

Wildlife Meadows Homeowners Association

QUESTIONS/ANSWERS REGARDING  
STORMWATER FACILITY MAINTENANCE

January, 2022

In late November 2021 many if not all residents of Wildlife Meadows received notice from the City of Stayton of the requirement to submit an operations and maintenance log and photos of the Private Stormwater Management Facility on your property. The first thing that comes to mind is, "Can they require this?" The answer is Yes. Next question is, "Exactly what do I need to submit?"

I decided to prepare my response, send it in, and see whether it was acceptable. At the same time, thinking I might be in a position on behalf of the HOA members to gather some information to share with you, I asked Ian Kintz-Stormo, Engineering Technician for the City, to come visit so I could ask some questions. Here are my questions and Ian's answers:

1. How many of our 44 lots have a Stormwater Facility on their property?  
A: Almost all, maybe 1-2 lots don't.
2. What is the schedule for the notice to Owners?  
A: Likely every two years, maybe send in photos each year. The plan is for the City to send the notice to all residents at about the same time, ideally at end of summer or early fall.
3. Is there a form or format for the Maintenance Log and is it required?  
A: There is a form if you want to use it (contact Ian at the City) but it is not required. Ian basically said to just keep brief written notes of what and when you did any work directly in the Facility. This would be tasks such as adding, replacing, thinning, or trimming plant material; adding soil; verifying inlet pipe is in good condition and that water flow into the Facility is not obstructed. These might be noted as to which season the inspection or task was done. (TIP: Place a layer of small to medium size stones on top of soil in the area where the intake pipe empties into the Facility in order to avoid displacing soil in that location and making holes or pockets below level.)
4. Do you have any requirements regarding the photos of the Facility?  
A: No specific number. More better than less. Try for a couple different views or angles. An overhead or nearly overhead shot would be good.
5. When you review the submitted Logs and Photos, what are you looking for? What are "red flags"? How would you handle concerns or suspected deficiencies?  
A: 90% of the Facility should be covered with vegetation. The Facility should not have major alterations from initial approval, or be filled and not functioning. Standing water/pooling should be addressed with additional plants, soil, or leveling and rake tilling. If Ian feels there is a problem that needs correction, he will send a second letter and outline what is required. Of course, he can be contacted to discuss any questions or clarifications.

I hope this is helpful and allays any concerns.  
Steve Williams, HOA President