

WINSLOW FARM COMMUNITY ASSOCIATION (WFCA) POND COMMITTEE

RECOMMENDATION FOR COOPERATIVE AGREEMENTS

(1/5/2019)

PURPOSE: The Winslow Farm Community Association Pond Committee submits this document to the HOA Boards of Winslow Farm (WF), Moss Creek (MC) and Moss Creek Village (MCV) for their consideration.

GOAL: To negotiate a cooperative agreement that can serve as an initial component of a long-range plan for improving the watershed areas associated with the wet ponds in Winslow Farm and safeguarding the properties of current homeowners from future catastrophic water events.

RECOMMENDATION: WFCA recommends that the 3 HOAs (Winslow Farm, Moss Creek, and Moss Creek Village) reach an agreement whereby:

1. A binding memorandum of understanding is signed by the presidents of all three associations and the current property managers that will be in effect for a minimum period of 2 years and can be renewed upon mutual agreement.
2. With regards to the current stormwater pond system,
 - a) WFCA HOA is responsible for the continued maintenance of the retained areas of water and the related drainage structures such as the weirs, drainage pipes and street-water concrete diversion drains.
 - b) The MC and MCV HOAs assume responsibility for maintaining the dry land areas within their respective areas.
3. The recommendations in the Davey Pond System Management Plan concerning existing vegetation, lawn fertilizers, and the 2-5' un-mowed buffer zones shall serve as a guide for the correct manner in which the areas surrounding the ponds are to be maintained.
4. With regards to ponds #1 and #2:
 - a) The WFCA and MC HOA Boards will cooperate to explore appropriate cost-effective options to propagate aesthetic vegetation in the Flexamat.
 - b) The MC HOA will be authorized to remove or cut back unwanted vegetation from the pond banks to achieve a visually pleasing uniform fringe of grasses and wildflowers that do not grow more than 2-3 feet high. Larger accent plants may be selectively retained or added at the discretion of the MC HOA Board.

THE WFCA POND COMMITTEE HAS IDENTIFIED THE FOLLOWING PRIORITIES:

1. Maintain algae and invasive vegetation abatement in all ponds to include the exploration of alternatives such as the injection of effective microorganisms.
2. Address the issues of unsightly weeds and the lack of attractive vegetation surrounding the ponds.
3. Identify sources of funds that can be used for improving the status of the watershed areas associated with the wet ponds.
4. Work with professionals, such as engineers, aquatic control experts and landscape architects, to create a cost-effective overall plan that may or may not alter the design of the current drainage system and will address the following:
 - a. Explore options and identify a feasible solution to address the issues afflicting pond #3 within the next 1-2 years.
 - i. Ensure that the erosion encroaching upon the homeowners' properties on pond #3 is eradicated.
 - ii. Address the issue of accumulating sediment at the north end of the pond.
 - iii. Ensure that any alteration does not create flooding problems, being especially sensitive to flooding issues upstream.
 - iv. Consider both the ease and cost of long-term maintenance.
 - v. Address the issue of permit requirements.
 - vi. Seek bids for effective solutions and identify service providers.
 - b. Develop a long-term plan for ponds #4, #5, #6 and #7 that will include, but not be limited to:
 - i. Ensure that Pond #7 remains the required retention pond in any final design.
 - ii. Shore up the eroded banks in pond #5 where erosion threatens a resident's property.
 - iii. Ensure that flooding situations are not created.
 - iv. Consider both the ease and cost of long-term maintenance.
 - v. Ensure that the concerns of homeowners adjacent to the current ponds are taken into consideration to include such issues as aesthetics, privacy, flooding, and health and safety issues.
 - vi. Address the issue of permit requirements.
 - vii. When necessary or appropriate, provide temporary solutions to urgent situations that may take several years to finally address. (An example: introduce attractive vegetation to cover algae growth in pond #5 until more significant changes to pond #5 can be addressed.)
 - viii. Identify funds, identify a timeline, seeks bids and implement the plan.
5. Maintain structural components.
 - a. Ensure that the electrical components of the pond system are in working order.
 - b. Maintain related drainage structures such as weirs, drainage pipes and street-water concrete diversion drains.