

POND Committee – 2017 Annual Meeting Report

POND COMMITTEE

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

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.

I. Appreciation – Pond Committee Members – recognize.

II. SVOA Pond – City designated as a detention pond –

At the Board’s request, we provided a summary of what it means to be designated as a Detention Pond in our August report to the Board, which is posted on our SVOA website. I thought I’d repeat this summary for those that have recently moved to Stoneybrook.

The City of Corvallis designated the pond at Stoneybrook as a Storm water detention pond. 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.

III. 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 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 pond 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 maintenance is \$4788; for Pond Landscape Maintenance is \$5451 = total \$10,239.

IV. Walkaround 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.

V. Accomplishments –

- GAIA will complete Phase I improvements for the North Pond by end of 2017. These improvements include –
 - Excavation and gravel and soil removal
 - Installation of boulders of similar type as installed in the front of the pump house
 - Creation of a dry creek
 - Plantings around the SVOA sign
- Painted the pump house (reserve account; 5-year cycle)
- Repaired the SVOA marquee sign
- Removed the Thread Branch Cypress at the south sidewalk by the electric box that NLS incorrectly pruned as part of the new addition to NLS’s contract to prune bushes 12 inches from the sidewalk. Management has provided NLS with a map showing GAIA’s area of responsibility which we hope will prevent further incidents.
- **Bullfrogs – Oregon Department of Fish and Wildlife** states = bullfrogs decimate native species and eat native frogs, lizards, snakes, birds, eggs, fish and introduce diseases to native populations. Plus, they are loud. ODFW encourages killing them. Residents on the Pond reported being awakened repeatedly.

Bullfrog removal occurred this year thanks again to Tony (Gaia) and his son and the arrival of Blue and Green Herons.

VI. 2018 Projects include

- Spring timeframe GAIA will remove the diseased and dying (7) *Taxus x media Densiflora* (Yews) on the north pond island that surround the Evergreen Magnolia, install replacement soil, and plant species similar to those currently installed around beds of the pond.
- Spring timeframe GAIA will drain the south pond, remove hydrilla and nymphaeaceae (overgrown lilies), excavate, remove sludge, install dwarf lilies.
- Phase II improvements for the North Pond to include –
 - Additional excavation and gravel and soil removal
 - Plantings, bark and gravel installation