing)
- Replacement of five docks
- Installation of two new drinking-water wells (building, security, 2 wells, treatment, filtration, generator, and fencing)
- Trail repairs
- Replacement of Longmire mailboxes
- New wall installation at Reichel Beach



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### Maintenance Updates

- Interior repairs, updates, and painting completed at Reichel restrooms (2025)
- Preparations underway for Longmire restroom updates
- De-winterizing restrooms
- Preparing the pool and sports courts for open season
- Ongoing roadside garbage pickup and gate repairs
- Trail maintenance
- Storm cleanup after weather events
- Daily well and water system monitoring

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### Staffing and Hiring

- We are currently hiring for an open **Administration** position. Applications will be accepted through April 1, followed by reviews and interviews.
- We are also hiring **Lifeguards** and a **Pool Supervisor** for the upcoming season.

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### Lakes

Aquatic weed treatment for swimming areas is scheduled for **June** to support a safe and enjoyable lake season.

We applied for and received our fish stocking permits for Blue and Horseshoe Lakes

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### Weekly eNewsletters

We continue to send weekly newsletters every Friday via Mailchimp. These include updates, meeting notices, events, and reminders.

To subscribe, please visit our website.

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Thank you for your continued cooperation and the care you show in helping make Clearwood a safe, welcoming, and supportive community. Your commitment truly makes a difference. Please don't hesitate to reach out if you have questions, concerns, or need assistance.

A handwritten signature in cursive script that reads 'R. Paige'.

Racheal Paige  
Clearwood Community Association  
General Manager