

Letter from Dale James

Re: maintenance of flowage easements

Dear Wingfield Reserve residents,

From time to time your Homeowner Association Board of Directors deals with issues that have an effect on a larger group of residents and warrant communication from your president. Issues relating to stormwater ponds and drainage ditches fall into that category.

The Homeowner's Association is responsible for certain common areas across Wingfield Reserve. This includes most of the stormwater ponds within our development. The operation, maintenance and monitoring of these structures and facilities are the responsibilities of the Association and anticipated fees for these scheduled activities are covered in your semi-annual assessments.

On the other hand, many homes include a flowage easement that allows water to traverse across the development and into nearby stormwater ponds. Adequate maintenance of this easement is the responsibility of individual homeowners. The network of easements across Wingfield Reserve is an essential component of an effective stormwater and flood management system. Without the action of individual homeowners, flow-ways could become clogged, full of debris and ineffective in transmitting water from one lot to another and into the ultimate receiving water body.

Please monitor the status of any flow-ways that might exist within your property and make sure that there are no restrictions to the flow of stormwater that would cause water to back up on an adjacent property. Please do not put yard clippings, fill material or structures in the flow-ways. If you have any questions regarding your responsibilities or the function of the flowage easements on your property, please do not hesitate to let me know.

Dale James
Wingfield Reserve HOA President