

## POND REPORT APRIL 2019

### Walk around with Tony Livermore, Supervisor, GAIA Landscapes, Inc.

Thursday, April 4, 2019, Tony and I walked our ponds and surrounding landscaping for which they are responsible under contract. We reviewed all aspects of the contract and observed the following:

- SVOA Ponds.
  - GAIA anticipates late April to dredge the North Pond, as soon as GAIA has 5 days of no rain. As was done for the South Pond dredging last year, we request the Board to notify residents of the schedule. Note, this year the “Sucker Truck” will work from SW Country Club Road facing the North Pond rather than Stoneybrook Street.



- SVOA Landscaping around ponds. Performed bi-weekly.

- Lawn Service – edging and weeding GAIA will add fertilizer along to its thatching process to the grass strips along the street. We noted “white” areas along this area due to thatch and a different type of grass than is in the main lawn.
- Shrubs & Beds Service – weeds are under control; shrubs pruned. GAIA will be pruning the pines within the pump house mound along the grass area and within.
- GAIA completed removal and replacement of the dying Mountain Ash behind 4723H (common area) with a Crape Myrtle. ARC request approved. ARC completion form has been submitted.

Picture of newly planted Crape Myrtle.



- Residents at 4753H requested GAIA to review their lilac located at the corner of their back property (next to 4761H). We reviewed with the owner the lilac and determined it needed replacement. Its location is on the owner’s property primarily, and therefore, the owners will be paying for the removal and replacing with the Crape Myrtle.

Picture of lilac at 4753H backyard.



- Board member requested a discussion of our SVOA pond bullfrog extraction program.

### SVOA Pond American Bullfrog Extraction

#### 1. Background – SVOA CC&R's

Our governing documents provide residents with rights to enjoyment of their home and surrounding SVOA property: Cites from Stoneybrook Village Owners Association - Amended & Restated Declaration of CC&Rs 2011

**“4.1 Owners’ Easements of Enjoyment.** Subject to provisions of this Article, every Owner and his or her invitees shall have a right and easement of enjoyment in and to the Common Areas, which easement shall be appurtenant to and shall pass with the title to every Lot. The use of Limited Common Areas, however, shall be limited to the Owners and invitees of the Lots designated in the supplemental declaration establishing the Limited Common Area.

**6.4 Offensive or Unlawful Activities.** No noxious or offensive activities shall be carried on in any Living Unit, Lot or Common Area nor shall anything be done or placed upon any Living Unit, Lot or Common Area which interferes with or jeopardizes the enjoyment of other Living Units or the Common Areas, or which is a source of annoyance to Owners or occupants. Occupants of Living Units shall exercise extreme care not to make noises which may disturb other occupants of other Living Units. No garage shall at any time be used as a residence either temporarily or permanently. No unlawful use shall be made of the Single-Family Lot or any part thereof, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed.

**6.17 Association Rules and Regulations.** In addition, the Association from time to time may adopt, modify or revoke such Rules and Regulations governing the conduct of persons and the operation and use of the Lots and the Common Areas as it may deem necessary or appropriate in order to assure the peaceful and orderly use and enjoyment of the Property. A copy of the Rules and Regulations, upon adoption, and a copy of each amendment, modification or revocation thereof, shall be made available by the Association Board of Directors to each Owner. The method of adoption of such rules shall be as provided in the Bylaws of the Association.

**10.12 Operations Fund.** The Association shall keep all funds received by it as Assessments, other than Reserves described in Section 10.13, separate and apart from its other funds, in an account to be known as the "Operations Fund". The Association shall use such fund exclusively for the purpose of promoting the recreation, health, safety and welfare of the residents within the Property and in particular for the improvement and maintenance of properties, services and facilities devoted to this purpose and related to the use and enjoyment of the Common Areas and of the Lots situated upon the Property, including but not limited to:...."



2. 2014 – 2015 American Bullfrogs inhabit our ponds

Sometime in late 2014 residents spotted bullfrogs in the ponds and notified the Board. Given their loud noise, especially during mating season, pond residents requested the Board to remove the bullfrogs. Pond residents stated even with their windows closed and ear plugs in, they could not sleep. Board determined cost to trap and remove one bullfrog to be \$150 each if professional services were engaged. Given that one female bullfrog produces between 20,000 and 30,000 tadpoles a season, and the Board had no idea how many bullfrogs resided in the ponds, the Board determined that cost too high to hire professional services. Furthermore, discussions with OSU revealed the bullfrogs would simply return since they inhabit nearby waters. Bullfrogs have no natural predators except other bullfrogs and skunks.

According to the Oregon Department of Fish and Wildlife, bullfrogs are the most unwanted invasive species - big and hungry, reaching widths of up to 8 inches. The American bullfrog eat many native species, including other frogs, birds, turtles. Their appetites mean they often out-compete other species for food and can transmit diseases to native species. The Oregon Department of Fish and Wildlife states "if you see a wild American bullfrog, you should kill it – one method is to stun the frog with a sharp blow to the head and decapitate it.... If you see them for sale in a pet store, you should report them to the Agency."

SVOA residents, including the Pond Committee, offered a number of suggestions, including killing with an air-powered gun, with a bow and arrow, dredging the ponds, applying toxic chemicals. The air powered gun is illegal within Corvallis city limits. SVOA reserve for pond dredging was scheduled for 2018, 3 years away. Research revealed the use of Rotenone or other chemicals would kill the tadpoles, but the mature bullfrogs would simply pack up and move. Furthermore, when the Board hired GAIA Landscapes to manage the ponds in 2012, the goal was to create environmentally friendly ponds. At that time the ponds concentrations of

“muck” emitted an unpleasant odor around the ponds. GAIA instituted a treatment program to combat the odor and algae which has over time built up a healthy community of bio bacteria and sludge-eating microbes. GAIA installs “socks” of bio-enzyme once a month for 8 months of the year. These enzymes help break down algae and other contaminants in the water.

### 3. 2016

In the spring of 2016, the Board approved having GAIA (Tony Livermore, Supervisor, son, and colleague) to conduct trap and kill operations. Methods used included long range net, flashlight for blinding the frogs, jigging with the fishing pole, killing the bullfrogs. Given the chorus frogs are native, but in a non-natural pond, the chorus frogs were relocated to Mary’s River Forest near Wren Hill Estates in Philomath. As chorus bullfrogs are a prime food for the American bullfrog, the chorus frogs were captured and relocated to reduce the food supply for the American bullfrog.

The team’s charge was \$25 per bullfrog and \$7 per chorus frog. Given this cost was substantially less expensive than the Board’s determined cost of \$150 each bullfrog, the Board authorized the process of extraction. We discussed the need for a long-term solution and investigated using traps designed to capture bullfrogs. GAIA purchased 2 Tomahawk Live Traps at \$126.60 each. Late summer 2016 both traps were placed in the south pond, baited with glow worms.

Given the characteristics of the American bullfrog, it was recognized total extraction elimination was not possible. The goal was to reduce the population and thus reduce the noise to the SVOA pond residents.



Trap = trap

bullfrog in

Total Cost for 2016 = \$718 to Team plus 2 traps @\$126.60 each for a yearly total of \$970.00. In 2016 the team trapped and killed 16 mature bullfrogs (outside the traps and inside the traps) and relocated 43 chorus frogs captured outside the traps. Note, the chorus frogs are not caught in the traps because the mesh is too large. These traps are designed to capture bullfrogs.

Given bullfrogs hibernate underwater, lying on top of the mud or only partially buried, during the winter, the process stopped late fall and began again the next late spring.

#### 4. 2017

At the end of 2016 and throughout 2017 the team was aided by the introduction of first the Great Blue



Heron

and then the smaller Green Heron.



Their favorite foods = bullfrogs.

The process for the team included setting and monitoring traps, catching frogs and tadpoles with nets, eradicating frogs caught, relocating chorus frogs.

The team continued to hand-remove plus bate and remove from traps, kill bullfrogs and relocate chorus frogs and the Herons helped throughout 2017. Total cost \$525. 19 mature bullfrogs; many bullfrog tadpoles; 2 chorus frogs (relocated).

The combination of the team's and Herons' removal of both mature bullfrogs and many bullfrog tadpoles, in particular off the western border boulders, significantly reduced the bullfrog population.

#### 5. 2018

In 2018 only traps were used. Resident tampering with the traps delayed extraction. GAIA had to reinforce the traps. Total cost \$120 for 25 bullfrogs. No chorus frogs were captured because only traps were used, and as stated above, the mesh is too large to trap a chorus frog.

The process followed for notifying GAIA that the traps contain one or more bullfrogs is that certain pond residents notify the Pond Chair who notifies GAIA superintendent, Tony Livermore, when bullfrogs are cited in the traps so that GAIA can extract. Bullfrogs are in the traps perhaps a few days. Traps are placed in the grass/water area and bated.

In summary, the extraction process has limited the bullfrog population in our ponds and thus lessened the noise to enable our pond residents to enjoy their homes and surrounding common area, the enjoyment of which is cited in our CC&R's.