



Memo

To: All Homeowners in the Orchard Subdivision

From: HOA Board of Directors

cc: HOA File

Date: August 06, 2015

Re: Standing Water in Ditches

Over the last two years we have experienced very wet spring seasons. With these unusually wet seasons we have noticed an increase in standing water in the ditches in front of some of the homes in our subdivision. Furthermore, we have received a few inquiries as to whose responsibility it is to remove the standing water or to help the water drain properly. The board members put a call in to Jefferson County and met with an engineer a couple of weeks ago to address this issue as well as a few others to include removing a few of the dead trees on the back side of some properties. We walked the subdivision with the engineer and a few items were brought to our attention.

1. If the ditch line is in the 'right of way' (generally six feet from the edge of the street/pavement) it is the County's responsibility to ensure the ditch line is established and the water is flow is sufficient.
2. The county pointed out that due to silting over the years and some other potential issues from landscaping there are some properties that should have their ditch lines reestablished.
3. It is important that homeowners be aware that any landscaping in the 'right of way' that is creating a potential water flow issue can at any time be removed by the county without notice. The county is also not responsible for returning the landscaping back to its original condition prior to reestablishing the ditch line.
4. There are some culvert openings in the subdivision that are blocked completely with large rocks, the county has asked that those openings be cleared of any debris or rocks to help with water flow.

The county has offered to reestablish ditch lines for homeowners who are experiencing standing water issues. They will coordinate with the Board Members to complete this. **If you would like to have the county reestablish your ditch line please notify any member of the board using the**

email addresses at www.orchardhoa.org no later than **Friday, August 28, 2015**. If you make a request please note the following:

1. The county is short staffed so this project will take some time to complete. We ask for your patience as the county works through our requests.
2. The county will choose a few days to come out and work on ditches in batches. They have indicated they will make an attempt to reach out to those homeowners prior to completing the work; however, they cannot make any guarantees.
3. The county **will not** restore grass or any other landscaping after reestablishing the ditch line.
4. There is **no cost** for requesting this item be completed.

Please note approvals by the HOA Board of Directors, Design Review Committee or any other special committee appointed by the board do not constitute for improvements on easement areas or areas that extend off the homeowner lot onto other property (such as public right of way). The HOA does not represent Jefferson County or any easement holder.

Thank you in advance for your cooperation regarding this matter and as always feel free to contact any Board Member with questions, inquiries or comments.

Thank you,

Orchard HOA Board of Directors