

Bridgewater Homeowners Association



May 12, 2021

Dear Homeowner,

We are writing to inform you we have experienced failures of **both** of our Stormwater Ponds within the past year. Although we add a portion of our annual homeowner dues to our Stormwater Reserve fund every year, the cost to repair **both** ponds will exceed our reserve in 2021. Hence, we will need to charge a \$1,200 special assessment to each homeowner.

We have scheduled a Homeowner's meeting on June 8, 2021 at 7PM (via ZOOM) to provide further details on the projects and financials, to answer any questions, and to finalize our association vote approving the assessment.

Link to ZOOM Meeting:

<https://us02web.zoom.us/j/84878004307?pwd=cjZ2aDZ0S1A1L1hwMU5KMERNRHNKOT09>

Meeting ID: 848 7800 4307

Passcode: 1234

Bridgewater's By-Laws state this assessment needs to be approved by 2/3 of the homeowners (32 owners), thus it will be important to attend and allow us to proceed and avoid significant fines by the City of Raleigh (up to \$2,500/day and liens against homeowner's properties). Proxies are enclosed for each homeowner.

In addition, to ensure we are adding enough to the reserves each year to avoid future assessments, we are planning a 10% dues increase (from \$715 to \$787) **in 2022**. This will allow us to add sufficient funds to the stormwater reserve for future years. *Please note this will be the FIRST annual dues increase since the subdivision was first built in 2003.*

We understand these increases are never welcome and have worked to assure we are approaching this challenge sensibly and with an eye on the future.

Below are specific background and details we feel will help to answer some of your questions.

We look forward to seeing you at the ZOOM meeting.

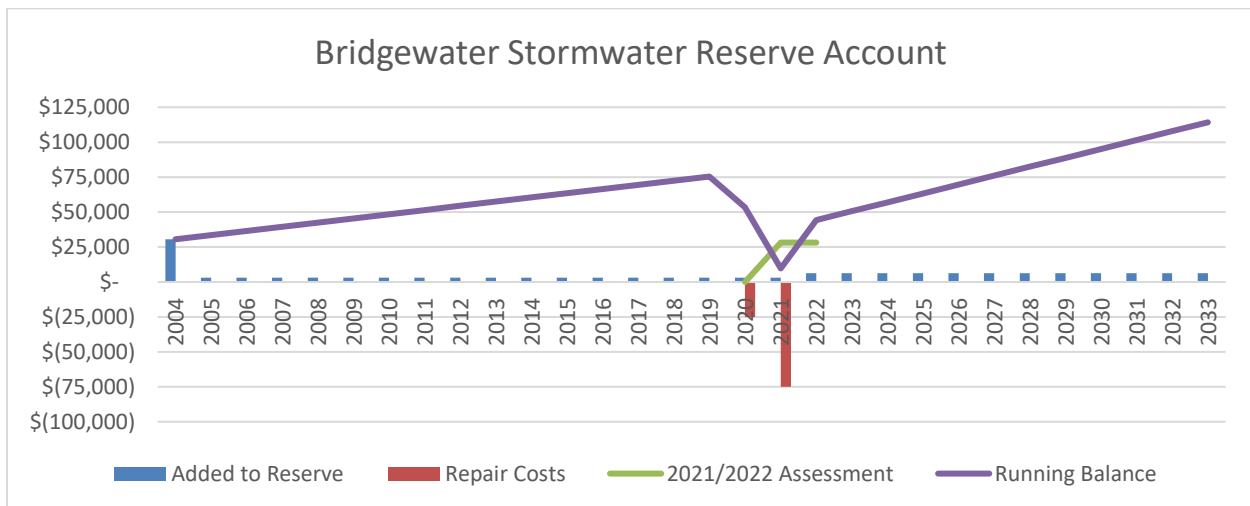
Thank You Sincerely,

Your Bridgewater Board of Directors

Neil Dooks, Scott Hensley, Rob Schiller, Rod McElrath, Billy Wei

FINANCIALS & ASSESSMENT PAYMENTS

- Financially, we have two primary objectives
 - Remediate the current failure of the lower pond. We expect this remediation will be effective for at least 15 years. This will be funded using the remaining reserves in our stormwater fund (\$53,500) PLUS the one-time assessment (\$56,400).
 - Assure we are adding sufficient funds to the Stormwater reserve going forward so we accumulate at least \$100,000 by the year 2031 (10 years from now). To accomplish this, we plan to raise annual dues by 10% in 2022 (each homeowner's annual dues will increase from \$715 to \$787).



- Handling the Assessment
 - We are planning to have the contractor complete the lower pond work prior to Nov/Dec of this year; hence, we will need to collect the assessments from the homeowners before October 2021.
 - We will offer three payment plans:

	Due Jul 1, 2021	Due Aug 1, 2021	Due Sep 1, 2021	Due Jan 1, 2022
PLAN 1	\$1200			
PLAN 2	\$600			\$600
PLAN 3	\$200	\$200	\$200	\$600

Project Background

- Our subdivision owns two storm water ponds (one behind 3975 Sunridge and one behind 4015 Fenn Brook Lane). They were both constructed in 2002, so they are approaching 20 years of age.
- Our ponds are technically “Bioretention Cells”, which are landscaped depressions that capture and infiltrate stormwater runoff from impervious surfaces. They are used to reduce water pollution and runoff volumes. Bioretention cells have an engineered and constructed sub-grade to ensure adequate percolation of captured runoff.
- Our ponds are regularly inspected by the City of Raleigh.
- The City of Raleigh mandates specific remediation procedures if our ponds fail.
- As owners of the property, Bridgewater HOA is responsible for the maintenance and upkeep of the ponds as directed by the city.
- We are obligated by the City to address issues as they arise. Failure to respond can result in significant fines and/or legal action against our properties.

Current Status

- After a heavy rain event around August 16, 2020 and August 20, 2020, our upper pond failed (breached the berm wall) and the City of Raleigh was notified. The city inspected the pond and failed it shortly thereafter. The City required we remediate the pond by removing trees within the easement to allow access, remove silt which had built up in the basin, install more rip-rap and lower the spillway. This work was completed prior to October 30, 2020 and cost approximately \$25,000 which was paid from our Stormwater Reserve.
- The city performed an annual inspection of our lower pond in October 2020 and requested an engineering analysis to determine the effectiveness of the pond. The analysis revealed the lower pond had also failed inspection and needs remediation (nearly 20 trees removed, trenching and replacement of the perforated underdrain, filling the underdrain trench with new bioretention media, and stabilizing the biorientation area with non-clumping sod grown in non-clay soil). This remediation needs to be completed as soon as possible.
- We have solicited three bids for the remediation and have selected the lowest bidder to perform the work (our current landscaper and pond maintenance company and the same who performed the work on the upper pond). The cost will be approximately \$75,000 (the bids ranged from \$75,000 to \$96,000)