

Pinehurst at Waldenwood Homeowners Association
Detention Pond Notes
October/8/2014

Time and Place

Pinehurst HOA Director Mark Prentice met October 8, 2014 with Jesse Jaroz (jesse.jarosz@snoco.org) of Snohomish County Surface Water Management. The following are my notes from the meeting.

We met at the Pinehurst detention ponds in the lower part of the neighborhood. Upon my arrival I notice some pretty rough and non-elegant removal of trees and tree-branches along the Pump Station access road (not inside the locked fence). There was also recent brush-clearing within the fenced detention-pond area. We presumed that that the rough tree pruning was done by the Silver Lake Water District, which owns and has access right to, the water uplift station directly adjacent to the HOA Detention Ponds. The brush cutting was done by the Snohomish Count crew in August, per the requested and approved site-access request.

Context

Snohomish County is providing funding for Surface Water Management staff to reach-out and work with larger Homeowners Associations because runoff dumps into their "system". There are 2 additional ponds just above the Lowell Larimer road level, where the Pinehurst HOA water collection feeds into Snohomish County drainage areas....which in turn drain into the valley. Ultimately, the runoff in the valley gets controlled by the tide/flood-control dam, before entering the Snohomish River. If drainage from the area developments are not properly controlled, or are significantly polluted, then Snohomish County will ultimately get the blame. There are both political as well as potential financial (Bond Rating) impacts for the county resulting from poor water quality. The wording used in discussion was "...as long as the county continues to provide funding, we will help with some of the periodic maintenance of the ponds because we want them to work properly".

Pinehurst HOA Responsibility

Maintenance of the HOA detention ponds is the legal responsibility of the HOA. When offered, a reasonable assumption regarding fair and hopeful use of Snohomish County resources is to take advantage of specialized equipment like the Vacuum Trucks which are used to suck the sediment out of the drains and other functional parts of the system. It is not reasonable to expect or assume that the HOA will get free county maintenance of undesirable growth of trees, brush, and blackberries.

Recommended Actions for Pinehurst HOA

- 1.) Set up a budgeted and regular low-cost maintenance program for the vegetation growth in/around our detention pond area.

- 2.) Cut-back trees and tree-branches growing into or too close to the fence controlling access to the detention pond area. Jesse described the requirement as...you should be able to walk around all sides of the fenced area. The branches and fallen trees will damage the fence over time. Jesse says we can/could go 5' into the NGPA to keep the exterior of the fence clear.
- 3.) Aggressively maintain the vegetation around the catch-basins (CBs) which are inputs to the system from various neighborhood sources. See attachment.
- 4.) Maintain (minimize) vegetation and especially tree-growth around the "burm" (ie. earthen dam) areas of the detention ponds and in the outfall (primary drain) area (see 2nd attachment). The reason for this is because tree-roots grow into the fill-dirt and cause damage to the earthen structures. The outfall fill-dirt is used to keep the pipe in place, which keeps it from deteriorating.
- 5.) Cottonwood trees should be removed from inside-the-fence, and particularly in the pond areas. The root-systems of these trees are damaging to the detention system. Other types of smaller trees in/around the pond areas are just using the water source, and not boring into the concrete and other structural components...and therefore don't cause problems.
- 6.) Should cut vegetation growth near the ground 3'-5' around access-road portion of the ponds, which will help prevent damage to the road/surface-drain surface.
- 7.) Blackberries should be aggressively cut, to keep them from getting a strong foothold and becoming a bigger problem.

Jesse recommended doing brush-maintenance several times per year, which sounds like it might roughly fit the Pinehurst HOA's landscape "rough cut" schedule/frequency...particularly related to the fast-growing months.

Infrastructure Maintenance

The upper pond fills with sediment quickly, per design. The frequency of maintenance depends on several variables...including the amount of winter street-sanding that ends up in the drains. Could be 3-5 years or as long as 10 years. The thing to look for is development of an island in the middle of the pond, where the drains empty out.

The primary and secondary drains in the lower pond need to have sediment removed periodically as well. These are the large pipes with the steel-grate-covers that are easily visible. This sediment removal was the main focus of the recent County work.

The county may, or may not, clear the upper pond sediment and lower-pond drains...if funding continues to be provided.

Drainage Facility Site Plan Facility ID - 880 Pinehurst @ Waldenwood

