

**Backlot Drainage Causing Concrete Sinkage**

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To the Board:  
After some decent rains this afternoon, I went out to the drainage at the far East end of POHOA to take some photos and observe the water flow. I have previously sent emails to the POHOA Board about this issue in past with no substantive response. I believe the problem is accelerating.

As you may be aware, the drainage along the Western half of the South side of POHOA flows from Overland to an underground culvert near the center of the neighborhood. The Eastern half splits the flow, with some flowing Westward to the same culvert. But, the remaining flows East to the curve that then sends the water to a culvert that goes under the connection to Solar Ridge.

I have been observing for some time that the water is not really making it to that culvert, and is instead accumulating into standing water along the East End drainage tile. If one goes to the exiting section of the culvert, you can visibly see that the tube is dry (even on a day like today with significant rain - 0.16" so far today). I have observed the tube dry even on days with over 1" of rain.

I had planned on raising the issue at tonight's PID meeting because I did not see the work scheduled with the other concrete work. However, walking back from taking the photos, I ran into Mr. Hammond, who observed the condition with me, but said that this tile is not the responsibility of PID, but rather the POHOA Board.

While serving on the POHOA Board in June of 2022, I raised the issue with Directors Balweber and Jones, but was unable to garner their interest enough to put it on the agenda of any of the 12 meetings between June and November of 2022. I believe that both indicate that they didn't think the POHOA Board had control or authority over this concrete tile.

I believe that there are maintenance issues contributing to the problem:

1. The contractors chosen since 2020 for mowing the outlots do not use a tractor with a trailing set of mowers in an array. Instead, it is a rigid Bobcat with the mowing out in front. The result is that the grasses (which are growing far too long because of delayed scheduling) are not matted, and what is left behind are long thick grasses that do not break down for a long time. AS a result, they wind up in the drainage area and accumulate at the entry to the East end culvert tube. That creates blockage allowing standing water, which subsequently is causing the concrete to sink.
2. The accumulation of standing water has now led to the tile being permanently covered with sediment (dirt/clay/mud) that is then creating a barrier to the flow that persists even when the grasses have started to break down. It's a year-around problem, inhibiting the flow of melting snows as much as spring/summerfall rains.
3. Because of the lack of maintenance (timely grass mowing, clearing of resulting grass debris, or clearing of mud/sediment), the standing water has led to the concrete at the SE corner now being lower than the tile going northward (towards the culvert opening) to the point where the water NEVER actually goes into the culvert except for extreme weather events - but not even when there is 1" of rain in 24 hours!

Because this problem has been ignored for several years, I believe the cost of repairing the issue is now increasing. And, because the Board has refused to allow other homeowners who want this put on the agenda to either participate (as Board members), or does not allow them to be raised at meetings due to tight control over meetings, there's no money budgeted for such a project.

Therefore, after learning that PID will not be addressing this problem at all from Mr. Hammond this afternoon, I believe it behooves the POHOA Board to attend this meeting at 7pm tonight, to address whose responsibility this really is. And, if it is the Association that must pay for such repairs, it may make sense to coordinate the concrete work being scheduled for sidewalks and roadways to minimize the expense of these repairs.

It may also be necessary to consult with engineers at Larimer County, and to address whether this may be a construction defect from the original builder, and whether there is any potential financial support for these repairs. Whether the POHOA Board has neglected to maintain the area properly causing the problem is a likely defense of pursuit of getting reimbursement from other parties - particularly since the builder went bankrupt before the HOA was fully built out.

I hope that someone finally puts this on some agenda and addresses the issue soon. As you can see from the photos from 3 successive years, the problem is only getting worse.

Sincerely,  
Andrew Mowery  
970-310-5296

JUNE 2021 - Showing water accumulation on a day where it had not rained for 2-3 days prior.



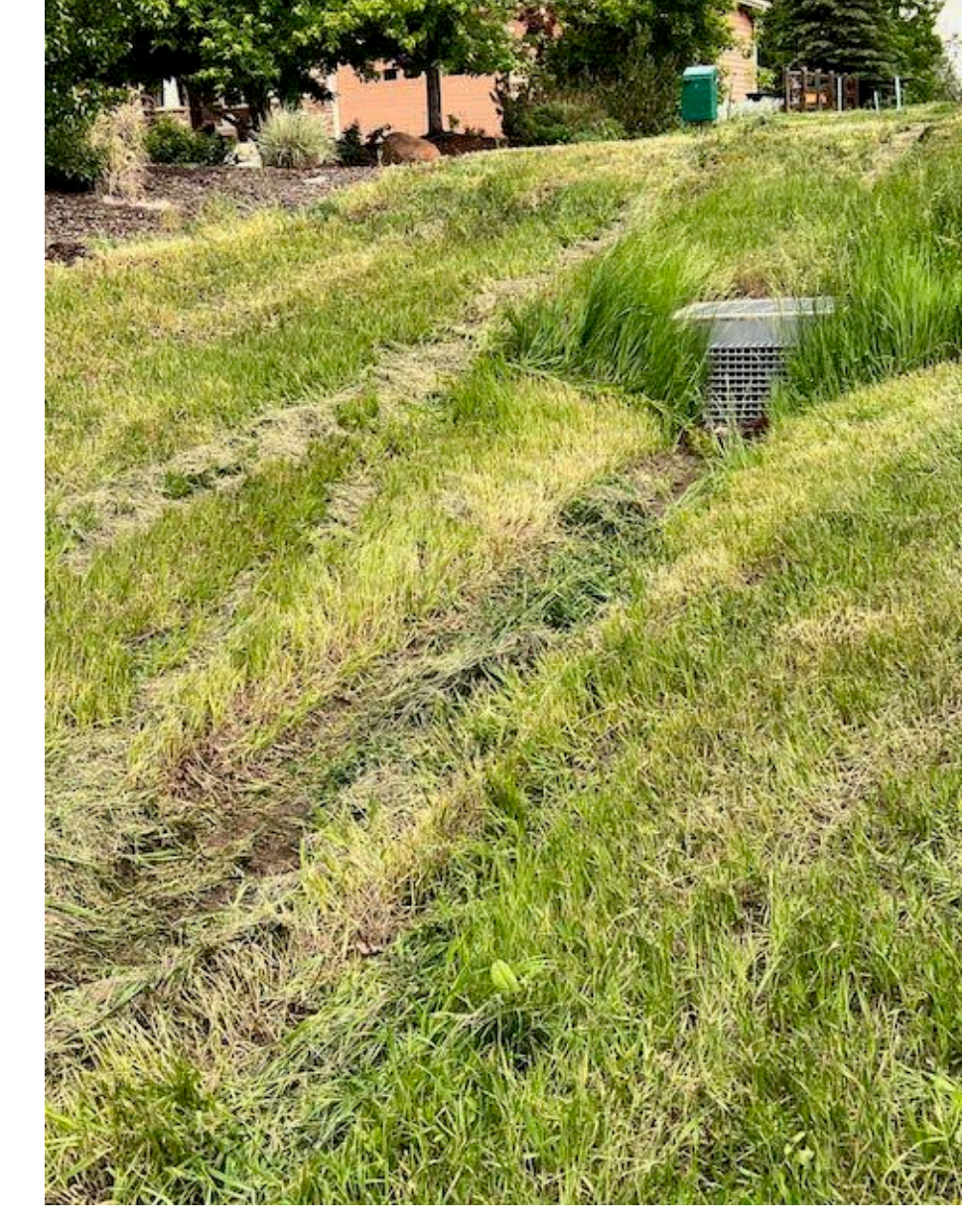
JUNE 2022 - Showing the sediment debris left when dry. Note, however, that in 2022, you could still see drainage tile concrete all the way to the culvert in the far distance.



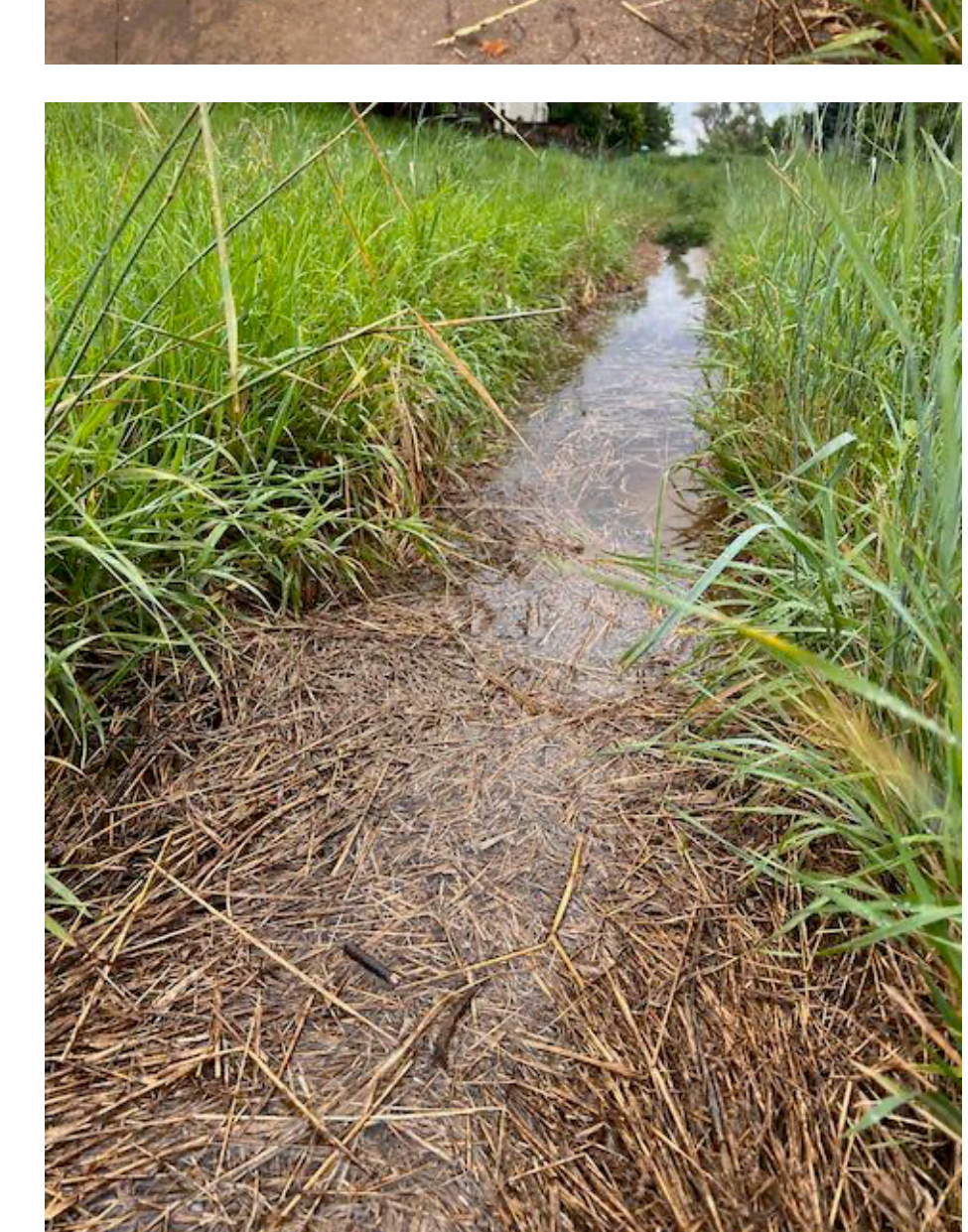
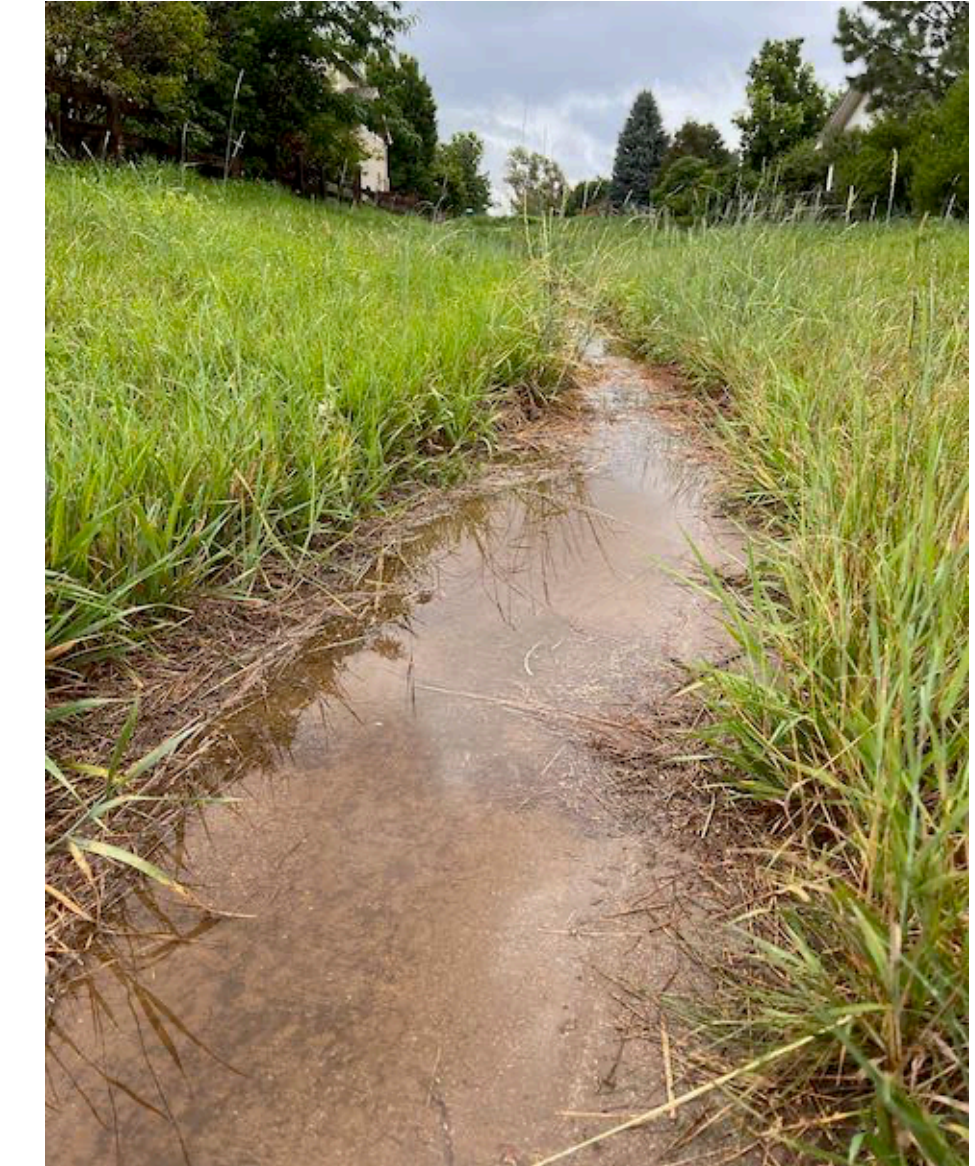
JUNE 6, 2023 - Showing water accumulation and debris



The overgrowth literally covers the entire drainage now.



JULY 20, 2023 - Showing progression of water accumulation a month+ after mowing was completed in June. There's still many piles of dried grass blocking the flow.



Exit tube on 7/20/22 is dry - there is no flow through the culvert any longer.

