



Dear Neighbor,

The TSHOA board is hosting a special meeting and vote on the items below. Meeting details are:

Date: Monday, September 18, 2023
Time: 6:00 pm
Location: Tennis Courts

This will be a community-wide event to discuss two proposals and answer any questions related to the proposals. There will be a single ballot with 2 items, one for the Dam Repair proposal, and one for Pond Remediation proposal. Each ballot item has options to approve, disapprove, or abstain.

There are three ways to vote:

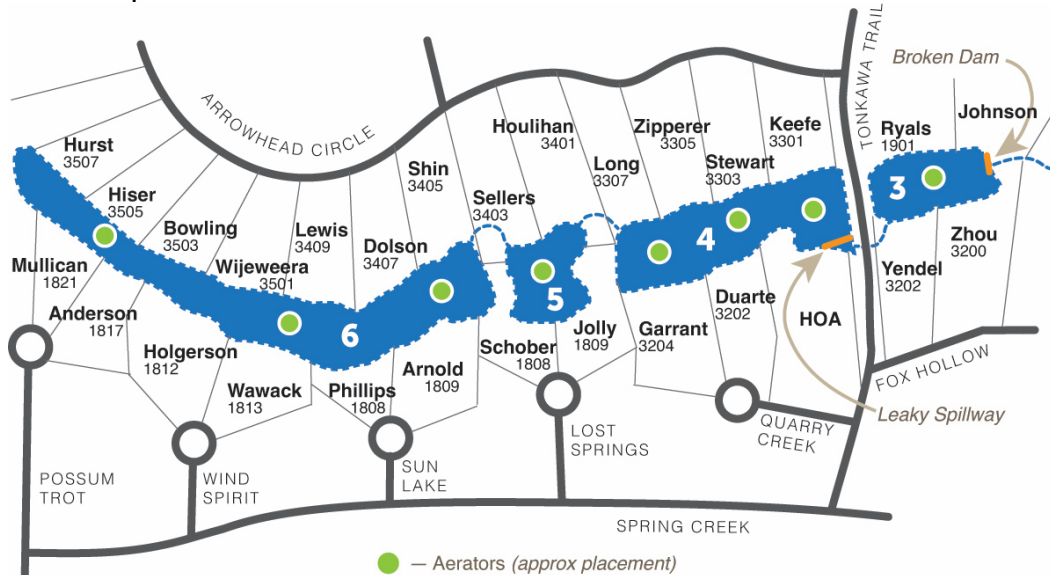
- Vote online using <https://forms.gle/kzbRp1qNRq6G5Xbq7> before 3:00 pm on 18 September 2023 or
- Drop off a paper ballot at Secretary's residence (Tom Trefny, 1704 Still Meadow Cove) before 5:00 pm on 18 September 2023, or
- Submit a paper ballot at the meeting

All votes will be tabulated and a decision will be communicated by the end of the meeting on 18 September 2023. A copy of the ballot is attached and will also be available at the special meeting.

Background information:

Many of you are aware that the TSHOA along with a group of concerned residents have undertaken a comprehensive study of the state of our neighborhood ponds and dams over the last year or so. In the spring of this year, a non-profit group (Friends Of The Pond) was formed to take over the work of pond remediation on the chain of ponds along "Beaver Creek", thereby relieving the HOA of responsibility of management of the program. The area of work on this initiative is illustrated in the diagram below, "Pond 3-6 Map". The HOA owns and is responsible for the waterfront that abuts its property by the

tennis court, including the spillway at the dam over Tonkawa Trail, and its proportionate share of actual pond maintenance.



There are two components of what we have referred to as the “Pond Remediation Program” in the past: **Dam Repair** on Ponds #3 and #4, and a 4-part plan of **Pond Remediation** across all four ponds. The purpose of this email and vote only concerns the HOA-owned portion of pond #4, and nothing owned by individual pond owners. After many months of careful planning, community input, bid-taking, and stakeholder investment, we are now ready to take action! Indeed, our drought conditions, though otherwise deplorable, have provided a unique opportunity to make many of the necessary repairs, particularly concerning the dams, while water is at its lowest point in years. Hence the urgency of this matter, the need for the special meeting to discuss the proposals, and the vote.

Your Tonkawa Springs HOA Board is asking for your approval to accomplish two separate but related maintenance initiatives pertaining to our community-owned property.

Ballot item 1: Pro-rata share of Pond Remediation. The Pond Remediation plan includes:

- Clean-up around all participating property shorelines, including removal of invasive weed, dead limbs, brush, debris, etc. (Note: Williamson County cut down and capped many of the larger trees and shrubs on the Tonkawa Trail Dam at their expense.) All work to be performed by Elias Bautista Company.
- Herbicide and algacide treatment to help control existing algae and invasive weeds not reachable from the shore*
- Application of Eutrosorb, a compound that attacks phosphorous build-up that accompanies large algae bloom*.
- Installation of either surface or submersible Aeration pods (depending on the average depth of the pond, total of 8 pods – reference green dots on pond

diagram above) across all ponds. Aeration brings cooler water from lower thermoclines to warmer algae-prone surface water and introduces oxygen to the whole aquatic eco-system. This in turn helps prevent algae and reverses the process of eutrophication, the process of systemic decay which has occurred in our neighborhood ponds over years.

- * All treatment and aeration applications will be performed by Aquatic Features Inc., the same company who treated Austin's Lady Bird Lake's recent algae infestation. Some treatment applications may need to wait until water levels rise to insure efficacy of treatment, and safety of wildlife. Aquatic Features Inc will handle any and all licensing and application requirements with TCEQ. Individual property owners will provide electric where needed.

The cost per participating pond-owner (including the TSHOA) is \$2,000. The TSHOA Board is requesting approval to spend \$2,000 from our reserves fund for the pond remediation.

Notes:

- The HOA will bear the same financial responsibility as any other pond property owner for pond remediation. The HOA will NOT bear any responsibility for management or electricity as those have been assumed by members of Friends Of The Pond and other individual property owners.
- The low water levels have presented a unique opportunity to clean the ponds of weeds and debris, do repair work on the dams, and install aeration systems. They may also impede or prevent treatment measures until water levels rise. However, approval locks in prices on everything and allows timely work on those things that benefit from the current environmental situation.

Ballot Item 2: Spillway Repair at Tonkawa Trail Dam. Many cracks and fissures have developed on the stacked stone and concrete spillway, causing leakage and worsening structural integrity to the dam (see photo of dye test performed this spring below). The dye (and water) on the right side of the dam indicates prevalence of systemic degradation to the dam, something that must be addressed to prevent further and potentially catastrophic failure. To our knowledge, significant maintenance to this spillway has not occurred since it's construction over 40 years ago. An assessment by a certified dam repair consultant was commissioned in the spring. His study confirmed our concerns and provided graduated approaches to repair. We invited several companies to provide bids and received proposals that ranged from essentially "band-aid" patches and up to a newly constructed dam (with 4' footers, new wall, and tapered back-slope) for \$55,000+. We have settled on a solution from Tonkawa resident Robert Abbott's company, Remediation, LLC. The proposed solution includes:

- Excavation of silt and soil down to bedrock at the face of existing wall
- Power-washing/repair of masonry and full water-proofing of entire wall

- Infill with fresh clay-based material and top with limestone bull-rock over clay

The cost for this proposal is \$16,580. The TSHOA Board is requesting approval to spend up to \$17,000 from our reserves fund for the spillway repair.



Note:

- The spillway repair work is deferred maintenance and will be paid for from the HOA reserves, which are approximately \$36,000.

The TSHOA reserves fund exists for these purposes. Given the alternatives of continued neglect or keeping these funds in abeyance, the TSHOA Board leadership submits that action on these two matters reflects a high degree of fiduciary stewardship. These proposed actions are the responsible thing to do. The entire community benefits from healthy ponds. Friends Of The Pond and individual pond owners have already stepped up in a massive way. TSHOA Board asks that you approve both ballot proposals.

We appreciate very much your attention to this important matter!

Larry Jolly
President, TSHOA

Melinda Hester
Vice President, TSHOA

John Kurkjian
Treasurer, TSHOA

Tom Trefny
Secretary, TSHOA