

2004

RE: Silver Springs Dams

It is our understanding that the ownership of the Silver Spring lakes and dams will soon be transferred to the Silver Springs Master Homeowners Association from the Mountain Regional Water District. It is imperative that both parties realize that the condition of and the responsibilities that go with these dams. The 4 outlet gates are in poor condition and only one of them has been operated in the past 5 years. The gates must be serviced and/or replaced so that they are functional and can be exercised every year, operated for down stream water delivery and during emergency situations. Several of the outlet pipes upstream of the gates are totally corroded and must be lined or replaced for the gates to be functional. Plywood stops at the upstream entrance is not an acceptable solution. All of these corroded pipes should be repaired at this time. The condition of the downstream pipes is not know at this time but could be inspected by our robotic camera at your request for no charge. The 48 inch drop inlet pipes are in fair condition but may have to be replaced in the next 10 - 20 years. These pipes constitute the principle spillway for these dams and stabilize the normal water surface at the proper elevation, 3 feet below the crest of the dam.

Just as important is the annual maintenance of these dams. It is imperative that all homeowners on the dams know that deep rooted, woody vegetation is forbidden on the dam shell because the roots tend to grow towards the water source and create piping channels. Larger trees can also blow down during extreme storm events, creating breaches in the crest and uncontrolled releases from the lakes contents into the neighborhood. Random regrading of the crest beyond its design configuration is also forbidden since it encroaches in the 3 feet of freeboard needed to route large rain or snowmelt runoff events. Lastly, please know that it is illegal for homeowners to pump irrigation water out of these lakes and homeowners with illicit pumps should cease and desist immediately. These lakes have only evaporitive Water Rights that do not cover this type of unauthorized irrigation.

If you have any questions or comments, please do not hesitate to call me our Dam Safety Section at 801-538-7372.

Sincerely,

Richard B. Hall, PE

Assistant State Engineer

cc John Mann, Regional Engineer

Silver Springs Masters Homeowner Association