

MCSHOA 2012 – 2013 Grounds Report

Acknowledgments:

Don Lepsch, Scott Walk, John Hermemeier, Carrol Verrier and Herbert Prichett, without which, the work of our community maintenance would not function!

The 2012 – 2013 season produced some exceptional weather which triggered heavy tree removal and street sign work requested of VDOT as well as erosion control measures at the play yard and access roads. The mowing of the roadway verges and open spaces continued March Through September, extended clean ups followed after above-mentioned storm events

The long term commitment to allow the banks along Stoney Creek and Arrow Wood to revert to their natural forested state continues, now in its fifth year, which provides multiple benefits to our community.

Pruning back of tree over hang on Arrow Wood and Stony Creek guard rails.

The excessive runoff from June, July and especially August (with 8.5 a inch storm) required maintenance of the pond standpipe and clearing of platform grate. In this connection, I purchased a six foot clam rake in order to clean the grate from the bank of the dam.

New residence construction @ 329 Copper Hill required having the builder obtain an up to date building permit and erosion control perimeter silt fence.

Employed State Wild Animal Nuisance Trapper to re visit pond site for new beaver population.(Lake Raynovia has also hired him to monitor their population, who migrate to MCS)

Facilitated repair of several pot holes and edge of street deterioration principally on Shady Grove and Homestead by VDOT.

Accomplished repair of spillway at dam site as required by county inspector and obtained sign off, in addition posted county sign at trail head proclaiming site as official “county stormwater management

project.”

Withdrew proposal to install speed berms on Stony Creek for a less time consuming and less costly approach.

Re- welded aging dog pot station lids at Stoney Creek and Arrow Wood.

Adopted new tree removal policy pursuant to State Supreme Court decision absolving the Association of removing dangerous trees at association cost.

Facilitated Sewer water survey of lines in our play park pursuant to a proposed pavilion site in that area. Project is a work in progress.

New mulch was placed in both slide areas in the play park this last spring for the summer season.

Carpentry improvements were made to the existing wooden furniture at the play area.

Assisted the Architectural Review Committee on mail box inventory.

Submitted:

Michael Wheelwright
MCSHOA Chair Grounds Committee