



November 20, 1989

George Carr
8765 Deeridge Pl. SE
Port Orchard, Wa. 98366

RE: THE PONDS IN THE PLAT OF RIDGECREST

Dear Mr. Carr,

Your name was given to this department by your neighbor, Mr. Randy Calhoun. He informs us that you are the current president of the Homeowners Association for the Plat of Ridgecrest.

Per his request, an inspection has been performed on the two ponds in the above mentioned plat. The following items must be completed in order for this department to recommend to the Kitsap County Board of Commissioners that the County assume responsibility for providing operation and maintenance of the stormwater control facilities:

Pond "A" (Retention Pond by Lot 13)

1. Cut and remove all vegetation in pond.
2. Provide some minor redefining of inlet swale to pond.

Pond "B" (Detention Pond by Lot 5)

1. Cut and remove all vegetation in pond.
2. Place lock on gate.
3. Fix fence as required (no gaps).
4. Need to reinspect control manhole (couldn't find).
5. Gravel access road to be upgraded (may be done by County).

The cost for these improvements on the ponds must be provided by the homeowners unless otherwise authorized by the County Engineer.

As you may already know, upon recordation of the plat, Kitsap County was granted the easement right to go upon Tract A at any time for the purpose of maintenance and operation of surface water runoff control facilities including, but not limited to, ponds, fences, pipes, structures and access roadways located in the vicinity of Lots 4 and 5 and Lot 13.

This easement does not bind the County to take over the actual maintenance. In order for the County to take over this maintenance, a petition, signed by at least 50% of the homeowners, must be submitted to the Director of Public Works requesting the County to begin the maintenance of these ponds. Once the County has taken over this responsibility, the law provides for the County to collect a maintenance fee from the homeowners. The current amount for this fee is \$3.00 per month per improved upon lot. This fee would be billed directly to the homeowner.

It is strongly recommended that serious consideration be given to this matter, in that improper maintenance of this system by the Homeowner's Association could result in considerable repair costs. Also, should property damage or personal injury result from improper or inadequate maintenance of this system by the Association, the members of the Association could be held liable.

If you have any questions concerning this matter, please feel free to contact this office at 876-7121.

Sincerely,

John A. Swanson, P.E., L.S.
Director of Public Works



By: Bruce Jepsen
Hydraulics Division

JAS/BJ/lh