

Hello Rosepark boaters!

Following is information provided to help you to understand our dock system and policies so that you may better enjoy the upcoming boating season:

Our docking system consists of various width slips. Some slips are not able to accommodate two adjacent boat hoists. This is because when our dock system was designed and built in the late 80's or early 90's most boats were only 8' wide. Additionally in those days Rosepark did not require hoists. Once it was determined that the docks fingers were damaged by boat lines tugging violently on the cleats in bad storms it became clear that boats had to be placed in hoists. That unanticipated but necessary requirement resulted in the insufficient slip width issue we face today forcing the subsequent gerrymandering of slip assignments in order to accommodate everyone's boat and hoist.

There is another consideration to hoist placement that comes into play. Greater water depth is required for some boats and hoist which further complicates placement determinations. There is historically approximately a 50% utilization of our 52 available slips. This level of utilization has given us the ability to accommodate everyone's boat. However, we are approaching our limit of ability to cope with demand vs availability. This is because replacement hoists are wider and newer residents tend to be boaters replacing move outs who were often not boaters.

Gerrymandering of slips is done at the dockmaster's discretion without cost to any boaters except for lottery winners. We will attempt to accommodate all of your requests but cannot promise to do so in all cases.

If you desire a second slip you may inform Crofton that you wish to be included in a seasonal lottery. The lottery drawing occurs once all current boats and hoists are in place and empty slips are identified. Those empty slip owners may make their slips eligible for the lottery. If their number is drawn for you it is up to you to pay the slip owners dock fees for the current season. Make sure that your hoist will fit into that slip before you accept the win.

Another question we hear every year is "What date will the docks be put in the water?". The "put in" date is impossible to forecast as that date is weather dependent. Our goal is to have the docks installed by Mother's Day at the latest but we cannot guarantee that timeline.

Please be sure that you make yourself familiar with the official dock rules found on the community website <https://www.croftoninc.com/rosepark> and contact sherridda@croftoninc.com before pursuing any actions regarding the docks. Be sure to provide Crofton with a copy of your current state boat registration as well as proof of current liability insurance. Never fuel your boat while at the docks.

Thanks for attention to these issues.

Dennis Christiano
Rosepark Dockmaster

DOCKS & HOISTS INFORMATION

- Every year the Board solicits bids to install and remove the docks and hoists. Currently our contractor is Brawdy Marine.
- The cost to each homeowner for the Spring dock installation and Fall dock removal is included in the monthly assessment fee (whether you own a boat or not.) The current total monthly assessment fee is \$500.00 per month of which \$65.00 (\$780.00 annually) is appropriated towards the dock maintenance. This assessment is subject to change every year.
- The hoist installation and removal as well as winter storage is currently also performed by Brawdy Marine in conjunction with the dock installation and removal, however the cost of this service is billed directly to each hoist owner. Brawdy will bill each hoist owner after the hoists are removed in the Fall. Last year's bill was \$645.00.
- All boat owners are required to have a hoist.
- It is the hoist owner's responsibility to make any special arrangements outside of the normal installation and removal directly with Brawdy Marine. If a homeowner has a hoist delivered to the waterfront after Brawdy Marine completes the Spring installation, that homeowner must make their own arrangements for placing their hoist in their slip. Brawdy or the current dock/hoist contractor will then take care of the future Fall removal and Spring installation procedure thereafter. Rosepark HOA bears no responsibility for damages to or loss of your hoist while being installed, removed or transported by Brawdy Marine or any other contractor. All such claims should be handled directly with Brawdy Marine.
- Due to the coordination and logistics efficiencies of having the same contractor perform the dock and hoist install and removal, the Board highly discourages separate contractors perform individual hoist install and removal procedures. The confusion and potential interference of having multiple contractors performing installation and removal services each season will be both disastrous and costly.
- Slip designations will be provided by the dockmaster and may not necessarily be the slip designated with your address. This is due to slip and hoist size constraints.
- Individual hoist assembly, disassembly or maintenance is the homeowner's responsibility and can be provided by whomever the homeowner chooses.
- Please refer to the dock rules and regulations found on the Crofton/Perdue website.
- Please contact the dockmaster with any questions not covered above, or with any dock maintenance requirements observed while using the docks.

BRAWDY SCOPES OF WORK AND PRICING AS OF MAY 2023

BRAWDY MARINE CONSTRUCTION, INC.

Office: (716)912-2246

Email: Carole@BrawdyMarine.com

Web: www.BrawdyMarine.com

Kayak Racks: \$1750 each plus tax.

Pilings: The following prices are being quoted for material and delivery

SHOP PRIMED: 4" Sch 40 pipe, 8 pieces, 10' long

3" Sch 40 pipe, 8 pieces, 15' long

2'x2' plates with one 4-5/8" diameter hole in the center

Price: \$7,048 plus sales tax

Existing Kayak Racks: \$350 plus tax to add extra cross bracing and 2x4s

GALVANIZED

4" Sch 40 pipe, 8 pieces, 10' long

3" Sch 40 pipe, 8 pieces, 15' long

2'x2' plates with one 4-5/8" diameter hole in the center

Structural Galvanizing Per LB

Price: \$9,421 plus sales tax