

MEMORANDUM

TO: Owners of Lots 4, 5, 6, 7, 8, 9
(102-112 Seagull Drive)

FROM: W. Michael Tupman

RE: Pond Buffer

DATE: July 9, 2013

The Homeowners Association's environmental consultant, Solitude Lake, strongly recommends that the HOA have at least a five-foot buffer zone around the storm water run-off pond. To quote Solitude Lake's advice:

Maintaining dense beneficial vegetation around your lake or pond is extremely beneficial for improving water quality, preventing erosion and controlling nuisance geese. The area is commonly known as the buffer zone and it is recommended that your landscape company leave a 3-5 foot section above the water level unmowed so that it can grow and benefit the pond. When rain water drains through parking lots and streets and then grassy areas, the water will have accumulated a significant amount of nutrients that will lead to lake and pond algae blooms. Although a well-manicured buffer may look aesthetically appealing, the cultural practice that is healthiest for lakes and ponds is to allow the native grasses and other beneficial flowering species to grow to maturity, while selectively controlling the non-beneficial and unsightly species that may also grow in these areas if left completely unmaintained.

In addition to acting as a natural filter for runoff, a buffer zone can also help prevent shoreline erosion. The plants along the shoreline help stabilize the soil and prevent large amounts of sediment from flowing into the pond. Over time, the excessive inflow of sediment can greatly reduce the depth of your lake or pond and produce significant problems as they become shallower. Sediment is typically nutrient rich,

which also means additional phosphorous contamination of the pond if erosion is not prevented. The cost to correct these problems through dredging and similar measures can be quite costly.

At a meeting of the Board of Directors on June 20, 2013, the Board unanimously decided to follow the advice of Solitude Lake and establish and maintain a 5-foot wide buffer around the pond.

Your property line does not extend all the way to the pond. Your property line only extends 75 feet back from the front sidewalk. The Board considered extending the buffer all the way to the property lines, but understands that many of the owners like to maintain their lawns all the way to the current buffer which the Board will continue to allow. However, the owners are asked not to plant in or cut back the existing buffer which will be maintained by Solitude Lake.

The Board of Directors thanks you in advance for your cooperation in helping to ensure the environmental integrity of the pond for the benefit of all the owners.

Very truly yours,

/s/ W. Michael Tupman

President

Reserve at Pilottown Homeowners Association