

Northridge Homeowners' Association Board Meeting Minutes from April 8, 2009

Members

Present: Roger Thompson, President; Heather Penney, Vice President; Dick Geil, Treasurer; Mary Christy, Secretary; Craig McFarland, Member at Large; Danny Staedtler, Web Manager; and Carroll Marty, Green Space Manager

Call to Order/Approval of Minutes

The meeting was called to order at 7:00 p.m. As a result of the e-mail invitation to all homeowners, thirteen individuals attended the meeting (see attached list) to discuss pond maintenance and safety. Following an informative discussion in which options were discussed and preferences stated, the homeowners left the meeting at 8 p.m. and the business meeting began. The March 11, 2009, Board Meeting minutes were approved.

Treasurer's Report

Dick Geil distributed the March 2009 financial report. Two households have not paid their dues for 2009. E-mail addresses have been secured from all but fifteen homeowners. The invoices listed below were reviewed and approved by the Board.

- \$ x.xx to Danny Staedtler for web site administration
- \$ x.xx to the U.S. Post Office for a post office box
- \$ x.xx to Carroll Marty for clean-up of entry ways and gardens

Green Space Report

Carroll Marty reported that the entry ways and gardens have been cleaned. He is attempting to work with a plumber to get the irrigation system disconnected. Bush and tree trimming will commence when it dries out.

There will be a report on sidewalks next month.

Old Business

Pond maintenance and safety discussion

Based on the discussion with homeowners earlier in the meeting, decisions on how to proceed were made by the Board and shared with all homeowners in an April 21, 2009, e-mail by Roger Thompson (see attached).

Contract for lawn mowing and treatments

Rick Arthur will continue to mow the Northridge common areas this summer.

Dan's Custom Landscapes was selected to provide fertilizer and weed control applications to Northridge common areas. Each application will cost \$ x.xx.

New Business

Community mail stations

Dick Geil shared information on Cluster Box Units as approved by the U.S. Post Office. The Board will discuss this option to standard mail boxes at an upcoming meeting.

Two homeowners requested guidance on fences. Roger Thompson sent them copies of the restated covenants and reminded them of the requirement that any proposed fence must be approved by the Board.

Adjourn

The meeting was adjourned at approximately 9 p.m.

Northridge Homeowners' Association Meeting Resident Attendees

April 8, 2009

Name

Address

Paul Spry	3010 Almond Rd
Scott Jones	3519 Valley View Rd
Bob Steffes	3109 Evergreen Rd
Bonnie Kraus	3240 Evergreen Rd
Dan Culhane	3115 Aspen Rd
Pat and Marilyn Conley	3028 Almond Rd
Doug Steenblock	3105 Bayberry Rd
Duane Pitcher	3507 Honeysuckle Rd
Bob Shirk	3201 Bayberry Rd
Bill Robinson	3002 Evergreen Cir
Sheila McFarland	3202 Aspen Rd
James Baker	3503 Valley View Rd

To: homeowners@northridge-ames.us **Sent:** Tuesday, April 21, 2009 6:55 PM **Subject:** Pond Update

Northridge Residents:

At the board meeting on April 8th, we solicited the opinions of our fellow neighbors concerning the four ponds in the northern half of our subdivision. Counting the e-mails I received and the visitors we hosted at that meeting, roughly 75 residents participated in the discussion.

Early on, I learned from City of Ames engineers the Northridge retention and detention ponds are a vital component of the removal of storm sewer water from the northern half of our subdivision. As such, we are prohibited from filling them in. Like it or not, the ponds are here to stay. The algae and general ugliness of the water, however, are on the way out.

As one of our residents said at the board meeting, we don't necessarily have to treat all of the ponds in the same way. Several residents in proximity to the large pond behind Honeysuckle Road expressed a desire to develop a natural barrier of plants around that pond that would filter undesirable chemicals and fertilizers before they entered the water. The board is in the process of soliciting bids to build just such a barrier.

Several neighbors have volunteered to plant and maintain the low-growing vegetation we anticipate around the Honeysuckle Pond. What a wonderful idea! When our subdivision was new, many neighborhood groups existed whose sole purpose was the beautification of Northridge Subdivision. We can do that again. Using each of the four ponds as a focal point, for example, consider forming a group of interested neighbors to supervise and improve those areas. I know from your e-mails there are many interested and motivated neighbors who would be willing to participate.

This afternoon, Jason Sorrenson of Aquaclear installed an aerator in both of the ponds behind Bayberry Road. We will begin a aeration schedule that, within a couple of days, will be running 24 hours a day. The aerators, in conjunction with Aquaclear's EPA-approved chemical treatments should result in pristine water in those ponds in a very short time. As early as this weekend you should begin to see an improvement in the look and clarity of the Bayberry Ponds.

The very small pond along Almond Road is too small for aeration and doesn't have enough bank available for a vegetation buffer. Aquaclear has agreed to chemically treat that pond at no additional cost to the Association. Since it is so small, I am hoping that treatment alone is sufficient. By the way, the chemicals applied to the ponds in no way degrade the quality of the water. You can drink the water, fish in the water and eat the fish you catch in the water without health hazard. Jason's words.

There was also a lengthy discussion of board liability relative to the ponds at the last meeting. The drowning death of one of our children in the ponds would be an unimaginable tragedy. The official board policy of forbidding unsupervised children from playing around the ponds is unenforceable. Many of you have written anguished letters describing potentially fatal incidents you have witnessed. While we were installing the aerators this afternoon, a fourth-grade girl with the license plate 2COOL4U on her bike was fishing from the bank of one of the Bayberry ponds. I decided to share the board's policy with her regarding unsupervised children. I was told, quite bluntly, what she did was none of my business. I can only hope to use the same defense should the board be accused of pond negligence.

The storm sewer water that ends up in the Northridge ponds originates throughout the entire northern half of our subdivision. Only a small portion of the water flows down the banks adjacent to the pond. The rest is channeled from underground pipes beneath the streets and funneled into the creek beds feeding the ponds. Storm water from the southern half of the subdivision is similarly channeled, eventually, into the large pond in Moore Park. The City of Ames strongly encourages all residents to fertilize their lawns sparingly and only with non-phosphate fertilizers. Abandoned pet waste, grass clippings flung into the street and waste water from washing cars in driveways can all eventually find their way into the pond system.

The board is pleased to report progress on these pond issues. To the many Northridge residents who have shared their opinions, supported our decisions and offered their assistance, thank you.

Respectfully,

Northridge Homeowners Association