



Timbrshor Annual Homeowner Meeting

June 2023 Shoreline
Project Update

TIMBRSHOR SHORELINE MASTER PLAN



PROJECT UPDATE AGENDA

Purpose & objectives

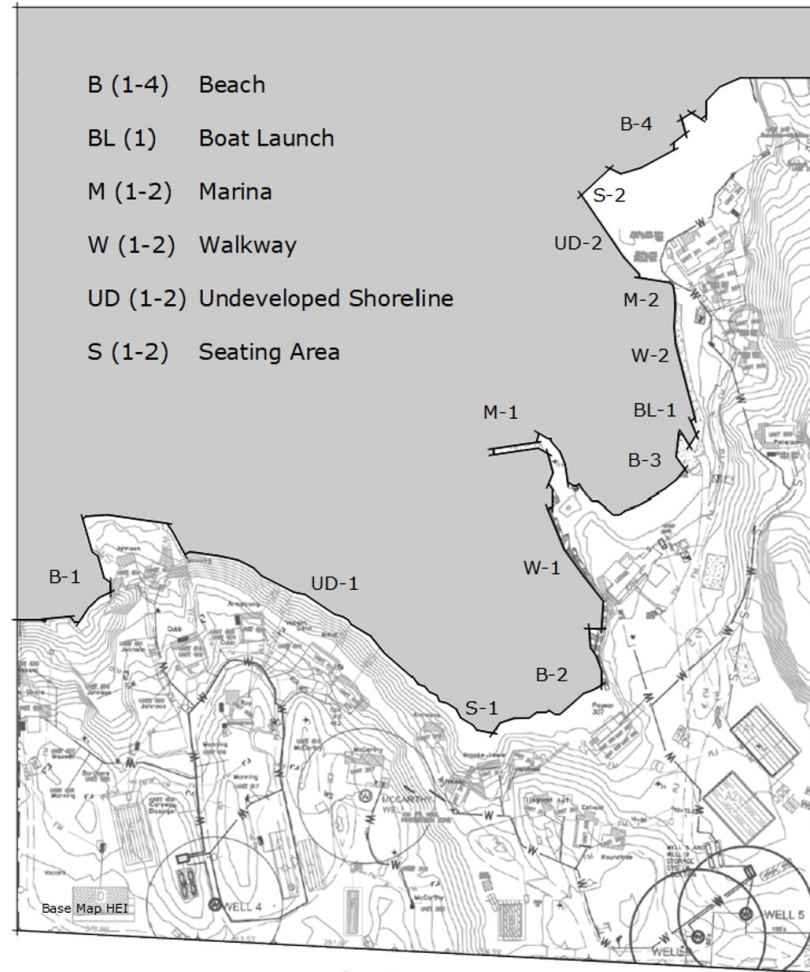
Survey results summary

Phase One / quick wins

Phase Two / next steps

Questions and comments

TIMBRSHOR LAKESHORE MASTER PLAN



COMMUNITY SURVEY

Survey conducted over two weeks in March,
2023

43% response rate

SURVEY EXECUTIVE SUMMARY

Most respondents were long-term members, average 26 years.

79 to 114 individual daily uses of the lakeshore were estimated.

95% listed the views of the lake and surroundings as “very important.”

Safety concerns about boats and swimmers / non-motorized watercraft users.

66% of respondents felt adding roped off swim areas would be a good idea.

78% of respondents value the quiet and contemplative places and would like to enhance the seating areas in those locations.

86% of respondents enjoy the use on non-motorized watercraft.

Most respondents wanted better organization and less clutter by installing SUP and kayak racks.

88% of respondents listed motorized watercraft as “very important”

84% described their boat slips as inadequate for their current boat.

60% indicated upgrading the marinas was very important.

64% reported having difficulty maneuvering in and out of their slip.

53% view the boat ramp as inadequate and difficult to use.

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PHASE ONE / QUICK WINS

- Lower cost improvements**
- Limited to no permits required**
- Can be undertaken soon**
- Will Need Community Prioritization**

Repairs to existing docks and walkways



Checked & splitting dock arms



Decaying walkway structure

\$2,500 to \$5,500

Improve boat ramp approach and eliminate the “hump”



Remove hump and smooth out transition

\$12,000+

Encourage Usage of Beach 3 and adjacent lawn areas



\$100 to \$200*

**Move Beach 3 no-wake buoy
further out towards lake**



Add a no-wake buoy at Beach 4



\$300 to \$600

**Install ropes & buoys to create designated swim areas at
Beach 2 and Beach 4**



\$800 to \$1,000

Organize the boatyard to maximize storage space



\$100 to \$200

Install picnic tables and benches



Benches \$350 to \$400 each

Picnic tables \$900 to \$1,000 each

Prune trees for enhanced views



To be determined by Grounds Committee

Organize (and maybe remove) a few paddleboats?



Install SUP & kayak racks, and paddle storage



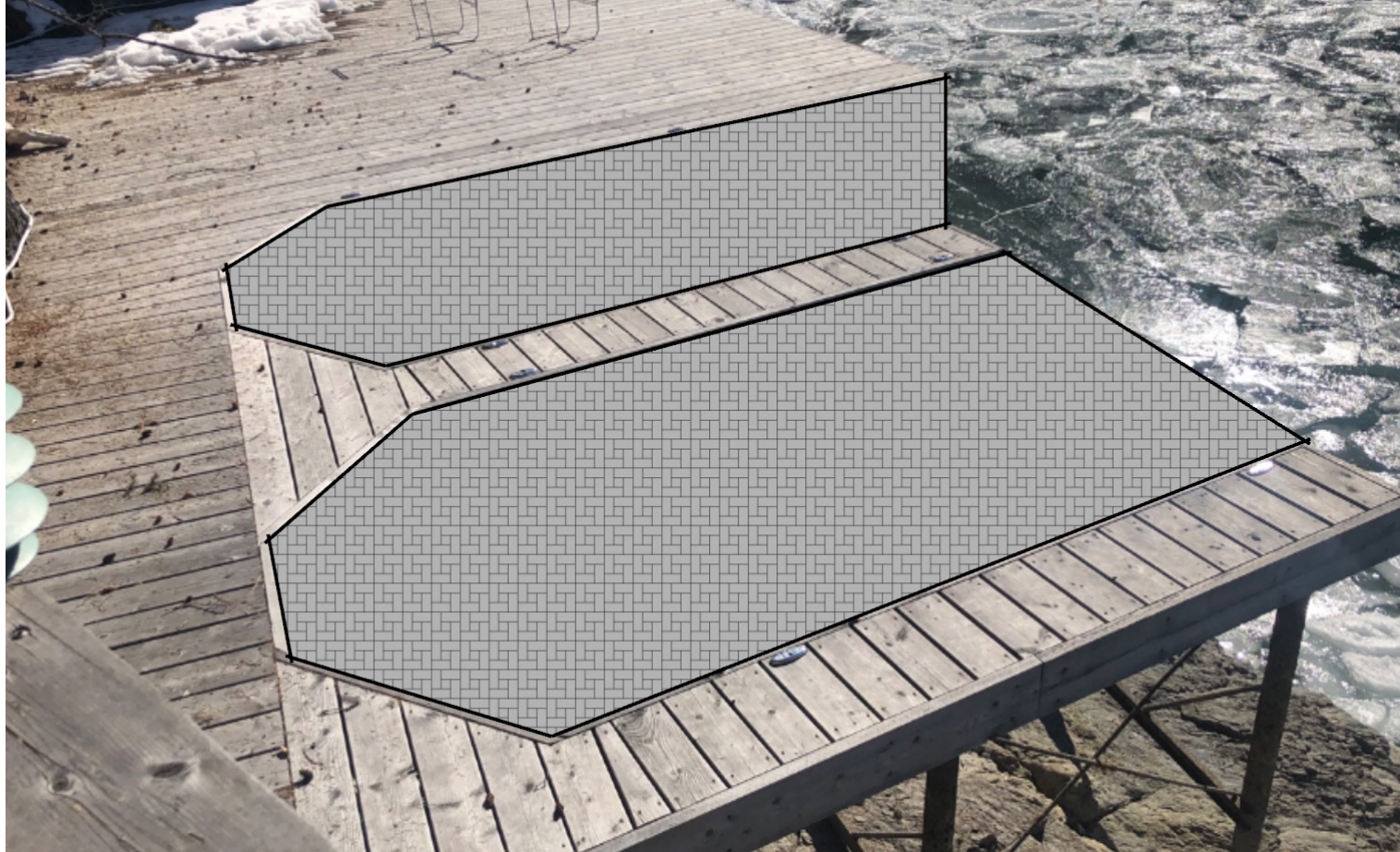
\$750 to \$1,000 per location
Recommend Marina 1 and Beach 4

Infill Marina 1 undeveloped walkway area with gravel for SUP and kayak racks, picnic/view areas, and other storage



\$2,000 to \$3,000

Install climbing netting at day-use slips



\$500 to \$1,000

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PHASE TWO – UPGRADE MARINAS

Today there are currently 27 boat slips and 4 jet ski slips.

Eventually, goal would be to develop sufficient marina space to allow for one boat slip provided per unit owner (48 in total).

Future-proof slips by planning for standard sized boats, integrated lifts, and longer lasting construction materials.

One possible configuration layout for Marina 1 and 2



48 slips provided. Consolidate motorized craft away from shoreline areas. Still working on PWC slip locations.

Future Idea: New concrete topping and cable railing on former shop location



Slab Topping cost: \$13,320

Cable railing cost: \$7,000 to \$10,000

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Next Steps

Presentation will be shared to members via email and posted on web site

Seeking input on phase one improvement prioritization.

Will send out survey to collect priorities and additional input.