

A Summary of the Summary

Over the past 6 months, The Commons board has been working toward researching and gaining an understanding of the complicated issues surrounding our wetlands that were affected by the record setting rains of November.

This has resulted in a multitude of emails, letters and phone calls involving federal state, county and city wetlands and planning officials. In an effort to pull together the various communications so far, we've created a document titled "Commons Wetlands, What We Know So Far". You can find it online in the document library of our website. commonsatcordata.com.

Our efforts to get a certified wetlands specialist to inspect our situation have been complicated by the demand on the industry caused by the massive flooding in the north county areas. They are still catching up.

The good news is, we are in the preliminary stages of having a certified and accredited local company to have an on site assessment.

We also gathered some background on the history of our wetlands. Before development, the land that makes up the Commons at Cordata and The Cottages, our neighbors to the north across June road, this whole area was part of a large wetlands complex.

Unfortunately, not long after our development was approved by the city planning standards in place at the time, our wetland buffers were deemed inadequate, and the setbacks for future developments were later widened in response.

What we've learned is that there is a complicated permit system that has to be navigated in order to get approval from the various city, state, and possibly federal agencies to do any work in the wetland or buffer areas.

Also, there are also legal ramifications as to who is responsible for any damage caused by any change in the water flow, and who is responsible for the maintenance and removal of any equipment. A key goal of the board is to protect the association from any financial liability.

The plan going forward is to have the company we've been in contact with look at the original wetland maps filed with the city, and then compare what they see on the maps with the reality on site of what we have in the wetlands. They have an extensive experience with working with the city planners and specialists, and have worked with other associations. They also expressed a willingness to communicate with homeowners directly via email once they start the process.

We do want to encourage homeowners to continue to communicate with us as we work toward a solution. If you know something we don't please let us know.

You're also encouraged to view the entire report in the document library on the commonsatcordata.com website titled "Commons Wetlands, What We Know So Far".