

Chandler Woods Board Meeting

June 4, 2024

Attending: Board Members: Josmell Perez, Melvin Green III
TRAC Management Team: Thomas Whisnant, Cyndi Whisnant
Triangle Ponds Representative: Logan Green

Purpose: The meeting today addressed the regular pond maintenance at Chandler Woods and the required remediation work, as noted in the annual inspection reports.

Several residents have complained about the appearance of Pond #1. Specific complaints included:

- The grass is too high
- There are tall weeds growing in this area
- The mulch beds around the trees are not being maintained
- There are tall weeds growing in the tree mulch
- There is an unsightly orange fence around the perimeter of the pond that should be removed

Here are some of the answers we received from Triangle Pond regarding these complaints:

- The grass in the BMP areas should be 4 to 6 inches at minimum. This is for filtration purposes.
- Current regulations only require these areas to be mowed every other month, which is what the Chandler Woods contract currently includes. We are getting an estimate for the cost of mowing every month.
- Triangle Pond did not install the orange fencing around the pond. This fencing was put in place to protect the plants on the littoral shelf from geese until plants were established. Unfortunately, it has not been done correctly, as many plants have died.
- We must replant and re-establish the water plants, which will require more fencing. We have asked Triangle Pond to remove the orange fencing and replace it with green or black fencing that blends into the background.
- Triangle Pond has provided a mowing map in the past; however, it is not very detailed. They will revise this map, and we will include it on the website along with an FAQ page about pond maintenance and pond remediation.
- Once we have this map from Triangle Pond, we will meet with the landscaper to be sure they are addressing the tree/mulch areas and any other areas that should be part of their responsibility.

Regarding the pond remediation needs:

- Timothy Grady of G-2 inspected the ponds, and they passed on the condition that the community address and remediate a number of items.
- This report was given to Triangle Pond to provide us with quotes for the remediation, which totaled approximately \$25,000.
- Trac spoke to the inspector to find out if we could lower this cost by not doing some of these items or addressing some over several years.

- While the ultimate decider is the Town of Chapel Hill, Mr. Grady said he thought that if we made some good-faith efforts to address this inspection and had a plan for dealing with these items, this would work. He felt that the plantings around the ponds were a top priority.
- In today's meeting with Triangle Ponds, Logan Green recommended that we address items in SCM #1 Repairs (A,C,D) this year for \$1,500, the plants in Pond 1 for \$4,356, the waterfowl fencing for \$3,645, and a month of plant maintenance for \$1750. The total would be \$11,251.
- Logan said that we are in the prime time to replant the water plants. Later in the summer, it is too hot, and planting them in the fall risks losing them to frost.
- Logan said it is not uncommon for newer communities to face these kinds of remediations as developers do not properly establish the ponds. (Trac has seen this as well). Once ponds are well established, this is less of an issue, other than the need to dredge the forebay in about 20 years.

The recommendation to the Board is:

- Since the community does not have the option to not take care of the stormwater ponds and could face very expensive penalties from the Town for not doing so, we recommend that the board vote to accept the plan above to spend \$11,251 this year, knowing that more spending will be needed next year to continue on this pond plan.
- This plan is to begin immediately so plants can be ordered and installed.
- No deposit is required, but we need something in writing saying this is what we agree to do and that we send it to Triangle Ponds.
- A Chandler Woods meeting should take place in the fall to explain the ponds' needs and the need for funds to maintain them. A community vote will be needed for assessment or other funding possibilities.

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