

Rivermoore Park Upper Lake Dredging Project

Dear Homeowner:

As you have noticed the upper lake dredging project has gotten started with the installation of erosion control measures, construction entrance and the lowering of the lake level.

In order to address more details about the Upper Lake Dredging Project not listed below, the HOA Board is having the regularly scheduled monthly meeting at the Suwanee Courthouse on 12/19 from 7pm to 8:30pm. CMA and the engineering firm for the project will also be in attendance.

The following is the decision process the current board took to arrive at this point:

1. The upper lake recorded as common area #1 and the lower lake recorded as common area #2 belong to Rivermoore Park and as such, the maintenance responsibilities, falls to the Rivermoore Park Homeowners Association. These and all other common areas are maintained with home owner association dues.
2. In February 2007 the engineering firm, Hayes, James & Associates, Inc. was contracted to give an upper lake assessment. At that time it was estimated that 2,212/cy's of silt needed to be removed from the lake in order to keep its storm water capacity functioning properly. In August 2007 contractors were contacted, quotes were given but the project did not move forward.
3. On September 27, 2010 the lake committee brought to the board new measurements and sketches showing how the silt levels in the upper lake had increased to the point where areas on the north end are completely filled with silt.
4. The board then tagged the project as a priority placing it on the agenda for the February 2011 annual meeting and began to look at pricing options regarding the removal of now approx. 4,900/cy's silt. It came down to the following 3 options:
 - a. Off-Site removal of silt at a projected cost of up to \$400,000.
 - b. Removal of silt to the meadow at a projected cost of up to \$300,000.
 - c. Removal of silt to common area #1 at a projected cost of up to \$200,000.
5. The board voted to pursue option "c". In April 2011, the project was put out to bid with three contractors to establish the "base line" budget. The average bid price was \$185,000. Since this would be the largest single capital expenditure to date, the Board looked at ways to make the lakes true amenities – available to all 463 families in Rivermoore Park. Ideas included a cantilevered deck over the water, sidewalks to the earthen dam and a parking area for families to safely access the lakes through the common properties. The idea was simply; because we are spending nearly \$200,000 that could and has been interpreted in the past as benefiting only the 16 homes on the lake, we should offer some kind of benefit to the other 447 families in the neighborhood. Our lakes are beautiful and stocked with several breeds of fish including some trophy largemouth bass. This stocking of fish helps keep the lakes in an ecological balance, all paid for with your Homeowner's Association dues.
6. It was then voted by the Board that a small 6 space "brick paver" parking area be installed where the construction entrance to the project would be. This includes the installation of 27 new trees (7 Shumard Oaks, 6 Sugar Maples, 8 Southern Magnolias and 6 River Birches) as well as the field being replanted entirely in fescue.
7. Once 3 competitive bids were received, it was determined by the Board that an engineering firm was going to have to be hired to develop the project further. The Board then voted to hire Southeastern Engineering, Inc. (SEI) in June 2011 to develop construction documents and pull the proper permits for the project. SEI concluded that the pond had to be returned to its original intended function or there would likely be detrimental downstream stormwater impacts.
8. Upon completion of the construction documents SEI put the project back out to the contractors for final "hard bid" numbers. In early November, the low bid contractor was voted on and chosen by the board at a contract price of \$182,465.89.

A plan graphically showing the project is on the backside of this letter.

Please see the Rivermoore Park Website at www.rivermoorepark.info for a complete list of questions and answers and other information regarding this lake dredging project.



Plan/Aerial View showing the extent of the project in the field known as Common Area #1



Brick Pavers (Eco-Priora) that will be used to build the 6 space parking area. Visit www.pavestoneatlanta.com for more information