

Dover Ridge HOA Board Meeting April 13, 2022. 7-9pm Main topic: Stormwater Drains

1. The meeting was held via Zoom. Ten Board members attended (Tim Viverette, Jeff Lyons, Joe Milko, Janine Guadagno, Janet Lipman, Peter Anderson, Tony Amara, Maria DiFrancesco, Brian Letourneau, Mike Worbel) six community members, and Graham Summerson, P.E. CFM, City of Durham Principal Engineer.
2. Mr. Graham Summerson P.E. CFM, City of Durham Principal Engineer – Public Works – Stormwater & GIS Services, presented the city of Durham stormwater maintenance requirements to our neighborhood and discussed individual homeowner and HOA responsibilities. Participants asked questions. The following is a brief overview of key points:
 - a. Storms are occurring at increasing frequencies and intensities. After Florence in 2018 and storm of June 11, 2020, the city reviewed Dover Ridge's storm drains based on concerns of ponding and Cheshire Bridge Road and road sagging. The storm of June 11, 2020 was classified as a 1000 year storm. Its duration was 2-3 hours and in 1.5 hours the Eno River rose almost 17 feet. No storm water drainage system could have handled this storm. Our system was designed to handle the intensity of 10–20-year storms.
 - b. Stormwater design was identified as a major issue for our community. Twenty-three acres drain into one open channel swale that feeds into an underground pipe that goes under Cheshire Bridge Road and empties into another open channel swale that feeds Crooked Creek. Even in a perfect situation, we would have drainage problems, and our system is not perfect. Performance is limited due to:
 - i. Fences over open swale.
 - ii. Trees growing too close to underground piping.
 - iii. Some underground pipe laid down by the developer was not to City specification and is easily penetrated and blocked by tree roots.
 - iv. Sheds and other permanent structures have been built on open swale.
 - c. Design and other issues cause storm water to flow out of swale and pond instead of draining into Crooked Creek.
 - d. Brian Letourneau requested help in getting the city to repave the roads. Street subsiding is impeding stormwater flow into storm water drains and aggravating flooding and ponding conditions. Mr. Summerson requested any persistent ponding problem be reported to him for evaluation. Brian encourages all homeowners to contact the mayor about the conditions of roads in the neighborhood and request the City place road repairs for Dover Ridge be put on the 2022 or 2023 calendar.
 - e. Noelle Spence reported that she had the stormwater easement cleared on her property for approximately \$500. She requested suggestions to get other neighbors to clear their easements. Mr. Summerson said the city currently enforces stormwater easement requirements only on properties where there is a travel safety issue. If flooding and ponding occurred on a monthly basis or with every storm classified as a 2–5-year storm on Cheshire Bridge road, they may consider enforcement. He stated fencing is the worst problem for the swale drainage system and if a fence must be installed it should have one foot gap between its base and the ground so as not to impede water flow. Best method to manage swales is to alert neighbors to design and their requirements to maintain system that is on their property. He said he would send stormwater pipe and swale engineer design plans for our neighborhood to her.
 - f. Lynn Harrington reported that street subsiding on the Cheshire Bridge Road cul de sac is impeding storm water drainage. Mr Summerson said he would TV the pipe system from the road to Crooked Creek.

- g. The city does limited checks of the stormwater system of Dover Ridge. Any pipes connected to the streets they monitor and maintain. Past monitoring conducted will be provided to HOA and any homeowner upon request. No significant failure problem was identified with the inspected pipes. However, they did find significant root blockage. Pipes that run through a homeowner's yard are the homeowner's responsibility to inspect and repair. He recommends all woody plants be removed from stormwater easement areas that have underground pipes. These are shallow pipes so any licensed landscaper should be able to clear pipes. The city does have two contractors for pipe clearing and provide their contact information, but it would be less expensive to have a licensed landscaper do the work.
 - h. Mr Summerson identified one pipe that is the HOA's responsibility to maintain.
 - i. Stormwater Recommendations: Mr. Summerson made the following recommendations to improve Dover Ridge's stormwater drainage system:
 - i. Restore swales to original condition to decrease road flooding. Homeowners whose property includes the swale should keep the swale free of structures and fences and keep woody trees away from storm water piping. Mr. Summerson said that upon a homeowner's request, he would make recommendations on improvements and monitoring of pipes and swales needed. He will also provide the design specifications for the swales.
 - ii. Pipe should be inspected by a T.V. every 5-10 years. This cost is to be borne by the owner of the property that the pipe runs through. This is often shared property by homeowners and the HOA. Problems of flooding and street conditions should be reported through Durham One Call. In addition, we can send Mr Summerson group requests to evaluate roads where subsidence is suspected to impede stormwater movement. Contact him through SSDDrainage@durhamnc.gov
 - iii. All drainage questions should be directed to Mr Summerson and not to the HOA.
 - j. The city is monitoring the erosion of Crooked Creek's banks. His plans show that Dover Ridge HOA owns both sides of property along Crooked Creek. The creek erosion is severe and is on the County wait list for stream reconstruction funds. Funds are available as grants if there is any end of year money. The city did pay for the stream reconstruction of the bridge on Paces Ferry that crosses Crooked Creek. They repaired the sink hole and are doing in situ epoxy injection to stabilize it. The headwalls of the bridge are on HOA property but because it involves a public right of way the city will assume 100% responsibility for its monitoring and maintenance.
3. Tim and Jeff are determining the cost to the HOA for stormwater maintenance of pipes and drains on HOA property. Based on the cost recommendations will be made to increase dues or set aside funds over the five years to cover the maintenance. The amount will be earmarked for stormwater only.
4. Treasurer's report provided by Joe Milko.
- a. The HOA has \$1,152 in savings and \$7,893 in checking
 - b. Fifty-four homes still need to pay dues that are due by the end of April. Outstanding dues totals \$6,694. \$5,459 has been paid so far. There is a total of \$2263 in outstanding dues. Of those outstanding dues, three homes are in excess of \$400 each. In May letters will be sent to those HOA members with outstanding dues.
 - c. Monthly operating costs for the HOA are approximately \$ 1300. We have enough in our accounts to stay solvent this year.
5. Information Technology Update provided by Peter Anderson.
- a. Word press was purchased for the HOA Website. It is similar in appearance to what is on the current site, but it allows easier upgrades and will save the HOA approximately \$64 per year.
 - b. This system is good, and software is updated regularly so should serve the HOA for the next ten years.
 - c. Peter is updating the face of the web page to include a section for current events and FAQ. Peter requests board members provide commonly asked questions to him and an appropriate response so he can populate this section with relevant questions.

6. Landscaping contract:
 - a. Current landscaping contract (Rice's Greenery, LLC) was extended by 6 months, to now end March 31, 2023, at same monthly rate. Further contracts will begin April 1, instead of current October 1.
 - b. This action will allow 'full seasonal' services to be ensured and completed (seeding, aeration, winter wi) without interruption than if we change contracts October 1.
 - c. The 2023 HOA board will need to solicit contracts for selection in Jan/Feb.
 - d. Mr. Rice cleaned and enhanced the greenery at the Dover Ridge entrance.
7. ARC Report by Tony Amara:
 - a. Six requests were received and approved.
 - b. Many Dover Ridge residents are doing upkeep work to include refurbishing mailboxes, painting, and power washing.
 - c. There is concern that not all new residents are informed of HOA requirements and guidelines for property maintenance and improvement. Janet is requested to find out when delivering welcome baskets if the new neighbor has a copy of the HOA covenants and guidelines. If they do not have a copy, the HOA will provide one to them and she will inform them that the documents are on the HOA web page.
8. Park updates:
 - Mulch will be added to play area.
 - Rubber mat was put around spin-around ride in tot lot.
 - Mulch will be placed under smaller rides and Mr. Rice will look to see if concrete anchors for rides need to be covered with dirt and mulch.
9. Socials:
 - a. Graduations: We have received notifications of one college and two high school students graduating. Each will receive a congratulatory gift bag on behalf of our neighborhood. We continue to solicit names, school and addresses and e-mails so we can prepare properly.
 - b. Easter Egg Hunt: Neighbors will lead the event. Thank-you Monica Wrobel. It will be held Saturday 10-11am at our park.
 - c. July 4 Celebration. We would like to have decorations and possibly a small ice cream social. If any neighbors are interested in helping with this event, PLEASE reach out to our e-mail to let us know.
10. The next board meeting will be June 15. The next neighborhood meeting is July 13. Tony Amara found that the library is unsuitable for our meetings. It closes at 7:45. The pavilion at Little River Park is also unsuitable. It closes at 7 pm. We may be able to meet at our park or via ZOOM.