

Wet Pond Standards for Winslow Farm Community Association, Inc.
Standards for the four 4 wet ponds deeded to Winslow Farm Community Association, Inc.
by Moss Creek Village LLC., in July of 2006, known as parcel # 015-70120-06

Ponds located in Winslow Farm were installed to address storm water detention needs required by the City of Bloomington. First, the retention ponds were chosen by the developer as the mechanism to provide the required storage and release of storm water during rain events. Secondly, the ponds were clearly proposed by the developer as an aesthetic amenity for Moss Creek, Moss Creek Village and Olde Mill neighborhoods when built. Only pond number seven (located close to Winslow Farm Road) was engineered to retain and release water. That pond has a dam, spillway and outlet device. Ponds are a community maintenance area.

Winslow Farm Community Association (WFCA) shall follow the Indiana guidelines for best management practice in our storm water detention system to improve the quality and reduce the quantity of storm water run-off. This includes maintaining a "buffer strip"-12 inches x 12 inches, of vegetated land intend to protect water quality, terrestrial and aquatic habitat in an adjacent "riparian habitat" to promote improved water quality as per the requirements of 327 IAC 15-5-6.5(a)(8). The riparian habitat shall be maintained as close to natural as possible. "Riparian habitat" means a land area adjacent to a water body that supports animal and plant life associate with that water body

"Detention basin" means a type of storage used to detain or slow storm water run off and then releases it through a positive outlet. "Retention basin" means a type of storage that has no positive outlet, used to retain storm water run-off for an indefinite amount of time. Run-off from this type of basin is removed only by infiltration through a porous bottom or by evaporation.

The purpose of the WFCA pond standards is to provide guidelines for the maintenance of the wet & dry ponds with a strong focus on environmentally correct management and cost effective management reflecting the best interest of all of our 417 homeowners.

In order for storm water retention/detention facilities to operate as they were intended, maintenance should be routinely performed. The following items are basic minimum maintenance requirements for our required storm water detention facility adopted by WFCA Board of Directors on _____, and by the WFCA homeowners on _____.

1. WFCA shall maintain the dam and overflow system in the detention pond (number 7 located near Winslow Road) so that it detains storm water as described in documents on record with Monroe County and/or the City of Bloomington, IN.
2. The ponds shall be in compliance with city code by being either fenced with 5 foot fence, or no deeper than 36 inches at any point.
3. The control structures shall be kept structurally sound and functioning as designed or redesigned.
4. Sediment traps shall be cleaned out promptly when filled.
5. Sediment accumulation may significantly reduce the capacity of detention ponds. Sediment shall be removed by dredging when 40% of storage volume of the basin/pond is filled.
6. Draining and dredging of a pond may occur upon the receipt and review of bids and approval of the board at a regular monthly meeting.
7. Draining, dredging and replacement of all liners and weirs may occur upon receipt and review of bids by the Board at a regular monthly meeting and approval of a majority of the homeowners at an annual or special homeowner meeting.
8. Owners, operators and contractors should be aware that significant concentrations of heavy metals and contaminants accumulate in the basin/pond. Testing of sediment and disposal methods shall comply with IDEM regulations.
9. No trees shall be planted on any embankment.
10. No woody vegetation shall be allowed to grow on the dam.

11. Other vegetation on the dam shall be cut when it exceeds 12” in height unless part of managed landscaping.
12. Any bare or eroded areas on pond slopes shall be stabilized with vegetation or rip rap.
13. A buffer of vegetation 12 inches by 12 inches shall be maintained around each pond.
14. Chemical/fertilizer treatments will not be allowed on any land owned by WFCA adjacent to wet and dry ponds.
15. Debris shall be removed promptly from inlet and outlet structures, especially after storm events. Detention control fences shall be checked often for debris accumulation and/or clogging.
16. Litter and other “floatables” shall be removed from the pond on a regular basis.
17. Bids shall be obtained from licensed professionals to chemically treat ponds for algae /weeds/insects when needed if there is water in the holding basins.
18. The board shall consider and vote on bids in a timely manner.
19. No later than April 1 each year treatments of copper sulfate & aquashade should be applied to ponds if approved by homeowners, following EPA and Indiana department of Natural Resources standards
20. Additional application of aqua shade/chemicals may be needed after storm events resulting in dilution of treatment.
21. Water shall be circulated in the ponds when possible during the summer months to maintain oxygen levels in the aquatic habitat and to control mosquito larvae.
22. Electric bills shall be reviewed monthly to confirm bill is in line with budget approved by homeowners and anticipated kilowatt hour use.
23. Each pond should have a solar or wind powered aeration system to prevent algae and larvae growth if financially feasible.
24. A record of pond system maintenance shall be kept:
 - a. The log shall record professional treatments and inspections.
 - b. The log shall include monthly inspection of inlet and outlet structures.
 - c. The log shall include yearly inspection/cleaning of pumps.
 - d. The log shall include yearly inspection weirs and dam.

Dry Pond Standards for Winslow Farm Community Association, Inc.
Standards for “Wooded Area” in Sweetbriar deeded to WFCA

Dry ponds should include some form of low-flow channel designed to reduce erosion. Vegetation on the bottom of the “dry pond” to promote filtering of sedimentation and uptake of pollutants and an outlet structure designed to remove pollutants and with stand clogging is advised. Rainwater runoff should be passed to a grass swale to provide additional pollutant removal. Dry ponds may hold significant amounts of soft sediment in the bottom, posing a danger to small children.

1. Warning signs installed to alert of potential danger since water is often an attraction to smaller children.
2. Regular removal of debris and litter.
3. Trail or path of the water flow be maintained.
4. Inspection of pathway of flowing water to monitor erosion.
5. Inspection of area for nuisance and pest control.
6. Dry pond slopes should allow for mowing