

POND REPORT AUGUST 2017

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

Monday, August 7, 2017, 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:

- PUMP House Paint –GAIA will prepare and paint the pump house one coat same color by this September 2017.
- SVOA Ponds.
 1. Both fountains are working well.
 2. GAIA removed the clover in the South pond and will now focus on removing the mosquito fern (red bloom) and water clover (green bloom) in the South pond. GAIA's contract has 4 labor hours bi-weekly for pond maintenance. Emphasis this next maintenance will be hand-removing these blooms in the North pond.
 3. Pics of North pond – blooming



4.



5.

- SVOA Landscaping around Ponds. Performed bi-weekly.
 1. Lawn Service –spring applications of thatch removal, soil loosening, seeding and lightly covering with organic mulch performed.
 2. Shrubs & Beds Service – weeds are under control; shrubs pruned.
 3. Thread Branch Cypress at south sidewalk by electric box NLS improperly pruned, which will require GAIA to correct. GAIA's review of this bush indicates it needs to

be removed. GAIA will provide Kurt with an estimate to remove and not replace at this time. Please provide NLS with instructions not to prune SVOA POND area.



- Irrigation.
 1. No issues to report.

Board-requested summary of SVOA Pond – what it means to be designated as a Detention Pond.

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 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.