

**REPORT ON STORMWATER
2019 PCHA ANNUAL MEETING**

PCHA long wrestled with how to manage our long-term stormwater system maintenance obligations.

We faced \$150,000 to restore our neglected stormwater system.

Our reserve account was not funded to meet this target.

In 2016, JCC launched a Matching Funds program, born in part from discussions with HOA's such as ours, that not only seeds HOA stormwater efforts but also lends the invaluable expertise of JCC's trained staff to help us design and execute projects that are cost-effective.

By the end of this year, PCHA will have completed more than \$53,000 worth of projects. JCC Matching Funds have offset just under 40% of project costs.

We have completed 2/3 of our restoration plan at 1/3 the cost estimated just six years ago.

COMPLETED WORK

- Restored pond's leaking riser and outflow pipe, allowing the pond to hold water to design level.
- Surveyed and cleared pond's dedicated access easement.
- Camera-inspected PCHA stormwater pipe to find trouble spots.
- Removed fallen trees & debris from pond.
- Dredged pond bottom, redistributing material to restore design perimeter.
- Began regular pond treatment to control duckweed.

2019 PROJECT

- Restore a compromised pipe running behind 4476 Powhatan Crossing to the pond.
- Repair sinkhole opened over a portion of this pipe.

WHAT'S AHEAD?

- Establish entry to pond's access easement from Powhatan Crossing cul-de-sac.
- Repair damaged concrete v-ditches to stop erosion.

WHY DUES INCREASES?

- Members asked for more Declarations enforcement meaning higher legal fees.
- Rebuilding stormwater infrastructure while JCC grants are available to help.
- Added state requirements for HOA's mean more administrative costs.
- Because members cannot put in as much time as in the past, professional services have been hired to keep our HOA operating effectively and home values high.
- Even after increases, PCHA has one of the lowest HOA dues rates in JCC.