

Dam Repair Project

Our lakes are the center point of the neighborhood and require constant maintenance and upkeep. The State of Tennessee inspects these dams and controls what and how we can repair or replace them. Built over 35 years ago some have been repaired or patched several times and the State inspectors have now decided that one of our dams needs to be replaced. This is a very expensive and timely project so over the past 5 months your Board of Directors has reviewed candidates to help and contracted with a reputable engineering company to develop a plan, design and supervise the rebuild process.

The replacement process will be in two phases:

Phase one is the installation of a sheet piling coffer dam to take the pressure off of the current dam. This should eliminate the possibility of the dam failing during a heavy rain while allowing the removal of the old and construction of a new dam. This phase should start within 30 days and last about 2 weeks.

Phase 2 is the removal and building of a new dam. This phase will start next spring and take about 6 weeks. Phase 2 will require that the lake level be reduced and the water level will drop but just how much has not been determined as of this writing. We do not anticipate a complete draining of the upper lake, just a slight reduction of the level.

We will continue to post updates on this site to keep you informed of the progress.