

- Unknown until 4 years ago (Anecdotal evidence of some random property and crawl space water) could be drains
- Significant crawl space water in lots along E. Meadows Dr./Property line drainage at SS Dr & Lake Ct
- Research "rediscovers" existence of drain system
- Commercial Roto Router clears significant root invasion into drain pipes. Crawl space water recedes - property line drainage stops

Problem history-

- Developer bonded for 3 years, then turned over to SSHOA (Evidence) ?
- "transient" flow from higher elevation off subsurface water (from ground snow melt & protect properties and utilities. Intercept & drain
- Well known "high water table" area
- 1979/1980 initial development, County required

Why is it here?

- Drains into Willow Creek
- Silver Springs 1A/1B (Maps)
- 3 1/2' w X 8-12' d access/junction man holes (many hidden)
- 6-10" corrugated, flexible, French drain pipe
- 8-10' deep trenches

What/Where is it?

SILVER SPRINGS SFHOA GROUND WATER UNDER DRAIN SYSTEM

recorndd9@earthlink.net

649-2769  
Bill Noland

Lucy

- Who legally "Owns" the system
  - Effectiveness of HOA maintenance of system unknown
  - Many manholes landscaped or paved over
  - "Ground truth" vs maps
  - Where most lines and access man holes really are
  - Root obstructions/ground shift pipe collapse
  - Health of system (near/at design life)?
  - Extent of subsurface water invasion into other properties of Silver Springs
  - If water in crawl spaces is result of pipe obstructions, overcapacity, "other" water moving through ground, or a combination of the three
- What we don't know-
- High potential for additional problems if system is not maintained
  - The system underlies the entire subdivision
  - Where immediate problems have surfaced/recurred
- What we know-
- Unable to reach entire part of system behind E. Meadows
  - Periodic clearing seemed to work until this spring, when significant ground water returned to lots along E. Meadows

-- Incomplete/Missing legal documentation

-- County denies ownership

What does this mean for the SSSFHOA?

- High potential for future system related problems

-- No known maintenance from inception until 2004

- If SSSFHOA "owns" the system *SSD, Inc "owns" 1979*

-- Repair/Maintenance costs

-- Legally liable for damage caused by defects

--- How is cause of underground water damage to property assigned to failure of the drain system?

- Lot owners responsibility in CC&RS

-- '5' easement/do nothing to cause flow restriction/obstruction

What we need to do-

- Determine legal "Ownership" of system

-- County/Developer/SSFHOA

-- If County or Developer

---Sue if necessary to enforce responsibility, or

--- SSSFHOA assume responsibility, legal release from homeowners for liability

-- If SSSFHOA "Owns"

--- Insurance for liability (similar to Lakes?)

lakes) ?

--- Contract with Geotechnical company for proposal (\$\$\$)

---- 1) Provide proposal with solutions for immediate known problem area along E. Meadows Dr./SS Dr.-Lake Ct

---- 2) Possible follow-on for other system problems that are not now known

Results of preliminary contact with two geotech firms

- Clear out fall restriction/back pressure/Willow Creek  
- Work upstream from out fall to determine viability of existing system  
-- Roto Route/camera/back hoe

- Only when system integrity is verified can it be determined if overcapacity or other circumstances are causing the water to enter crawl spaces

- or if drain system is the only culprit  
- Survey residents to get a picture where else there is a problem (if any)

DECISION

- Do we pursue legal definition of "Ownership"?  
-- Potential court fight with County/Developer(\$\$\$)  
- If not, proceed with engineering firm selection  
- Appoint "Under drain Committee" to work under direction of HOA

6/5/08

SILVER SPRINGS UNDERDRAIN SYSTEM

What/Where is it? 8-10' perforated pipe to disperse water away from properties

Why is it there? Arc-trench survey all show some high water area.

Problem History 3 yr bond on contractor flooding along Noland Lot 27 Yokubison Lot 57 along E. Meadow Lot 104 Wilson

I Entire system under SS 1A+1B Whether is it backup or

What we don't know

Whether it goes under curbs and other places who owns the system? Health of total system when most of lines are

Was system decided over

What does this mean for SSSFHOA? or not if it is owned by need to pursue definition of legal ownership

What we need to do Sump pumps address known problems on specific sites on what year

Results of preliminary contact with Geotech firms

DECISION

Master paper trail of

Form committee to learn who owns drainage system.

Storm drain system is owned by County and surface system

French drain

but tensioned system - sub surface