



Sugar Mill Lakes Pond Roadmap

Board of Directors meeting held 8/2/2018

2018 Immediate Pond Issues:

Drainage Swale



Pond 4



Pond 2



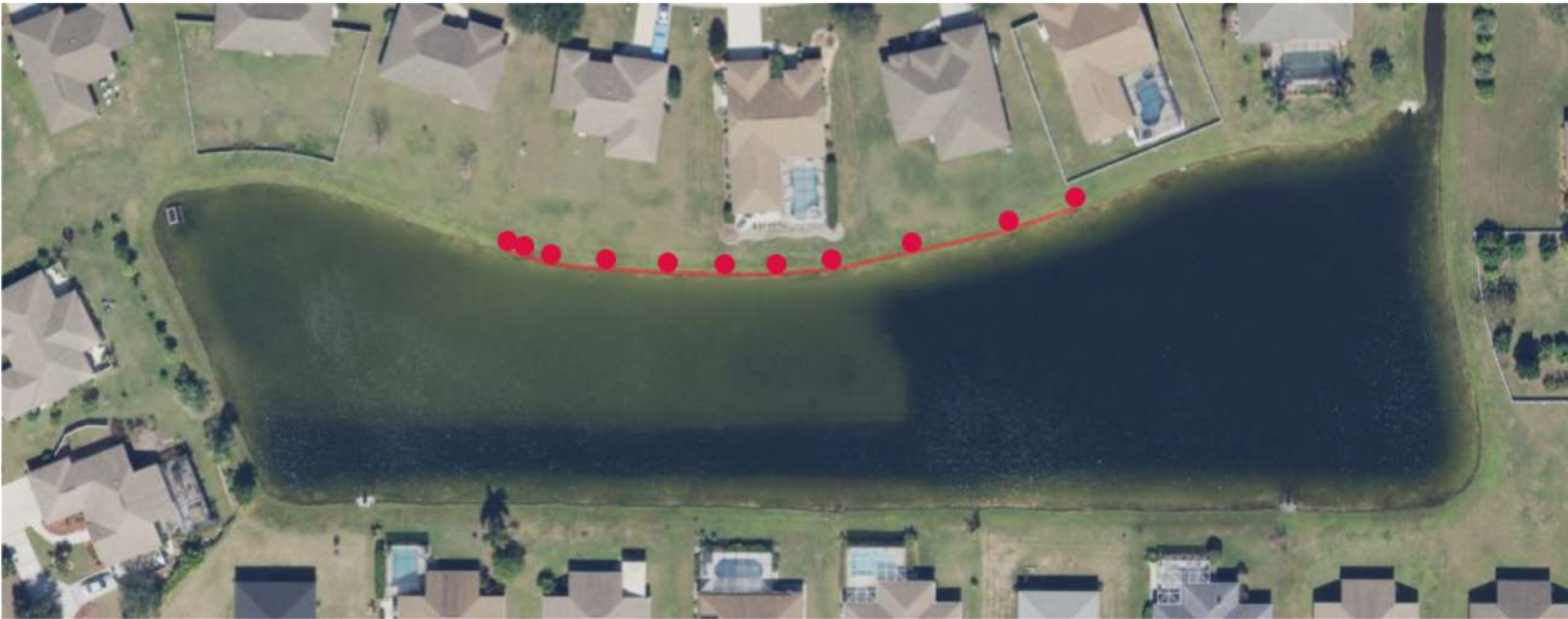
Pond 2 Issue

1. Pond 2 is eroding owner properties
 - ▶ A hazard for the community
 - ▶ Reduces property values
2. East side needs work
3. West Side needs work



Pond 2 Remediation Approach

- ▶ Remediate in phases
- ▶ Most significant to least significant
- ▶ Keeping dues as low as possible while resolving
- ▶ Phase 1 (in red) \$15K



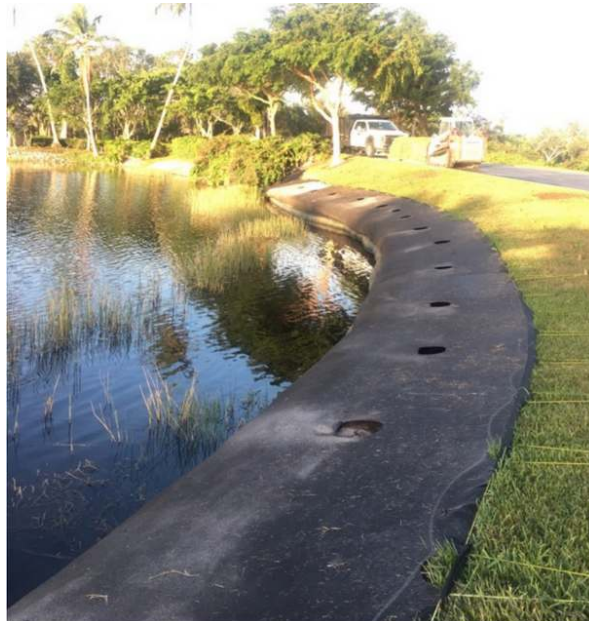
Pond 2 Remediation Approach Continued

► Steps to remediate

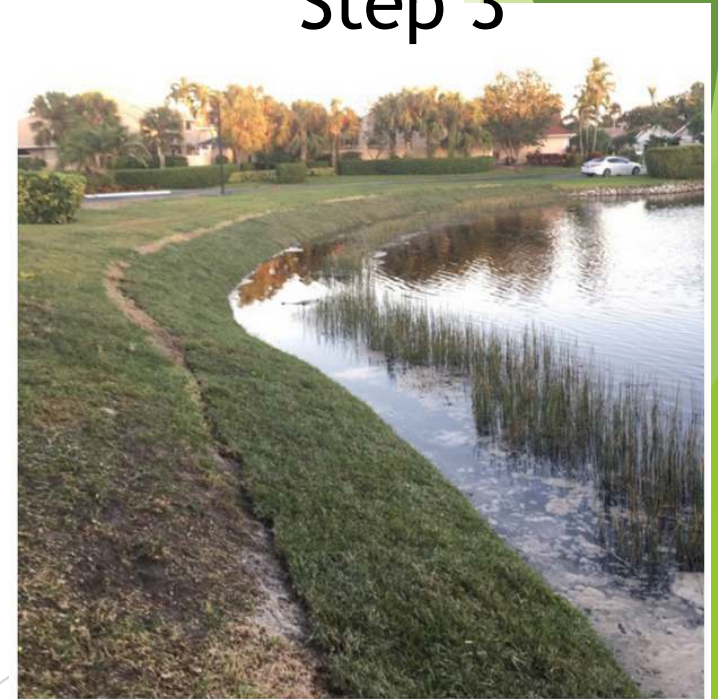
Step 1



Step 2



Step 3





2018 Drainage Swale in 29th Ave

- ▶ Draining Swale
 - ▶ Eroding common area
 - ▶ Eroding owner property
 - ▶ Regulatory issue
 - ▶ Safety issue (trees falling etc.)
 - ▶ \$6K

2019 Pond 3 & 4 and 8 Remediation

- ▶ Pond 3,4 and 8:
 - ▶ Algae blooms, midge flies
 - ▶ Pond 3 aeration \$10,717
 - ▶ Pond 4 aeration \$10,717
 - ▶ Pond 8 aeration \$12,000
 - ▶ Future erosion remediation (as needed)
 - ▶ Midge control (\$1,918.00)



2019/2020 Pond 6&8 Remediation

- ▶ Additional plant life
 - ▶ Pond 6 - \$279
 - ▶ Pond 8 - \$ 419



2020 Pond 2 East/West side Remediation

- ▶ Geobag remediation
- ▶ Sod covering
- ▶ Cost EST. \$10,920 (100- 300 feet)



Questions?

- ▶ [Website - https://smlcommunity.com](https://smlcommunity.com)
- ▶ [Email - smlcommunityweb@gmail.com](mailto:smlcommunityweb@gmail.com)