

POND Committee – 2018 Annual Meeting Report

POND COMMITTEE - recognize

Sheila Coxon, Chair	Henny Chambers
Janet Cornwall	Tim Cornwall
Paula Jolliff	Bob LaPort
Jan Napack	George Novak
Karen Stephenson	

RECOGNITION

- Management – Willamette Community Management – Beth and Kurt Powell
- Board – Support
- Community at large – input

POND COMMITTEE PURPOSE

Established in **2011** the Pond Committee researches, evaluates, and provides recommendations to our Board regarding solutions to existing problems, changes, and improvements to sustain a healthy, balanced, and attractive pond environment.

POND HISTORY

I. SVOA Pond – City designated Ponds as a storm water detention ponds and pocket park –

- The City of Corvallis designated the ponds at Stoneybrook as a **Storm water detention pond. A condition of approval of Stoneybrook.** The purpose of the detention pond is to filter pollutants from the Storm water runoff including sediment, phosphorus and nitrogen from fertilizers, salts, and oil/grease from

roads and parking surfaces, and bacteria from pet waste. It is the intent of the SVOA to maintain the pond primarily for this purpose in the most cost-effective manner possible. This includes using appropriate aquatic chemical weed and algae control in the fall when hand-removal is not sufficient to maintain a level of water clarity and to prevent unpleasant and noxious odors from the pond.

- The secondary purpose of the pond and surrounding area is as a **pocket park** to enhance the neighborhood for the enjoyment of the residents. The Pond Committee, in coordination with GAIA, strive to fulfill this goal by enhancing the surrounding pond landscaping yearly through its improvement projects.

Following is a summary of GAIA's pond maintenance tasks:

- Inspect inlet and outlet pipes for structural integrity yearly to ensure they are not crumbling or broken and after major storm events.
- Remove garbage and debris in, on and around pond. -monthly and every time the Contractor is on site.
- Dispose of garbage, debris, or weeds. -as needed but not to exceed the end of each work week.
- Inspect pond weeds and algae monthly and apply appropriate hand-removal and chemical control measures to control and reduce the spread of pond weeds as needed.
- Control invasive vegetation species by hand-removal and/or chemical control measures at appropriate times of year and remove biomass --annually or as needed.
- Inspect pond weeds around pump inlet valves, waterfall and fountains and clear as necessary to ensure against clogging.
- Remove vegetation adjacent to outlet works that may interfere with operation. Treat and remove any noxious weeds adjacent to pond outlet.
- Monitor water chemistry (ph., ammonia. nitrite. alkalinity. general hardness and temperature) to ensure water quality.

- Assess sediment accumulation in bottom of each pond If accumulated sediment is greater than approximately 25% of pond basin, notify the management company. [Note – pond dredging to occur on a 5-year cycle]
- Keep dam between South and North pond clear of weeds so runoff can drain freely between ponds-as needed.
- Inspect for unwanted pests such as Nutria. beaver. rats. mice. mosquitoes and other pests and notify WCM if trapping and removal are required.

II. 2012/2013 Pond Restoration Project Cost and SVOA Budget Impact.

At last year's Annual Meeting residents asked about the budgetary impact of our pond restoration project as they saw the pond maintenance costs increase from \$8904 in 2014 to \$16,028 in 2015. **The Association spent roughly \$30K retained earnings to resolve the design faults that were costing on average \$23K a year (vaults that housed the pumps flooded yearly, requiring replacement as one example).** Assisted by an engineering and other studies and SVOA Pond Committee, Board, and Management effort, the design faults were solved. Vaults were closed permanently; pumps removed above ground and placed in the pump house, etc.

The Board hired GAIA Landscapes to manage the ponds at a yearly on average cost of \$4,000 versus \$23,000. In summary, in two years the Board more than broke even on the cost of pond maintenance as a result of the restoration project.

In addition to GAIA managing the Pond, **in 2015 the Board awarded GAIA the Pond Landscape contract.** The increase from \$8904 in 2014 to \$16,028 in 2015 is due to GAIA's additional responsibility of maintaining the landscaping around the Pond which was previously

performed by the SVOA landscape contractor. Note, for 2018 GAIA's contract for Pond and Pond Landscape Maintenance is \$16,055.

III. Partnership with GAIA Landscape and joint oversight with Tony Livermore, Supervisor, Gaia Landscapes. Inc.

To facilitate communication between SVOA and Gaia, the contract, as most contracts do, includes a requirement for joint oversight. This has been a very productive and positive experience. Tony and I walk the ponds and surrounding landscaping reviewing all aspects of the contract. Specifically, we focus on:

- **SVOA Ponds** –
 - Algae and other sediment that naturally accumulates because this is a **detention pond**. Gaia introduced **bio socks into the ponds when they took over in 2013.** **The bio socks restrict and/or prevent algae growth and subsequent sediment via a release of naturally occurring chemicals that arise from the barley straw decomposition.**
 - We review the **functioning of the fountains**. Both are removed for the winter, drained, cleaned off and stored in the pump house on the berm.
 - We review **surface weeds** such as mosquito fern (red bloom) and water clover (green bloom) we see in the North Pond. GAIA is pursuing other technology such as vacuum to remove the clover. Note, if every bit of the weed is not removed, it will grow back. So, we live with weeds.
 - In the **South Pond we see Filamentous Green Algae**. These algae come every year but this year we've experienced a particularly bad bloom due to higher water temperatures. GAIA's combo-pack eco-

- sock and liquid pond perfect applications have eliminated the smell that the algae bring.
- **SVOA Landscaping around Ponds** – performed biweekly.
 - We review the **lawn service** – through proper application of fertilizer, mowing, week removal, continues to look healthy.
 - We review **shrubs & bed** service to ensure weeds are under control; shrubs properly pruned
 - **Irrigation** – now that Gaia has a key to the control box, they can turn irrigation on if they encounter a problem.

IV. **POND COMMITTEE PROJECTS - 2018**

- **Spring GAIA drained/dredged the south pond**, remove hydrilla and nymphaeaceae (overgrown lilies), excavate, remove sludge, install dwarf lilies. Removal of large mass of lilies prevents their potential damage to fountains and pumps if lilies became entangled into this equipment. Total cost **\$8,735**. During dredging the south pond, a long pipe became dislodged and floated to the surface. Example of parts of the pond infrastructure that developer never completed. Pipe was removed. GAIA is still working to enable the dwarf lilies placed in pots to live. Result of dredging to the bottom this year, very little accumulation of algae.
- **GAIA removed the diseased and dying (7) Taxus x media Densiformis (Yews) on the north pond island** that surround the Evergreen Magnolia, install replacement soil, and plantings. The Yews were planted when the ponds were developed and have been unhappy ever since, developed fungus because they require excellent drainage and will not tolerate water-logged soil. The Board determined that this

project would be funded through the account established for SVOA-wide landscaping.

- **Completed the north pond improvements** –
 - Additional excavation and gravel and soil removal
 - Plantings, bark, and gravel installation
- **Completed additional improvements** around the pump house and south of the pump house.
- **Added signage – “please”**

To distinguish Stoneybrook ponds and landscape which are available for use for Stoneybrook (residents, employees, visitors to Stoneybrook, contractors working at Stoneybrook) from a public park which is open to anyone, management placed 2 signs – one at the entrance to Stoneybrook and one at the north pond island. Note – Grand Oaks fences in their ponds as a requirement to obtain insurance. Several years ago, when management went out for bids on insurance carrier declined because our ponds were not fenced and they would not assume the liability for injury.

- **Defined common area behind last 3 lots facing south pond to determine Stoneybrook and resident responsibilities.** Recent survey information clarified why the last 3 lots facing the south pond were not included in the pond easement. This survey information demonstrated that the property lines of the homes in the easement run approximately to the rocks, thereby requiring the respective owners of these 5 lots to give an easement of approximately 3 feet into their property to allow workers access to maintain the pond, waterfall, and associated landscaping.

The recent survey information showed the remaining 3 lots' property lines extend approximately 3 feet from the rocks, thereby not requiring those owners to give an easement because the existing 3 feet of common property pond area permitted the workers required access for maintenance.

V. POND COMMITTEE PROJECTS – 2019

- Drain/dredge north pond - \$19,178 – spring

The \$10,443 increase to dredge the north pond is because

- north pond is deeper,
- twice the width of the lawn to the pond edge requiring the sucker truck to take nearly twice as long to extract the sludge
- different muck – water clover requires hand-removing the roots

- Pond improvements

- Easement and common area between homes facing the pond the pond – tree removal and replacement