



Special Homeowners Meeting Pebble Creek Court Drainage

Springfield Fire Department

January 31st, 2018

Agenda



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- Call To Order
 - Code of Conduct
 - Petition Item 2 – Creek Maintenance
 - Petition Item 1 – Pebble Creek Court Drainage
 - Project History
 - Issue Summary
 - Option Evaluation
 - Current Status
 - Next Steps

Code of Conduct



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- Treat everyone with respect both during the meeting and outside of the meeting
 - Talk one at a time, waiting to be recognized by the Board
 - Limit side conversations
 - Be patient when listening to others speak and do not interrupt
 - When a topic or agenda item has been discussed fully, do not bring the same subject back up
 - Be respectful of other people's ideas or suggestions when they talk
 - If you feel you can not talk about issues or concerns during the meeting, please contact a Board Member after the meeting to address your concern
 - Violators will be asked to leave or the meeting will be adjourned

Petition Item 2 – Creek Maintenance



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- Van Gordon Excavating- Declined to Quote
 - Lowrie's Landscape – \$30,000
 - Remove rock creek bed, add weed barrier and rebuild creek bed
 - Badger Excavating - \$12,000
 - Hydrovac weeds from creek
 - Drakes Landscaping - \$16,000
 - Remove the rocks from the creek bed, add a weed barrier, rebuild the creek, repair cracks in the waterfalls, remove weeds from the pond walls, and remove the cattails from the ponds

Petition Item 2 – Creek Maintenance



• Bid Evaluation Process

- The HOA weighed the cost of the individual bids vs the scope of work included to decide who provided the best value to the neighborhood.
- Drakes Landscaping was selected as they provided the greatest scope at the lowest cost.

Petition Item 1 - Drainage Project History



- HOA Board contacted regarding flooding - Aug'16
- Project agreement signed - Nov'16
- HOA approved drain project - Jan'17
- Easement agreement signed - Mar'17
- Drainage project implemented - Mar'17
 - Complaints received and compiled
- Easement agreement recorded - May'17
- Board meeting with impacted homeowners - May'17
 - Proposed solution presented to impacted homeowners
- Easement agreement meeting - Jun'17
- Modified easement agreement submitted - Jul'17
 - Modified easement presented to impacted homeowners

Drainage Project History



- HOA contacted by Springfield Township – Jul'17
 - Hubble Roth and Clark Engineering Report Provided
- HOA contracted engineering firm to assess issue – Jul'17
 - Mike Peterson – Vice President Nowak and Fraus Engineers
- Draft engineering assessment received – Oct'17
- 2nd Draft of the assessment received – Nov'17
 - Included potential solutions
- Final engineering assessment received – Dec'17

HOA Costs Incurred to Date

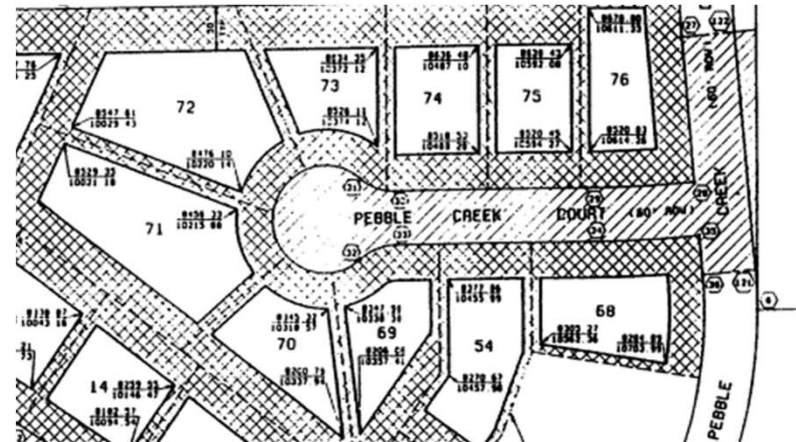


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- Legal Fees, Initial Preparation - \$1,251.25
 - Legal Fees, Easement Dispute - \$4,207.50
 - Engineering Services - \$3,888

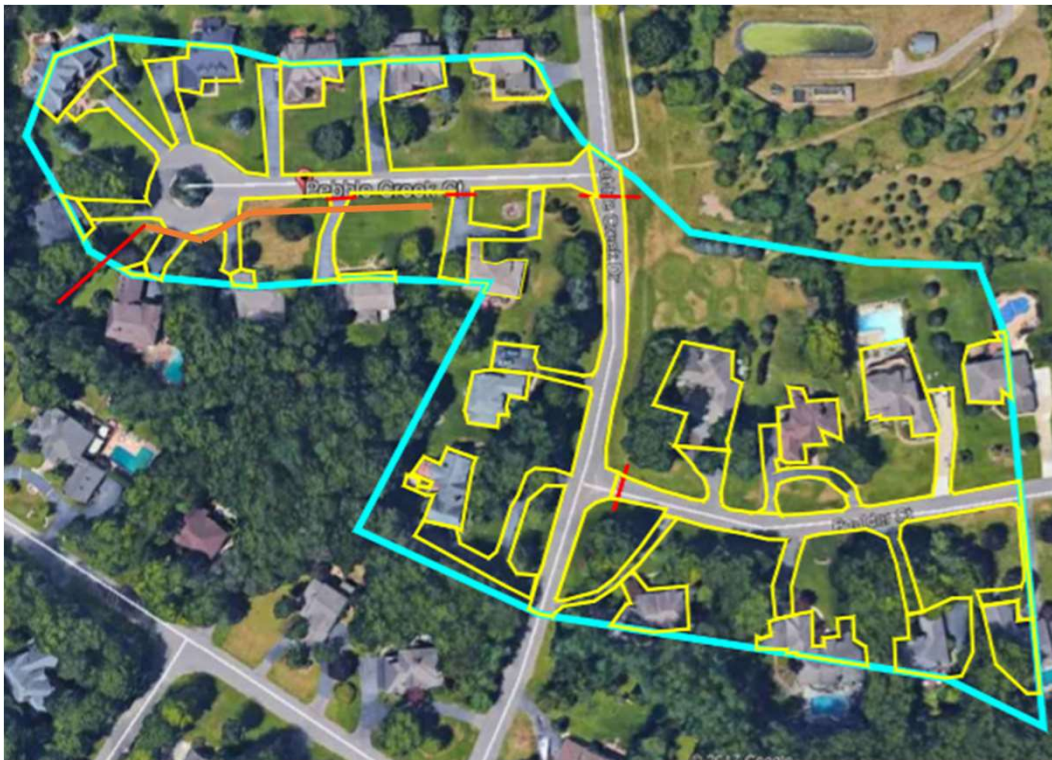
Issue Summary - Nowak and Fraus Engineering Report



- 13.78 cubic feet of water per second (cfs) flow into the storm drain located at the end of Pebble Creek Court (red line)
- The maximum capacity of the 12" culvert is 2.96 cfs
- Units 54, 68, 69, and 70 were constructed with a 12" culvert



Option 1



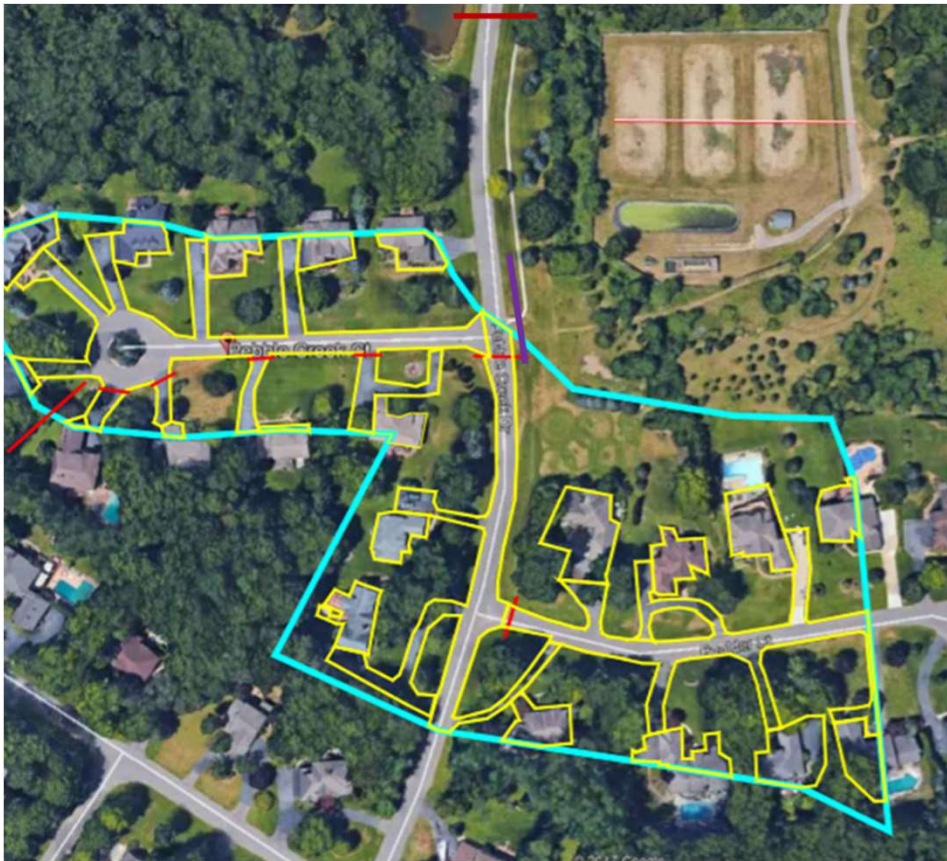
- 24" Culvert along the south side of Pebble Creek Ct (solid orange line)
- 24" pipe capacity = 16 cfs
- 3 catch basis installed to collect water from Pebble Creek Court
- Recommended option from NF Engineers
- Estimated Cost = \$55,000

Option 2



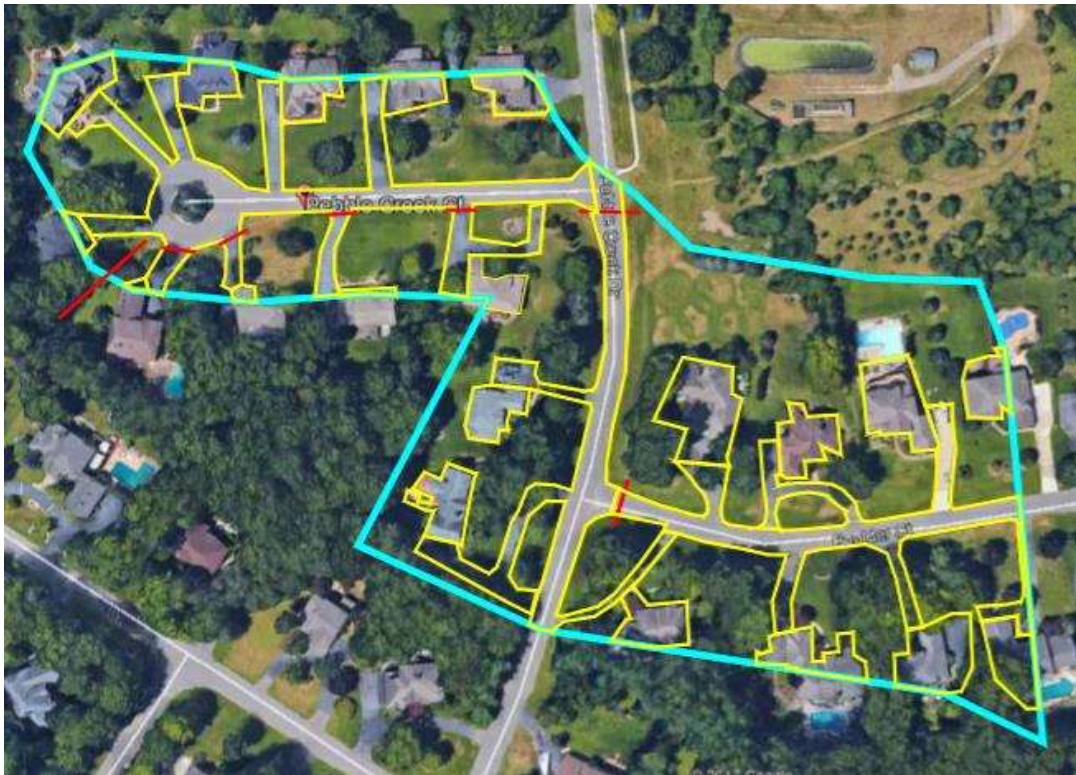
- Add secondary 12" or 15" culvert to units 54, 68, 69, and 70 (green lines)
- Increases capacity to 6 cfs
- Estimated cost = \$20,000
- Not recommended by NF Engineering

Option 3



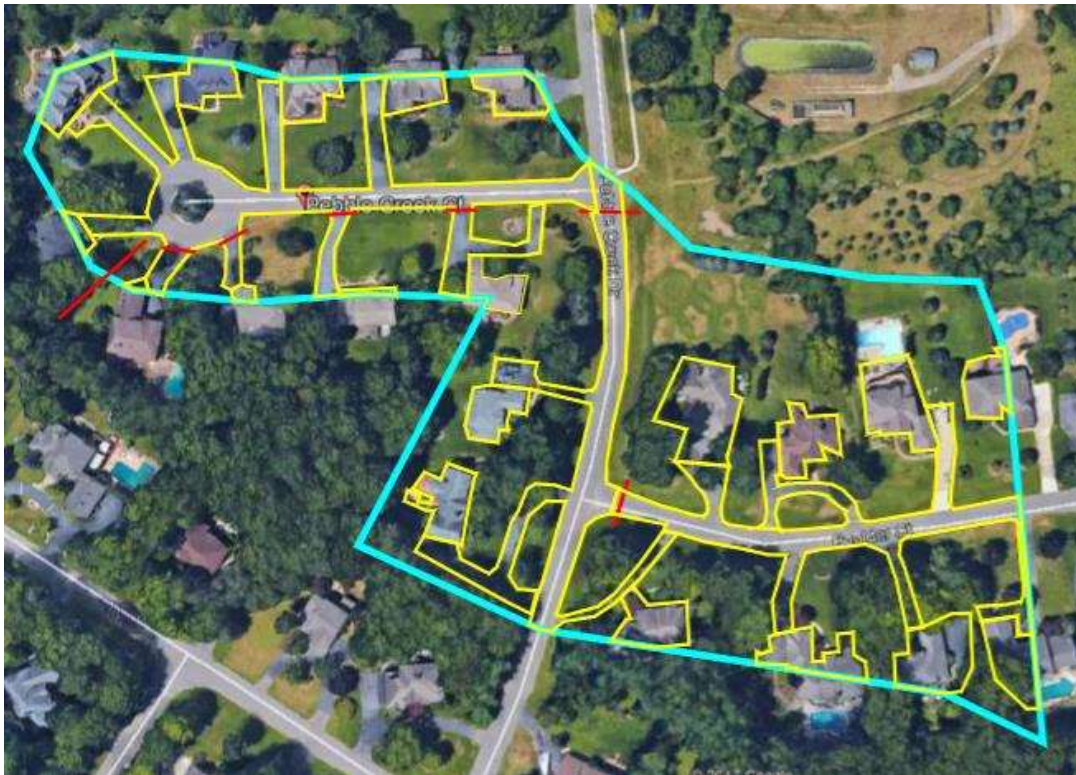
- Install new 18" culvert along the East side of Pebble Creek Drive (purple line)
- Redirect 10.41 cfs to culvert connected to South pond
- Estimated cost = \$35,000
- Upon investigation, the 15" culvert in the site plan was installed with a 12" pipe.
- Would require replacement of the 12" culvert under Pebble Creek Drive
- Additional culvert was not included in original cost estimate
- Remaining 3.41 cfs exceeds capacity of 12" culverts

Option 4



- Do nothing
- Springfield Township will send Notice of Failure to HOA if not notified by 2/7/18 with plans for repair
- The Township will execute the repairs at their discretion
- The Township will collect 125% of the cost of the project in accordance with our Master Deed
- The cost will be assessed against 112 individual unit owners

Current Status



- Investigate lower cost alternatives
 - Extend the new drain to the storm sewer collection point
 - Additional culverts to units 69 and 70
 - Clean and restore
 - Remove pipe and investigate alternatives
 - Other ideas

Next Steps



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- Finalize Solution
 - Finalize Financial Responsibility
 - Identify Volunteer Project Manager
 - Update Easement Agreement