

## **Drainage System Study Completed**

The Moon Mountain Vista neighborhood was developed 37 years ago. To be able to build homes on the 24.5 acre site, the City of Phoenix required the developer to build the drainage spillway and wall that rings above and behind the outer loop of homes. The wall was constructed to carry water, mud, and other debris from heavy rains.

The drainage system has served its purpose but time and nature has taken a toll and caused soil erosion into the four washes and onto streets. To address the situation the MMV Board contracted with a civil engineering firm to conduct a study of the causes and possible solutions.

“The drainage system for the community was well designed but the discharge of gravel, sediment, and other debris into the washes or outflow channels and onto streets has become a concern for residents,” Jason Kelley, principal of the engineering firm, said. “The HOA is evaluating alternatives to reduce the quantity and frequency of the problem. Some of these alternatives could include soft and hard structural measures in the main perimeter channel (wall drainage spillway) and on the hillsides.”

## **HOA Addresses Problem**

Bryan Ginter, president of the HOA Board, added “Drainage plans for our development provide for open channel conveyance to prevent storm water runoff concerns which are noted in the Maricopa County Drainage Policies and Standards Manual in Section 2.4.2.2 for Local Developments. Section 5 on Table 2.1 of the same manual speaks to municipalities as a source of information regarding drainage.

As such our HOA just addressed existing drainage conditions as compared to drainage conditions at the time of plan approval. The natural erosion of the ground in the area of flood water discharge in our HOA is prevented by non-erosive walls and channels, however there is a concern regarding the cut and fill of the slopes which may not continue to adequately protect against erosion by the natural plantings, riprap or other methods.

Additionally, erosion hazard areas may not have been considered with the developer's plans, so a lateral migration and long-term erosion based on our current circumstances is a concern that the HOA and its homeowners need to have investigated to stay compliant with Chapter 10, 11 and 12 of the Drainage Regulations for Maricopa County.

Lastly, all homeowners should be aware home insurance policy does not cover landslides, sink holes, or earth movement. Homeowners need to consider a National Flood Insurance Policy (NFIP). NFIP policyholders may be covered if the mud or rocks are carried by stream or flow of water caused damage. The HOA Board suggests that homeowners who live along the hillside might consider contacting their own insurance agent for further advice.”

## **Causes Identified**

The six-month engineering study found five maintenance issues which contribute to the drainage overflow problem, including:

- Sediment is accumulating in the flatter areas of the drainage spillway.

- Minor 1-2mm wide cracks have formed in the spillway.
- The spillway atop the wall has several grouted edges of the hillside due to erosion from heavy rains.
- Ponding of mud and water exists in several areas of the spillway channel that eventually could widen the cracks and cause seepage into the wall.
- Parallel flaking and cracking is occurring near lots 38-40. Flaking is most likely occurring due to the contraction and expansion of the top layer of moist sediment from hardened layers below it. Cracking also is occurring in these locations.

#### **Possible Solutions Range from Simple to Complex**

The engineering firm suggested feasible solutions that are likely to mitigate the drainage system outflow problems, including:

- Deepen the catchment area that impacts the flow of sediment and debris into the washes on N. 16<sup>th</sup> Avenue and W. Evans Drive. Mud and debris from these washes goes onto the streets occur more often than from the other two washes.
- Install rock check berms to trap some of the sediment and debris before it enters the washes or outflow channels. However, maintenance after exceptionally heavy rains would have to be performed.
- Apply soil stabilizer on the hillsides to reduce soil erosion. However, the soil stabilizer would need to be applied every 2-4 years.
- Construct stone weirs above the two washes most impacted by placing large boulders at the points of entry. This alternative would require monitoring and maintenance so water will still be able to flow through the washes.

Jason Kelley, PE, met with the HOA Board at its October 26 meeting to provide details on remediation alternatives and estimated costs. The board is now evaluating the recommended solutions for the most effective alternative at the most affordable cost.

The CC&R's provide three options to fund the drainage system improvements: A special assessment of all homeowners, use of unallocated reserves, or a combination of the first two sources of funds.

The Drainage Report is available on the HOA website at <http://tinyurl.cc/MMVHOA> .

#### **Debra Tice Named Community Manager**

Brown Management has appointed Debra Tice as Community Manager for the Moon Mountain Vista HOA (MMVHOA). Brown Management is the property management company for the HOA.

Tice moved from New York to Arizona in 2000 and has worked for home construction, excavating, and property management firms in the Phoenix area. She has worked for Rossmar and Graham where she served as a property manager handling administration responsibilities. She joined Brown Management in July 2016 as a community manager for several HOA's. Homeowners may contact Tice at 480-339-8800 or [debra.tice@brownmanagement.com](mailto:debra.tice@brownmanagement.com) .

## **All Homeowners Eligible to Run for Board**

The annual election of open board positions will be held at the Moon Mountain Vista Annual Meeting scheduled for Saturday, December 16 at 3 p.m. at 1615 W. Evans Drive (Crevier home). The main purpose of the meeting will be the election of one (1) Director onto the Board for a three-year term. In addition, other subjects to be discussed include maintenance of common areas, financials, and other important community association topics.

A pre-holiday welcome get-together with refreshments will be held after the business meeting adjourns.

**All** homeowners in the HOA are eligible to run for the position by being nominated by another owner with their permission or self-nomination by completing the nomination form and mailing it to Community Manager Debra Tice, Brown Management Inc., 7255 E. Hampton Ave., Suite 101, Mesa, AZ 85209, or by e-mail or fax. The completed and signed forms must be received by **November 16, 2017**.

Homeowners may vote by proxy or by turning in their election ballots at the Annual Meeting. The Association has 55 members and 40% or 22 homeowners (in person or by proxy) of those eligible to vote constitutes a quorum in order for the meeting to be held.

Ballots with candidates running for election to the one board position will be mailed soon.

## **A Special Welcome to New Neighbors**

*By Arlene and Bob Crevier, 1615 W. Evans Drive*

We would like to welcome all new homeowners who purchased homes in the Moon Mountain Vista neighborhood this year and recent preceding years and tell you a few reasons why we love our neighborhood!

Moon Mountain Vista is a warm and welcoming community. We've lived here about 6 years now and consider this to be the friendliest community in which we've ever lived.

It was clearly evident to us when we were looking to buy a home in 2011 and first came upon this neighborhood that all of the residents here took real pride of ownership in the way that they maintained their homes and obviously care about their neighborhood.

It was very reassuring to us to learn of the connections among neighbors, especially the Block Watch, which brings the residents together for the betterment of the area. Good neighbors are your eyes and ears when you're not around and watch out for each other and their property.

We also loved that the neighborhood exudes a stable, charming and established feeling, because of the existence of long-time residents and community support, which helps to encourage safety and low crime rates.

But the hallmark of Moon Mountain Vista, and probably the main reason we chose to settle here, is the friendliness and family camaraderie that exists in our neighborhood. You can't even walk to the mailbox without one neighbor or another greeting you with a hello and a smile and soon a conversation breaks out usually with other neighbors joining. It is the type of neighborhood where children and adults alike can play, socialize, and make life-long friends.

Enjoy your new homes and your new neighbors. We are glad you have joined our community.

## **Owners Must Pick up Dog Waste**

There has been a notable increase recently in dog waste that has not been picked up in the neighborhood. City of Phoenix Ordinance # G-4623 as revised in 2011 and 2013 requires all animal owners and their custodians to immediately clean up and properly dispose of wastes left by their animals on a public street, alley, gutter, sidewalk, right-of-way, park or private property.

HOA residents may call the City Neighborhood Services Department (NSD) at 602-534-4444 to open a code enforcement case for animal feces left on private or common property. Only the property address where the violation occurred is required for a city specialist to begin an investigation.

Photos of the owner not picking up their animal's waste may be provided to the specialist as evidence. Violators will be subpoenaed to appear in Municipal Court. The judge may impose a range of fine amounts if the pet owner is found guilty.

## **Masthead**

### **HOA Board Directors**

Bryan Ginter, President, [secnav@juno.com](mailto:secnav@juno.com)

Arlene Crevier, Vice President, [arlene.crevier@gmail.com](mailto:arlene.crevier@gmail.com)

Terry Olbrysh, Secretary, [molbrysh1@cox.net](mailto:molbrysh1@cox.net)

Paul Maloney, Treasurer, [paul.maloney@cox.net](mailto:paul.maloney@cox.net)

Jay Shetler, Member-at-Large, [fjshetler@gmail.com](mailto:fjshetler@gmail.com)

### **Community Manager**

Debra Tice, 480-339-8800, [Debra.Tice@brownmanagement.com](mailto:Debra.Tice@brownmanagement.com)

### **Architectural Review Committee**

Bryan Ginter, Chair

Ian Bode

Vivi French

Warren French

Kelly Small

Don Tuley

### **Volunteer Newsletter Staff**

Terry Olbrysh, Editor

Debra Sledge, Designer

The *Moon Mountain Vista HOA Newsletter* is published twice a year (April and October) to inform homeowners of HOA and local community news. Content in the newsletter does not represent the personal opinions of the members of the Board of Directors or of the HOA's property management firm Brown Management, Inc.