

The Terraces Homeowners Association Architectural Committee

April 11, 2007

To: James Eriksen
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cc: Karen Ballard
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From: Marcos A. Sola Cruz and Gary Holscher

Subject: Condition of Storm Drains and Retention

1 Synopsis

The ponds and storm drains were inspected by Gary Holscher and Marc Sola Cruz. We found a number of problems, which include obstructions in the storm drains, obstructed pipes feeding into the ponds, corroded and otherwise damaged pipes feeding into and out of the ponds, and a considerable amount of silt and debris in the West pond. These problems are summarized in this report.

2 Condition of the West Pond

There is much silt and debris in the pond. The silt appears to be mostly from the erosion of the pond banks. The debris consists of rocks, bottles, cans, large branches, fencing and miscellaneous material from adjoining properties. The silt and debris right in front of the discharge pipes impede the flow of storm water. One of the discharge pipes is blocked, but visible. The second discharge pipe from Winnipeg could not be found.

3 Storm Drains Feeding the West Pond

The drain on the Northwest side of Regina Court is full of silt and debris. The debris consists mostly of vegetation and twigs. Other drains on Regina contain heavy sedimentation, which blocks off a considerable part of the pipe openings and therefore reduces flow. The remaining drains on Regina have high levels of sedimentation.

The three storm drains on Winnipeg contain some sediment, but are reasonably clean.

4 Condition of the East Pond

The East pond is better condition: There is mostly a debris buildup in some areas. The inlet and outlet pipes are somewhat corroded, but they are functional.

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The storm drains on Calgary and on Ottawa are clean.

Areas sprayed to kill vegetation have suffered considerable erosion at the banks of the pond. Planting some vegetation that holds on to the soil that remains would seem to be desirable.

5 Recommendations

The following are our recommendations:

- a) **Clean the Storm Drains:** City Hall has been contacted and they have placed a work order for the cleaning of the drains. We do not know when they will come, but we will follow-up with the City in an attempt to find out what their schedule is.
- b) **West Pond Clean-up:** There is a need for the board to determine what actions to take with respect to the West Pond, given that the expenditure of funds is required to clean up the silt and debris and restore a free flow of water from the storm drains to the culvert out on Parkway. A company specialized in this type of work would have to be contracted to perform the clean-up.
- c) **Dig-up the Buried Inlet Pipe in the West Pond:** There is a need to dig up the buried inlet pipe in the West Pond. Its location would have to be determined first. This could be part of the general clean-up of the pond.
- d) **Repair of Inlet and Outlet Pipes:** Some of the inlet and outlet pipes are corroded at the points of entry into and exit from the ponds. These would have to be inspected by a professional to determine the best way to repair them. Additionally, sandbags could be placed around the pipes to prevent silting from bank erosion and obstruction of pipe discharges. These pipes were originally sandbagged.
- e) **Planting Vegetation on Parts of the Banks of the East Pond:** This would be a simple matter of doing some seeding or planting of some sort of ground cover that will hold the soil to prevent further erosion.



Marcos A. Sola Cruz

Gary Holscher (not available to sign)