

Late July Newsletter

While these may be the lazy, crazy days of summer for the community there is a lot of activity for the AHHA Board. To emphasize the point the Board will hold a rare August AHHA Board meeting. The meeting is tentatively scheduled for the Silverton Senior Center on Thursday August 18 at 7:00 PM. Topics for consideration are future pond excavation, the proposed Reforestation Plan, and concerns about leaks in the dam that holds water in the upper pond.

More than likely many members are not aware that the pump that provides water from the big pond to the upper pond ceased to function last Friday (July 22). The water level in the upper pond continued to fall below the level of the dam indicating leaks in the rock and concrete structure that maintains water in the upper pond. The pump was repaired early Tuesday morning (July 26) but the water level in the upper pond has not been able to reach the dam height in more than two days of continual operation. The leaks in the dam are substantial and are in need of repair.

On July 21, 2016 the AHHA Board met with City of Silverton engineer, Jon Cramer, and formulated final plans to fix the inflow problem that has plagued the community for several years during heavy rains. After discussing several different options to deal with the inflow problem, it was decided to rework the junction box that controls inflow water into the pond with a much larger pipe. The 12" pipe will be replaced with at least a 24" pipe. Work is to be done in August. To complete the work the water level in the big pond must be lowered.

Potential excavation of the pond to improve its health is the result of work conducted by the AHHA Board not considered or acted upon in the past. The pond simply lacks the necessary depth to be healthy. The Board recently hired a soil engineering firm (EEI) to probe the layers of rock/soil under the pond to ascertain the feasibility of making the pond deeper by excavation. Simply stated the report from EEI indicated that increasing the depth of the pond was possible. The Board is considering options to excavate the pond and dealing with the cost

of such a project. The work would need to be done before the rainy season so a decision is time sensitive.

The potential planting of young trees as proposed by the Amenities/Reforestation Committee in the Commons is also time sensitive. No decision has been made and the Board needs a formal plan with costs before any project can be considered. The next meeting of the Amenities Committee is August 3 and it is possible that a final plan with costs will be sent to the Board after committee consideration.

Work on a manual concerning protocols and procedures as well as responsibilities for future boards continues on schedule for fall consideration.

The time and energy being put forth by the Board is considerable but questions for the Board are welcome, as well as requests for information. Please do not hesitate to contact the Board (board@abiquaheights.com) to express your concerns or thoughts.

A few final notes, the Amenities/Reforestation Committee will hold its next meeting August 3, 2016 at 6:30 PM at the Silverton Senior Center and the meeting is open to all members of the community. Consideration of a reforestation plan is on the agenda.

The Architectural Review Committee (ARC) will hold its next meeting on Monday August 1, 2016. If you have landscaping, hardscaping, or painting plans please contact the ARC. If you are unsure of whether you need ARC approval for any project please contact the ARC and seek their guidance. The members of the ARC are your neighbors and they do their work without much thanks or applause, they will be proactive to help with your plans whenever and wherever possible.

Last year the AHHA spent \$1400.00 to distribute barkdust to the plant and tree beds of the Commons. The raw materials cost less than \$400 and the distribution and spreading of the barkdust is not overly taxing work. There is consideration for a community building "work day" on Saturday August 6 at 10 AM. If you have a wheelbarrow or cart, a rake, a shovel, or clippers, and a little motivation please email the Board (board@abiquaheights.com) and indicate your support of this

effort. Young or old there is no age limit to helping. Refreshments are being considered.

Enjoy the remainder of the summer and remember that school remains out and children will be about at all hours....please drive carefully.