

POND COMMITTEE REPORT
OCTOBER 7, 2014

I. Removal of unwanted pests from Pond

The SVOA agreement with Gaia Landscapes of 2012 and which agreement has been cited thereafter in subsequent contracts requires Gaia to “inspect for unwanted pests such as Nutria, beaver, rats, mice, mosquitoes and other pests and trap/kill or remove as needed.” Accordingly when Gaia was notified of a Nutria swimming in the pond, Gaia contracted with Ketch-um Wildlife who trapped and removed the Nutria and a skunk. Gaia emailed Kurt of this action.

Nutria threaten native wildlife species, vegetation, and humans. They can be destructive, are considered a pest and an invasive species. Specifically Nutria eat wetland plants and prefer the roots, rhizomes, and tubers of the following types of plants: Cord grass, bulrush, spike rush, chaff lower, pickerelweed, cattails, arrowheads, and flat sedges. Nutria will eat entire plants. They are messy by digging holes in lawns, eating the grass, and pooping in the lawns. They are very aggressive animals that can bite. They are mean and will chase after a person if threatened. They can carry rabies. Nutria can multiply rapidly having 2 litters per year of 7 to 8 babies.



The nutria:

Gaia also removed a skunk, also considered an unwanted pest. Skunks are members of the weasel family and are equipped with a powerful and protective scent gland that can shoot a potent and pungent liquid as far as 6 to 10 feet. The secretion is acrid enough to cause nausea and can produce severe burning and temporary blindness if it strikes the eyes. Skunks can carry rabies as well as other diseases including leptospirosis, listeriosis, canine distemper, canine hepatitis, Q-fever, tularemia, and trypanosoma.

II. Negotiations with Gaia Landscapes

September 23, 2014, Steve Napack emailed the draft SVOA specifications for common and single family lawns & irrigation, shrubs & beds, and trees to Gaia and Chair of the Pond Committee with direction for the specifications to be negotiated through Sheila and the Pond Committee. The Pond Committee and Tony Livermore of Gaia Landscapes have completed negotiations for Pond Improvements (Email No. 1) and Detention Ponds, Adjacent Landscape Beds and Lawns, and West Easement (Email No. 2).

Email No. 1 (suggested detention pond improvements) includes Gaia Proposal #1595 for 2015 and this year's proposal #1036 which has been completed.

Email No. 2 (maintenance estimate for detention ponds, adjacent landscape beds and lawns, and west easement for 2015), Gaia Proposal #1592, Comparison of current maintenance service contract for 2014 versus #1592 request for additional services, this year's proposal #762 for just pond maintenance, and SVOA and Gaia's 2012 initial agreement with SVOA.

III. 2015 Suggestions for Detention Pond Improvements #1595 (Email No. 1)

Estimated cost for all suggested improvements is \$3,579.00. However, to date the Committee has received two (2) donations from SVOA residents for \$1,004 earmarked for 3004 planting, which reduces SVOA's total cost to \$2,575. Inasmuch as planting will not occur until spring of 2015, the donors anticipate providing the \$1,000 early spring or as requested by the Board. However, the Committee prioritized the improvements, concluding that 3004 Planting, 7008 Gravel along pond edge (see attached photo 1), and 3002 soil for island were needed to restore those areas and protect existing plantings, at a **SVOA cost off \$1275**.

While the Committee agrees that the Stoneybrook Village Marquee sign area is in need of repair and replenishment (see attached photo #4), the Committee will continue to seek donations in hopes of implementing this task. To accomplish this task, the Committee requests the Board's permission to send a letter from the Committee to SVOA residents describing our Pond, candidates for donations.

Another project suggested by residents is to remove the Mugho pines that reside on the highest point/knoll along the east side where our little house is and plant a shade tree and bench. Original owners overlooking the pond note that several years ago the Lodge had placed a bench in this area on the ground. Because the bench was not anchored on a platform, overtime it became unstable and was removed. The Committee has received a donation of a bench. If the Committee is successful in soliciting donations for this project, we can complete it in 2015. The Committee did not task Gaia to price this project at this time.

Gaia will continue to document each year's plantings by retaining the tags from each planting. The Committee anticipates working with Gaia in 2015 to incorporate the planting information into a SVOA booklet.

In summary, the Committee requests **\$1275 of SVOA funds**, supplemented by \$1004 of donations, to implement 3004 planting, 7008 gravel along pond edge, and 3002 soil for island. Item 9007 landscape cleanup and improvement of Stoneybrook Village Marquee sign area we request remain listed in #1595 as an unfunded option to be exercised when funds become available.

IV. 2015 Maintenance Estimate for Detention Ponds, Adjacent Landscape Beds and Lawns, and West Easement #1592 (Email No. 2)

SVOA/Gaia 2012 agreement (attached to Email No. 2) governed SVOA storm water detention pond maintenance for 2012, 2013, and 2014 with a few exceptions that were noted in each year's contract. However, for 2015 with the addition of full service landscape maintenance of lawns, shrubs and trees, irrigation, and the easement, the Committee and Gaia felt too many changes had occurred (separate contracts for pump and landscape maintenance now consolidated under Gaia; water chemistry monitoring system now pond perfect combo pack of bio-socks and beneficial bacteria for algae and odor control, for example). Therefore, the aspects of 2012 that still pertain were included in Gaia's 2015 proposal #1592 under their appropriate category.

The Committee felt an efficient way to understand the changes was to compare Gaia's 2015 proposed contract with its 2014 contract by task. Gaia developed a comparison of its current maintenance service contract (2014) versus its proposed 2015 contract (attached to Email No. 2). Other than algae control applications in pond (\$1120 in 2014 versus \$1209 in 2015), like tasks were priced the same in 2014 as in 2015.

New tasks:

- **Setup and storage of fountains at \$135 for the year.** SVOA gave this task to Gaia in 2013 when SVOA discontinued maintaining separate storage in Philomath and which Gaia did not charge in 2014 but included in its 2015 proposal. Note: SVOA cost of maintaining Philomath storage was \$111.60 per month.
- **Invasives removal at \$600 for the year.** In 2012 and 2013 during dredging of the ponds, Gaia removed an extensive amount of Pennywort and other invasives. However, because these invasives had migrated into all parts of the pond and grass area, total removal forever was not possible. Accordingly, the Committee agreed that Gaia needed to remove such invasives yearly to prevent their taking over the pond as was occurring in 2012.
- **Landscape cleanup at \$980 yearly** is to restore the landscape areas to acceptable conditions. Some bushes have lacked pruning and other care for a long time and have therefore either died or become diseased. Some areas have lacked irrigation for a very long time. Weeds have grown up around the bushes and other areas which need to be removed. If the Committee finds donors to fund the removal of the Mugho pines and placement of a shade tree and bench on platform suggested under Gaia proposal #1595 pond improvements, Gaia will remove the Mugho pines and not trim them and reduce this cost accordingly.
- **Lawn Care at \$2200 yearly** which complies with SVOA's specification on lawn and irrigation. Gaia defined a performance standard for the lawns and will cut and care for as required to maintain that standard. Gaia's aeration and lime applications are moss control. Because the life cycle of crane fly is late fall (eggs laid, winter hibernation, become active in the spring), fall application is the most effective time and is when Gaia will apply crane fly.
- **Shrub and Ornamental Care (beds and easement) at \$982 yearly** which complies with SVOA's specification on shrubs and beds and trees. The Committee noted that Gaia with its licensed arborist Limbwalker Tree Co. will manage the trees within the pond and easement. The Committee felt this was an efficient arrangement with Gaia being responsible for contract compliance and ensuring the quality, timeliness, and cost effectiveness of its subcontractor. Gaia will provide the required annual audit and pruning schedule as required by the specification.
- **Weed control (beds and easement) at \$277 yearly** which complies with SVOA's specification on shrubs and beds.
- **Cleanup of debris (beds & easement) at \$684 yearly** which complies with SVOA's specification on shrubs and beds.
- **Irrigation system at \$100 yearly** which complies with SVOA's specification on lawn and irrigation once SVOA provides the necessary information to Gaia to maintain the irrigation system on the pond and easement areas as noted in Gaia's proposal #1595.
- **2014 versus 2015 yearly cost summary:**

2014 - \$3,751 yearly (\$312.5 monthly)

2015 - \$9,438 yearly (\$786.50 monthly)

[As a point of history, from 2007 to 2011, the average cost of maintaining the pond (pond and pump maintenance) was \$23,000.]

V. Measuring the easement for each property.

The Committee investigated measuring the 3-foot easement area and determined every lot affected (Lots 15 through 19) have property line markers. However, to ensure consistency the Committee recommends that Gaia/SVOA (management and/or owner) place white markers or something similar along this 3-foot area to clearly delineate Gaia's area of responsibility.

VI. Summary

The Committee is very pleased to have Gaia Landscapes manage the entire pond and easement overlooking the pond. We believe Gaia's management of the entire pond and easement will bring consistent quality control and effective management at reasonable cost. The Committee looks forward to working with Gaia as it continues with its current tasking and assumes these added responsibilities.

Submitted by Sheila Ann Coxon, Pond Committee Chair in conjunction and coordination with the Pond Committee members available for consultation