

# MEADOW CREEK

## Waterways Rehabilitation Summary

### what every homeowner needs to know before a decision can be made to restore the waterways

What is the need? Meadow Creek waterways are filling with sediment which is creating issues in some areas. An engineering firm and a waterway clean-out firm were contracted and asked to evaluate MC waterways.

How much will this entire project cost and where will the money come from? According to the latest estimates, the total cost to restore the MC waterways to 1992 depths, and restore the riparian areas is between \$1,800,000 and \$2,500,000. All cost would be shared equally by the 216 MC homeowners. The range is between \$8000 - \$11,000 per house. The money would be raised through special assessments over a three-year period.

What is the estimated timeline to complete the entire project? It is estimated to take between 24-30 months with dredging occurring in the winter months.

**The Pilot Project-** It is proposed to do a pilot project in a section of Pond 2 from Lakeshore bridge west to the foot bridge. This area was chosen because of easy access over HOA owned property and visibility to the public. When completed this pilot project would include all aspects of waterway clean out, tree removal, new trees, bank restoration, etc. The estimated cost for this project is \$240,000 ( this includes a 30% contingency). The pilot project would serve as a proof-of-concept and inform decisions going forward.

**Golden Enviro Proposal-** Golden Enviro LLC is the company that provided a proposal to dredge Meadow Creek waterways. Their report was done in May, 2022 and costs have increased since that time. MC has 5 ponds which are numbered Pond 1 thru Pond 5 (see map). Golden Enviro's proposal is to implement a staggered plan starting with Ponds 2 & 3. Their plan does not include the Pilot Project which is proposed to take place during year one. Their plan only includes costs associated with dredging and hauling away the sludge. Their plan does not include riparian restoration. In their proposal, it is estimated 7200+ cubic yards of sediment would be removed from ponds 2 & 3 and would require 520 standard dump truck loads. The estimated cost to dredge Ponds 2 & 3 is \$444,800. ( May 2022 pricing).

**How will homeowners be involved in the decision to do the waterways project?** It is important for all homeowners to be fully educated regarding the Waterways Project so that informed decisions can be made. Additional information is available on the DS Portal and everyone is encouraged to read it. Emails have been and will continue to be sent. Questions have been solicited for a FAQ. A survey will be done asking for input from homeowners. A town hall will be held.

Since the amount of money required to do this project exceeds the authority of the board to levy a special assessment, a majority of homeowners (109 owners) would be needed to approve placing this financial commitment on the ownership.

**Where can I learn more?** Read all emails. Read all the waterways documents on the DSProperty Management portal. Read the FAQs and answers. Take the survey when it issued. Attend the town hall. If you have trouble using the DS portal contact them and someone will assist you. Talk to a member of the Waterways Committee. Become informed.