

# PARKSIDE PLACE HOMEOWNERS ASSOCIATION, INC.

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## REPORT ON OUR POND AND FOUNTAINS

**References: Declarations 5.01.6:** Maintenance of the subject property by the Association: The Association shall operate, maintain, repair and replace, as a common expense, the following portions of the subject property, as detailed in: 5.01.6 Surface Water Management System; and, 5.01.7 Other Property.

**June 6, 2014:** In order to get a coherent and current 'picture' of the condition of our pond and fountains, on June 6, 2014 BOD President Sherry Palmer (accompanied in part by Ronna Ellerbeck @2301) spent over 2.5 hours with Mike Logsdon from American Pump. Chuck Latham of Paradise Lawns had recommended Mike because of his 25 years' experience installing and maintaining fountains and pumps all around the island and on the mainland. Mike first analyzed the pump thoroughly, then went into the water and checked the lines and fountain heads. Here is what we learned.

### **The Pond:**

1. Our pond (canal) contains 'sweet water' and is fed from ground water. Typically, water like this does not need aeration; however if we want to provide it, Mike has an inexpensive and very workable solution noted below.
2. The pond is not at all 'scummy'; in fact, he said it looked healthy in terms of the vibrancy of the wildlife. We noticed many kinds of wildlife, including many soft shell turtles and lots of fish and minnows. Mike indicated that the pond would not be a breeding spot for mosquitoes because of all this wildlife, not because of the fountains. In contrast, he showed us pictures of unhealthy ponds.
3. He asked if we ever had a fish kill in the pond; Sherry replied never that she knew of. He said that was a good indication that there was sufficient oxygen in the water (which aeration would improve).
4. He did indicate that there was about 2 feet of 'muck' on the bottom of the pond. He said we could consider removal of the muck sometime in the future, but it is not necessary at this time.

**The Fountains:** Mike spent considerable research time attempting to determine what the problem is with the height of the fountain - turning off systems, fountain heads, checking the pump action, the lines, etc. He ascertained that the lines extend from the pump and are buried underground and parallel to the shore of the pond. The pipes are joined to the fountains via the underground line as it stops on the shore in line with the fountain in the water. He also determined there were no leaks in those lines.

1. **Aeration:** The fountains we have do not provide aeration except in the small diameter of the water droplets. Essentially the pond has never had a 'real' aeration system. Many may have been under the impression that the fountains, even with a 4-5' plume, were aerating the pond; they were not. Yet as noted elsewhere, even with no other aeration system, our pond is still in good condition.

He recommended: if we wanted to move toward improved aeration, he would attach a pipe to each fountain; the underwater pipes would point toward the middle wand providing a high intensity blast of air that would essentially aerate between the distances of the two fountains. He did not recommend 'bubblers': when asked about them - essentially pads to be placed intermittently in the pond - he estimated a cost of approx. \$2800. As noted above, he recommended a more environmentally friendly and inexpensive solution easily repaired if something goes wrong.

2. **The fountain heads:** he removed them to examine them, noting that they were good units, but 'hand-made' by someone at a pond or pump company. He advised that the head holes were too large - up to 40 gallons of water pushes through each hole. There are approximately 10 large holes in a circle and one large one in the center, creating the trumpet plume. It is the combination of an aging and not high-powered (though still in good shape) pump and the too-large holes that limits the height of the fountain.

He recommended: that he produce two replacement heads (\$75 each vs \$500 for brass heads). He will make the holes smaller and thus create a higher and more voluminous spray, the height of which can be regulated by a valve.

**3. Erosion Into the Pond:** It is Mike's opinion that the erosion into the pond is caused by the run-off from the water drain pipes on the 2100 and 2300 buildings. Heavy rains produce great down spurts and it appears as if those erosion areas are co-located with the positioning of the drain spouts.

He recommended: that we extend and bury additional piping. See Nov. 2014 update below.

**Conclusions with American Pump:**

Mike was extremely knowledgeable and comprehensive in his analysis and Sherry believes his recommendations should be implemented. She also copied Ronna Ellerbeck@2301 on her original email because Ronna was part of the process. Note: as of June 18, American Pump completed the work as recommended, solved the pump problems; the fountains are flowing again at 6 feet.

**November, 2014:** We engaged Lake and Wetland Management to install 19 downspout extensions to divert runoff underground to the pond. We paid \$2,200.00 (charged to the Drainage Reserve A/C); that included labor and re-sodding.

**June 11, 2015:** Jim McKillop reported that: "The previous attempt and restoration was done by GroundTec when I was on the BOD in 2011-2012. It was an attempt to reclaim the soil that had sloughed off into the pond and 'hopefully' find the coquina rock that had fallen in. They did not locate any coquina but did recover the soil and placed it on the bank, then sodded over that. Since no matting or screening was used and the downspouts were still dumping water on the bank much of it ended up back in the pond. Since the downspout issue has been corrected that takes care of the issues causing the erosion. There is still the issue of the large drain from the roof of Bealls that dumps a very large amount of water when we get heavy rains. It washes the bank away on the east side; this area should have additional coquina or the Shoresox they are quoting. Coquina rock was very expensive and hard to come by when the previous project was done. It was a low cost attempt at restoring the bank that helped a little but did not solve the problem".

**June 23, 2015:** Mike Drushall wrote: I have just made a final inspection of what I will refer to as the 'Phase II of the pond restoration and erosion control'. This work was done by Lake and Wetland Management, managed by Joseph Harms. Using a product/system called Shoresox, 125 feet of shoreline was restored (a 100 foot section towards the southern end and a 25 foot section farther to the north). This was accomplished by "a sub-surfaced anchoring and staking system that not only provides exceptional means of securing the product, it also provides unmatched safety with no unsightly, exposed stakes to pose a risk to humans and animals," (quoting product brochure). As I observed their installing the product, it appears to be just what the pond needs. This installation comes with a 10 year warranty and should stop the erosion in these two locations. These were the two major concerns for the current phase. Please [click here for the contract](#), [here for pictures](#).

Phase III: It is recommended that we proceed with Phase III as soon as funds are available. This phase will address another 50 foot section to the south and a 75 foot to the north. These two areas are showing some erosion, but do not need immediate attention.