



OBYC

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Commodore's Letter

It's hard to believe, but the end of the season is upon us. We hauled our dinghy today and counted only 7 boats remaining in our mooring area. It's not every year that you have bright sunshine and temps in the mid-70's on October 6th. I think that the unusually wet Spring and early Summer that we had compressed the vacation time of many of our members. I hear a lot of people saying: "The Summer was so short this year!"

By the time that you read this, the final Work Party of the season (October 11th) will have come and gone and the floats will be coming out of the water on the 16th. The final social event of the season, a Cocktails and Appetizers Party, took place on the 4th with a good turn-out, great food and lots of friendly chatter. Our Social Committee really does a great job for us!

We're now heading into the budgeting process for 2026 and hope to have that finalized by our November BoD meeting. We will be finishing up 2025 with income above forecasted levels and expenses below forecasted levels, which is a nice position to be in as the year-end heads our way.

In 2026 you'll find an increased focus on freshwater conservation at the Club. We'll be implementing measures to help protect both the quality and quantity of our potable water supply. I don't think that these measures will inconvenience any of our members, but we are asking all members to be more water conscious next year, so that we put as little pressure on our well as is reasonably practical. *Cont. pg. 2*

Floats Out Oct. 16

Floats will be pulled from the water Thursday October. 16, when a giant crane will set up in the Club driveway and lift the floats ashore, one by one.

A professional crew from Redfish Marine will handle the work, aided by a small group of experienced club members. The Waterfront committee requests that members avoid the clubhouse that morning to clear access for the crane and the operating crew.

All dinghies should be cleared from the floats over the weekend to give the Waterfront committee ample time for any needed float preparation.



Commodore's Letter

(Cont. from Pg. 1)

We also have some repairs that need to be made to the structures that support the Western end of the Club's pier. These repairs will be taking place over the next year and our Waterfront and Anchorage Committee is currently in the process of determining what steps need to be taken and when they should be implemented.

In addition to that, we are now in the process of reviewing the condition of our gasoline delivery piping system. The pump was shut off early this season because of what we deemed to be necessary repairs and continued evaluation of this system by our Buildings and Grounds Committee has led to the discovery of further needed remediations.

But, overall, the Club is in very good shape; thanks in large part to the people who lead and participate in our various committees. We have a great group of volunteers and they over-deliver for all of us on a regular basis. I'd like to take this opportunity to sincerely thank all of our Committee Chairpersons and Committee members for their thoughtful and caring work during the 2025 season. Hats off to all of you; Great job!

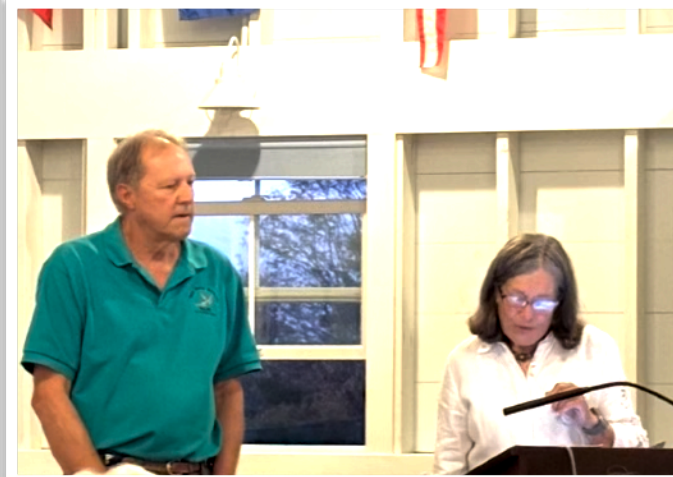
For those of you who are local or will find yourself in the area on Saturday Dec. 6. don't forget to join us at the annual Holiday Party at 4 p.m. Shake off the cold weather with some warm cheer.

In closing, I'd like to wish you all a happy and healthy Winter holiday season. Each day the the sun sets earlier brings us one step closer to Opening Day, 2026!

Allan Jarvis, Commodore



Max Fletcher lectured on sailing to Greenland hosted by Kathy Kelley.



Annual Holiday Party

The Club will hold it's annual holiday party Saturday Dec. 6 from , 4pm to 6 pm. Members are invited to bring a hearty appetizer to share.

Please remember the water and bathrooms have been shut off and the fireplace will provide the only heat.

For questions and/or if you can help contact: Tim Vail or Joanne Urquhart [jurq.23@gmail.com]



*Chili -Chowder
Potluck, Sept. 13*



*Tim Vail, Kristin Fletcher, Judy
Woodbury and Joanne Urquhart*



*Mike Jukes, Rick Patton and
Marnie MacFarland*



*Margo and John Almeida and
Ryan and Caroline Loyas.*

(All photos by Teena Patton)

Water Usage Raising Concerns

With Maine's drought conditions continuing, the OBYC Board of Directors approved installing a lock on the handle of the water hose on the dock. The action is the first result of an ongoing study of club water usage and potential risks to our well.

The same key that operates the fuel pump will work for the water hose.

Lee McIlvaine of the club's Water subcommittee said that the action is unlikely to make a big difference in water use over the course of the summer, but it will prevent non-members from filling their water tanks or washing down their boats and depleting our well. Water use at the float was minimal during July and August because "Members have done a fantastic job of conserving their water use at the float," he said.

During this summer, boaters used 745 gallons of water at the float or a little less than 15% of total Club usage in July and August. Most water use occurs in the kitchen and bathrooms during Club social events.

The water subcommittee has been in existence for several years, led by Mark Tubinis. But this past summer (the fifth driest August on record) has led to a number of reports of Harpswell homeowners with wells that ran dry. The biggest concern is saltwater intrusion when a dry well may be inundated with saltwater and become permanently unusable, Lee said.

The neighboring Merritt House condominiums, with a well just 175 feet from ours, suffered saltwater intrusion in 2017. "Once a well goes salty it is exceedingly rare for the less dense fresh water to push out the denser salt water

which has intruded the water-bearing fractures in the bedrock aquifer below," Lee said. Merritt House is continuing to pay for regular freshwater deliveries.

The water committee is able to analyze water use thanks to the foresight of Dick Stevens who as the past chair of the Building & Grounds Committee installed the DROP Home Protection Valve (HPV) and Wi-Fi Hub in 2019. The DROP system protects the club's well water against a catastrophic leak and tracks the volume of water used and flow rate each day.

The DROP system can be controlled remotely and it provides a detailed look at water use every 30 minutes for the last 24 hours that can be download remotely. The committee expanded the water use study this summer by installing three small inline water meters on each of the three hose bibs in late June to track the OBYC water use during July and August.

July and August are the heaviest water use months. Studying the water use day-by-day is important because water use is not even. Each day the bedrock aquifer is "stressed" to a different degree. This stress is reflected in the water level in the well based on the amount of water withdrawn from the OBYC well.

Water use is generally less than 500 gallons of water per month in May, June, September, and October.

However, for July and August there is higher risk. In 2025 OBYC used 3,357 gallons in July and 1,671 gallons in August. The biggest risk is having consecutive days of high-water use (*Cont. next page*)

Water Usage Concerns

(Cont. from prev. Pg.)

which does not allow the aquifer enough time to recharge the water level in the well. OBYC used more than 500 gallons in a 3-day period, at two separate times in July.

In the extreme water use this summer, OBYC used more than 500 gallons in only a three-day period, at two separate times in July. This

increase in water use is when the most stress is put on the fractured bedrock aquifer, Lee said. This can result in reduced water-quality or saltwater intrusion.

“The water conservation efforts for 2026 will focus on reducing the water use inside the clubhouse,” Lee said, since that accounts for 80% of use and the biggest three-day usage peaks.



The OBYC Well

Orr's-Bailey Yacht Club

Officers

Commodore — Allan Jarvis
Vice Commodore — Andy Ruszcek
Secretary — Dawn Kalmar
Treasurer — David Hamilton
Asst. Treasurer — Sue Baker

Directors

Tara McCarthy
Phil Sumner
Howard Levitan
Janice Skillings-Goff
Teena Patton
Lee McIlvaine
Chris Nichols
Tom Nicholson
Liz Incze

Club Newsletter

OBYC Happenings comes out monthly from May to October. This is the final issue of the 2025 season. The next issue will be in early May.

Member contributions and photos are always welcome. Bill Bulkeley is the editor. Reachable at bill.bulkeley@gmail.com.