



September 22, 2023

Dear Roberts Ridge resident.

Last month the HOA Board received several complaints from homeowners related to drainage. The homes impacted back up to the east drainage swale and easement (between Tripoli and Delmonico) and west drainage swale and easement (between Arygle and Regatta). Over time the swales have filled in and become shallow. The lots closest to the "retention pond end" of the swales are experiencing standing water and erosion. Left unaddressed this problem will continue to grow, impacting more homeowners.

The HOA had two excavating firms onsite, and both gave quotes for the work to be done to help minimize the water runoff issue. It will not be possible to eliminate the runoff problem in very heavy and extended rains, but the work should go a long way in making it much better. The HOA board decided to go with B & D All Terrain and Excavating. This improvement will cost the HOA approximately \$4,300. Since this work was not budgeted, money will be taken from the reserve fund, which was set up for just such a purpose.

After investigation, and hearing suggestions from both companies, the decision was made to proceed with reshaping the swales and reseeding them. The sod, already in place, will be removed and hauled away. The soil removed from the swales will be distributed around the large retention pond to fill some low spots. 320 feet of swale will be reworked at the East swale. 350 feet of swale will be reworked at the West swale. In addition, the drainage pit filled with rip rap (located on the southwest side of the large pond) will be moved and reworked, so it can be more effective.

During the time this work is being done, trucks will be used to haul equipment onto the worksite and to haul the sod away. As the contractor explained it, the area will look unfinished and rough until the new seed takes hold. Homeowners along the swales and around the large retention pond will be impacted most by the noise and appearance of the swale(s) until the new grass fills in the area. For this reason, we want to be as open and transparent with you as possible. We will notify you of the anticipated start date via email and post the information on the Roberts Ridge website. If you have not shared your email address with us, you may want to do it now by emailing us at the address below. Your email will not be used for any other purpose but to allow the board to communicate easily and quickly with homeowners while saving in postage costs.

Please let us know if you have questions or concerns. Email them to robertsridgehoa@gmail.com

Sincerely,

HOA Board of Directors