

James River Pond Committee

Report to the AGM, June 2 2018

Past years accomplishments, thank you volunteers!

On behalf of your Pond Committee (Bob Moore, Ken and Judy Roche, and our newest member, Donna Lohnes) we'd like to share with you some of the work that has been done in our common area surrounding the pond.

Let us extend a huge "thank you" to our JRR volunteers (and their friends and family) who have dedicated many hours of work and labour to accomplish so many of our landscaping projects!

Because we have many new residents here at James River (a hearty welcome to one and all)...

a summary of work completed over the past three years may be of interest:

2015

Painted entrance gate and fence.

First "tree for free" campaign - planted a group of spruce trees in area close to garbage receptacle.

2016

Naturalized the west side bank of the pond (shed side) and created a path at crest of hill.

Installed a few birdhouses - we welcome anyone who would like to install a birdhouse around the pond. If this tickles your fancy, please refer to our JRR blog "For the Birds, A perfect Winter Project" for some inspiration.

Planted some trees that we purchased from Bearberry Water Gardens (Green Ash, Mountain Ash and Buffalo Berry are alive and well).

Swathed walking pathways to each side of the bridge in our Environmental reserve.

Pruning and removal of deadwood, install of willow along pond edge.

2017

New siding for our pump shed.

Deposited clay at berm of holding pond to prevent water leaks into the landscape.

Second "Tree for Free" campaign - spruce trees at crest of hill at entrance gate end of landscape.

Pruning and removal of deadwood, install of willow along pond edge.



An Update from your Pond People!

2018:

To date...

Third "Tree for Free" campaign on Saturday May 19th was a huge success. 30+ spruce trees planted

Painted entrance fence

Painted and refinished picnic tables

To be discussed...

Come to some decisions regarding our pond water feature

Fish stocking

Which is a great segue into our current conversation that we wish to forward to you before our upcoming AGM:

With many newcomers to our JRR community, it [is perhaps timely to chat about our dreams and aspirations for our pond area](#). Our pond is one of the first features that greet us as we enter the retreat. As we drive by, perhaps we look over to see what birds are at the pond, are the fish rising, how high is the water, is the waterfall cascading, is the grass cut...

How do we wish to see our common property evolve? Keep in mind that most of us (if not all of us) would much rather be at our own land, enjoying our cabin and land space, rather than spend (maintenance) time at the pond. Having said that, most of us do make the pond a destination on our walks at the retreat; it is a great meeting place for our community; perhaps a quiet space to watch the birds; or a fun space to run with our pets and children.

The capital reserve fund indicates JRR will have some estimated costs every 5 years associated with the maintenance and/or replacement of equipment associated with pond maintenance. The capital reserve fund indicates \$3700 for next year (2019). The Reserve Fund report is available on the Owners page on the JRR website. As indicated at last year's AGM, your [Pond Committee committed to providing a cost/benefit analysis of options with respect to the waterfall](#). [Attached is a copy of this analysis \(chart\)](#).

The Pond Committee feels it would be timely to decide the direction the community would like to take with respect to our waterfall. We are hoping that we will be able to come to an agreement on how to proceed at the upcoming AGM.

As our chart indicates, we can opt for the waterfall as it exists. The benefit of this option is that it uses current infrastructure and it is status quo.

The cons are indicated on the attached. We have aging infrastructure, costly operational costs, and complex start up.

If you look at most of the ponds that are created in community areas, golf landscapes, there is often a fountain. That caught our eye as a possibility for our pond and prompted some investigation as an option.

The pros are that operating costs are much lower than our waterfall and it can be run more often. Its install and operation are easier for the community at large. Good aeration for the pond.

The cons are the cost of the fountain (we assume this would come from the reserve fund). We also need a volunteer to store this in the off season.



An Update from your Pond People!

James River Pond Committee
Cost Comparison of Waterfall vs Fountain

| | Waterfall | | Fountain | |
|-------------------------------------|---|---|--|--|
| CAPITAL COST | | | \$3,500 - \$5,500 | Size of fountain will dictate cost (1hp vs 2hp) |
| OPERATING COST | | | | |
| Repairs | \$ 750 | leak in pump | | |
| Maintenance | NIL | Should not need any maintenance (has not had any done on it in 15+ years) | \$ 170 | Oil & seals every 3 years |
| Replacement | \$ 3,000 | Installed cost / Realistically it should not need to be replaced in the foreseeable future given the amount of use that it gets | \$ 65 \$ 1,600 | Bearings every 3 years Motor every 8-9 years |
| Annual cost to operate - electrical | \$ 1,000 | weekends only for 4 months (last yrs actual cost) | \$ 120 | weekends only for 4 months (estimate based on a quote of \$72/m to run 24 hrs a day) |
| PROS | <ul style="list-style-type: none"> - Uses current infrastructure | | <ul style="list-style-type: none"> - Ease of operation (into pond in spring, out in fall) - Low operating cost/environmentally friendly - Maintenance estimate lower than reserve fund study - Can be run on a timer - Supplementary water aeration | |
| CONS | <ul style="list-style-type: none"> - Cannot be run on a timer without repairs to the pump - Aging infrastructure/maintenance costs - Possible challenge to get current pump off to do necessary repairs - Expensive and complex to operate - Cement is eroding on waterfall structure - Unknown costs to "beautify" (bury piping) | | <ul style="list-style-type: none"> - Waterfall restoration cost (\$1,500??) - Immediate capital cost - Untried - Needs to be stored in a warm place in off season | |