

POND REPORT NOVEMBER 2019 – PART I

Our walkaround was postponed. The November 2019 Report to the Board will be in two parts. Part I will address GAIA's 2020's maintenance contract and pond signs. Part II will be submitted once Tony and I walk the ponds.

I. GAIA 2020 Maintenance Contract

Attachment 1 to this report is GAIA's 2020 Maintenance Contract for our ponds and surrounding landscaping. For 2020 the contract will include the following changes which will increase the yearly cost by \$991 or \$83 per month or 9% increase over 2019. [2019 \$10,478; 2020 \$11,469]. The increase of \$991 represents the cost for the following changes:

1. New line item for yearly cleanout and culling work on desirable sedge and pond plants (\$49 per month increase).
The remaining items comprise the \$34 per month increase:
2. Maturity of existing plants and those installed over the last several years require additional labor hours to maintain.
3. Newly constructed lawn and perennials areas at south pond increases time required for moving, edging and cutting back plants and perennials.
4. Price increase on Pond-Perfect chemicals, fertilizers, disposal fees, etc.

Note: inflation is projected for 2020 at 2.8%.

II. Pond Signs

Attachment II to this report depicts our private detention pond in DEVCO Engineering's drawing provided to the Board and the Pond Committee as part of the Association's improvement project in 2011-2012. The attachment shows the location of the proposed pond signs with details.

The ARC reviewed the pond signs and agrees to 3 of the 4 the Pond Committee recommends as follows:

1. South Pond – move the existing DANGER, PLEASE KEEP OFF ROCKS sign currently located west of the pump house to the south pond close to the rocks (stake shows approximate planned location).
2. Center Pump House – new sign similar to the existing DANGER, PLEASE KEEP OFF ROCKS - but replace ROCKS with WATERFALL.
3. North Pond – new sign similar to the existing DANGER, PLEASE KEEP OFF ROCKS – but following legal's recommended language – DANGER, DO NOT ENTER THE POND. IF YOU DO, YOU ASSUME ALL RISK ASSOCIATED WITH ANY INJURY. The ARC understood Kurt had made the Danger, please keep off rocks sign.
4. Entrance sign – ARC does not believe an entrance sign is necessary. The Pond Committee disagrees. Several members have had personal experience with visitors who thought our pond was another public park like Starker Park down the road. Therefore, the Pond Committee recommends placing an entrance sign (made similar to recent sign now removed) worded in a pleasant manner that would alert visitors that SVOA is privately owned and not a public park.

Redone entrance sign: STONEYBROOK VILLAGE IS PRIVATELY OWNED. PLEASE RESPECT OUR PREMISES. THANK YOU.