

Peppermill Chase Lakes

Community Update

PCOA Board

Liz Pretzlav

Rob Coppenhaver

John Blatt

Jaredd Flynn

Connie Eddy



Why Are We Here?

- Bring awareness of the Lakes situation and engage the community.
- Experiencing signs of natural lake degradation.
- A specific long term plan to deal with the degradation issues or costs associated with this has not been established.
- A Lakes Sub Committee was established to work with the PCOA Board to investigate potential approaches.

Agenda

1) Introductory Awareness of Situation

2) Four Potential Strategies to Address Long Term Health of Lakes

Scope of Work - description of project

Timing & Cost


Issues & Considerations

Outcomes

3) Comments/Q&A/Feedback

Lakes Sub Committee

- Matt Burnham
- Rob Coppenhaver
- Connie Eddy
- Jared Flynn
- Dan Lindner
- Jeff Polcar



THANK YOU!

Things to Keep in Mind Today

- Goal is to share information gathered by both the PCOA Board and the Lakes Sub Committee with PCOA members. Inform and Engage.
- Presenting a range of potential approaches. PCOA Board or Lakes Sub Committee are NOT advocating one approach at this time.
- This is not an issue that will be addressed or solved overnight.
- **MANY UNKNOWNNS or ESTIMATES.** Nothing is concrete!
- Lake maintenance is an obligation of the Peppermill Chase Owners Association (Board and Members).

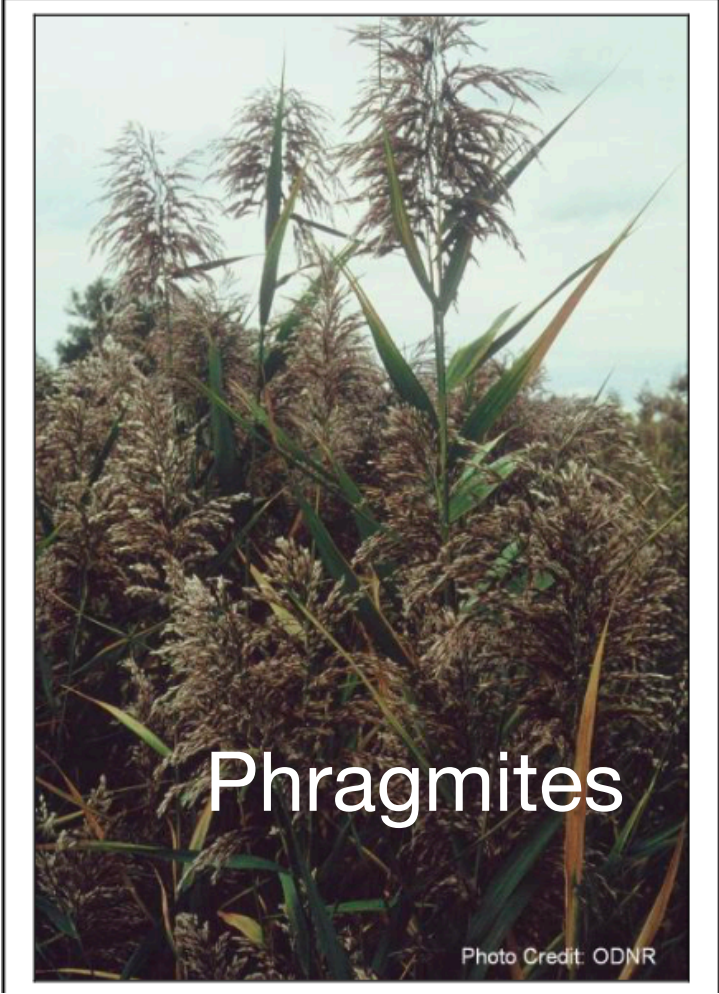
Peppermill Chase Lakes

A Brief Overview

The Lakes ...

- Chagrin River Watershed Report:
 - In-line lakes created through impoundment of a stream approximately 30 years ago. Man-made lakes, not naturally created lakes.
 - Source of water - unnamed tributary of the Aurora Branch Chagrin River.
 - Two dams create the Upper and Lower lakes. Dams not listed on Ohio Department of Natural Resources Dam Inventory.
- 2015 Depth and Sediment Study by Aqua Doc (commissioned by PCOA Board) estimated a decrease in lake depth that was concerning.
- In 2019, the PCOA Community increased the annual assessment to establish reserves to deal with longer term infrastructure issues.

Degradation Issues of the Lakes



Community Map

Block A = 12.40 acres

Block B = 5.6 acres



Geauga REALink



Geauga County GIS
Charles E. Walder, Geauga County Auditor
Joe Cattell, Geauga County Engineer PE, PS



1 Inch = 369.67 Feet | Scale: 4,436

This tax map was prepared by Geauga County GIS in accordance with Section 5713.09 of the O.R.C. Geauga County digital data is a representation of recorder plats, surveys, deeds, and other collected information for use within the Geographic Information System for purposes of public access and analysis. These and other digital data do not replace or modify land surveys, deeds, and/or other legal instruments defining land ownership or use. Geauga County assumes no legal responsibility for this information.

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March 15, 2021

4 Potential Approaches to Long Term Lake Management

Scope of Work

Time for Project

Estimated Costs

Outcomes

PCOA Summary Chart of Potential Approaches Addressing Long Term Lake Maintenance

	Scope	Timing	Cost (Approx.)*	Comments
Maintain Current Course of Action	Annual Maintenance and Address Issues as Needed	Annual	\$4-\$6K	Lakes continue to degrade. Temperature increase, algae, invasive species
Partial Dredge	Removal of Silt along areas of greatest buildup	Approx 2-6 mos.	\$100K-\$250K	Cost estimates based on historical knowledge of local. Cost range based on amount to material to be handled. Approx 10-15 yrs of benefit.
Full Dredge	Drain lakes and completely dredge	Approx 6-12 mos.	\$600K	Cost range based on amount of material to be handled. Long term health of lake (25-30 yrs.)
Convert to Green Space	Professionally reclaim and convert lake/riparian areas to natural habitat	Approx 2-3 yrs.	\$475K-\$525K	Reduce long term capital costs, create accessible walking/park areas for community use. Address fire hydrant supply, storm management issues,

*Estimated costs based on historical data of surrounding communities. Given to indicate scale of project.

Considerations and Future Conversations

1) Any remedial action of the Lakes will require a vote of the residents. The Lakes Sub Committee and PCOA Board can make recommendations.

2) How does Community handle funding?

- Special Assessments

- Bank Loan

- Other

3) Accessibility and amenities for common property area along the lakes...

- Along Lower Lake

- Along Upper Lake

- What are residents interested in?

4) Long term impact to roads need to be considered.

Final Thoughts and Next Steps

Send out summary to community to gain additional feedback and input.

Recommendations for community to consider:

- Build reserves for future costs likely to be incurred engage experts, proposals, and initiate (downpayment) project work over 5-15 years to mitigate large financial assessments to homeowners.
- Agenda Item for 2022 Annual Meeting

Summary of Comments and Questions from the meetings conducted April 13, 2021 and April 26, 2021

- Will a partial dredge delay a full dredge? Response: Many communities in the area have done partial dredge, the actual outcome is unknown.
- What is to be done with silt? Response: It would need to be dewatered first, then determine alternate uses (build up other areas), donate/dispose of (possibly the wetlands on 306/Block A).
- Could we just dredge the lower lake and not the upper or do them at different times? Response: Yes, that may be possible, we need to get insight from consultants.
- Could we use the silt from the upper lake to fill in the lower lake, let the lower lake become community area? Response: Unsure if there would be enough, but we will add to list of possibilities.
- Is there an expected date of lake failure from Aqua Doc? Response: That is unknown at this time.
- Do we know if a partial dredge will help with the invasive species? Response: Unknown, we will follow up with Chagrin River Watershed for insight. However, invasive species have become more of a significant issue in the past 5 years (as silt is deposited along shore lines)
- Annual Assessment (dues) are currently \$750 per year. When do they revert back? Response: Dues will revert back to \$350/yr effective 2022. Next year, the community will need to address that amount, as it will not cover annual expenses.
- Comment: How can we improve access to Upper Lake and area? Currently there is no good access.