

Storm Sewer presentation

The storm sewer filter vaults are two large systems that were installed by the city to manage and treat the run off water from the streets. One vault is located behind the houses on 86th ave NE off the gravel path in tract 996 . The other vault runs parallel to 83rd Ave NE on tract 997 common area. These are large encased concrete vaults that have multiple filter systems that remove oil, gas and other pollutants that go into the catch basins and filter to these final points in the chain. It has been determined that the city maintains the catch basins on the street and will clean them every 4-5 years. Listed in our Platt drawings is the drainage maintenance covenant that we assumed when we purchased a house in the Ridge at Rock Creek. The Filters are to be replaced every 3 years and they were just replaced in April 2016. The catch basins were also included in the 16K we paid though we were given conflicting info on who was responsible. Going forward the filters will be inspected on an annual basis for excessive storm debris. With attention to the budget on the Reserve Funding please note that 4670 annually will be set in reserves to pay for filter replacements. 45.00 of your 355 dues (12%) pays to maintain this covenant.

This statement came from the City of Marysville

When a neighborhood is originally designed and platted (the legal process of documenting it with local and county governments), an agreement is made up about who is in charge of cleaning and maintaining drainage facilities in the neighborhood. In the case of neighborhoods with “private” drainage systems (such as your neighborhood) it was determined that the members of the platted community would collectively contribute and be responsible for the maintenance of their specific system. This is usually done by means of collecting “dues” or other fees via a Homeowner’s Association, which then as a committee schedules routine maintenance and repairs to the system. This isn’t the only way of going about maintaining a pond, but we have found it to be one of the most effective in establishing a routine maintenance schedule.

However, what can happen is that homeowners will disband an HOA, which while eliminating the HOA, doesn’t eliminate the maintenance obligation and responsibility each home in the plat has for the filter vault system. The reason for this is because when each homeowner purchased their home, they agreed to the provisions in the platted document to take on their share of the maintenance agreement – which is a separate from their membership in any HOA.

The benefit of having routine maintenance scheduled by a neighborhood is that the chances of flooding and major drainage issues in the community are avoided. In most cases, in the platting document there will be provisions for the City or municipality to have an emergency maintenance access to the filter vault system. If the municipality has to provide services under this emergency maintenance scenario, it is their right to bill all of the members of the plat for services rendered (which is not cheap). In other words, it’s much better to provide preventative maintenance than correcting chaos.