

February 25, 2022

To All Silver Pine Ridge (SPR) Homeowners,

This is to inform you that a serious slope failure has occurred behind one of the homes in the Silver Pine Ridge (SPR) subdivision. The HOA was made aware of this December 16, 2021 and has been working diligently to resolve the problem. After no resolution could be reached between the City of Wentzville and the homeowner, the City issued a Correction Notice to the SPR HOA on February 2, 2022 requiring the HOA stabilize the slope by May 15, 2022.

After seeking legal advice, the SPR HOA President recused herself from this issue because she is employed by the City of Wentzville in their Public Works Department. As a result, a **Slope Failure Committee** was formed to address this issue, consisting of the newly elected HOA Secretary, Treasurer, and a concerned homeowner.

This is what the HOA knows and/or understands thus far:

- Homeowner cleared the slope behind their home in the Spring of 2021, thinking it was their property. In reality, 98% of the cleared slope was HOA common ground, private property, and part of a riparian buffer, and 2% was the homeowner's property. The homeowner did not contact the HOA or the City to get permission to clear their slope.
- Homeowner called the City of Wentzville in early December 2021 reporting the slope behind their home was failing, claiming a torrential rain storm late May 2021 caused the bioretention basin on the hillside across the creek from their home to overflow and erode the ground at the base of their hillside, and admitting that they had cleared the hillside behind their home.
- The failed slope is roughly 20 feet wide by 40 feet long. If not stabilized, will further impact the hillside and waterway below, and possibly, the adjacent private property.
- The City requested the homeowner obtain the services of a civil engineer to determine the cause(s) of the slope failure. The homeowner did not comply with the City's request

and, as a result, on February 2, 2022 the City issued a Correction Notice to the HOA because the City determined at that time that the area the homeowner cleared off was actually SPR common ground, private property and part of a riparian buffer.

- The HOA does not know at this point where this issue is going or how it will be resolved. It could potentially be very costly for the SPR HOA.
- The first step the HOA is taking will be to retain the services of an engineering company to inspect the failed slope, determine the cause(s) of the slope failure, identify all responsible parties for this slope failure, and create a plan the HOA can submit to the City. Deadline given to the HOA by the City for submitting this plan is March 16, 2022. The cost to retain an engineering company is \$2,500. The HOA is waiting for a response to a certified letter sent to the homeowner as to their willingness to pay for the engineering company's upfront work.
- The HOA will then pursue the responsible parties to pay their share to stabilize the failed slope. No cost estimate is known at this time.
- The HOA will pursue legally, if forced to. No cost estimate is known at this time.

The main goal and mission of the HOA is to protect the safety and interest of all SPR homeowners.

If anyone has questions, suggestions, services they can offer, or would like to become a member of the ***Slope Failure Committee***, please send an email to the address below. Thank you.

SPRHOAslope@gmail.com

Attachments: 1) Letter to SPR HOA from the City of Wentzville

2) Correction Notice to Silver Pine Ridge HOA

3) Intuition & Logic Engineering, Inc. Proposal for Professional Services

Wentzville Missouri

February 2, 2022

Silver Pine Ridge Homeowner's Association
3 Hollenberg Ct.
Bridgeton, MO 63044

Silver Pine Ridge Trustees,

Thank you for your inquiry. After the original email from the City of Wentzville (City) to the Homeowners Association (HOA) on 12/16/2021, the residents of _____ and the HOA President requested City staff to further review this concern onsite and provide recommendations for how to proceed.

For this situation, the City will ensure that the common ground is stabilized in accordance with the City of Wentzville Municipal Code Sections 725.120 and 410.490, as the area disturbed is part of the Natural Watercourse and Riparian Buffer. The City will not be making a determination of the cause of the slope failure. Ultimately, it is the responsibility of the HOA as the owner of the common ground to ensure the slope gets stabilized regardless of the cause of the slope failure. Therefore, we are hereby issuing the attached correction notice to the HOA. The City will continue to require the residents at _____ to replace the vegetation in the disturbed area within one month after the slope is stabilized.

As previously discussed onsite, the goal of the City, subdivision and the residents involved remains to get this area stabilized to prevent further impacts. Attached is a list of professional consultants as a resource. We appreciate your attention to this matter and are available to assist with any questions.

Below is a synopsis of more recent conversations with the residents at _____ and progress related to the maintenance concerns for the stormwater facility upstream of the slope failure.

Notes from meeting discussion with residents at _____

- Residents indicated the slope failure occurring earlier in 2021 during heavy rains.
- Residents indicated a couple of months or so thereafter they began clearing vegetation.
- The residents indicated that the stormwater basin off Myatt Dr. (Pinewoods Phase 3) and upstream of the area of slope failure had overtopped during the heavy rains.
- Neither the specific date nor documentation supporting the above was provided to the City.

Stormwater Facility Review

- City staff inspected the basin area on 12/16/2021. Inspection results indicated:
 - No evidence of erosion on the backside of the basin embankment, nor directly downstream of the discharge pipe for approximately 100 feet.

WENTZVILLE IS A COMMUNITY OF NEIGHBORS WORKING TOGETHER TO BUILD A BETTER FUTURE.

1001 Schroeder Creek Blvd. Wentzville, MO 63385 (636) 327-5101

www.wentzvillemo.gov

- The underdrain standpipe (which connects to the low flow discharge opening) was submerged and the basin had sediment accumulation.
- City staff notified the developer of sediment accumulation and standing water on 1/11/2022. The developer pumped down the basin and removed sediment accumulation as of 1/14/2022.

Respectfully,



Jamie Paige
Stormwater Manager

Encl: Correction Notice

cc: silverpineridgehoa@gmail.com

Correction Notice

RECIPIENT NAME: Silver Pine Ridge Homeowner's Assoc ADDRESS/E-MAIL: silverpineridgehoa@gmail.com
 CONCERN ADDRESS: Silver Pine Ridge Common Ground Lot A
 CONCERN: The streambank in common ground, protected by a Natural Watercourse Riparian Buffer in easement per Municipal Code Section 410.490 has a slope failure that is roughly 20' wide and, if not stabilized, will further impact the watercourse and adjacent private property.

DEAR RESIDENT / BUSINESS OWNER:

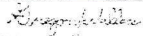
The property listed above was inspected on 12/14/2021 (date) under the City of Wentzville Municipal Code section listed below. The intent of these sections is to provide for the health, safety and general welfare of citizens and maintain property values, ensuring that the City remains a desirable place to live and work. Your cooperation in correcting the following deficiencies would be greatly appreciated.

Not in compliance where marked (✓), correct by the date identified below.

(✓)	DATE	VIOLATION	CODE SECTION
<input type="checkbox"/>		Stagnant water requires elimination	215.020
<input type="checkbox"/>		Garbage or offensive substance on a public place or other private property needs removal	215.020
<input type="checkbox"/>		Private drain causing a nuisance requires relocation	215.020
<input type="checkbox"/>		Depositing dirt, rock, liquids etc. on streets, sidewalks or storm drains requires removal immediately and in a prompt and ongoing manner	505.020
<input type="checkbox"/>		Grading does not follow approved engineering plans requires modification	505.200
<input type="checkbox"/>		Public storm drainage system obstructed, requires unblocking to adequately function	505.200
<input type="checkbox"/>		Depositing, dumping or allowing materials or wastes along watercourses or near the storm drainage system where they may result in an illicit discharge requires removal	725.060
<input type="checkbox"/>		Lack of stormwater pollution prevention or sediment control requires installation/repair	725.110
<input checked="" type="checkbox"/>	3/16/2022	Property, structures, materials or condition impairing the beneficial use, function or physical integrity of a watercourse requires corrective action	725.120
<input type="checkbox"/>		Damage to property affected by stormwater pollution requires remediation	725.150
<input type="checkbox"/>		Other:	

A re-inspection will occur on date(s) listed above to verify compliance. Failure to address issues can result in further enforcement action, or in some cases, work may be completed by the City or its contractor at your expense. If you'd like to request a site visit, or have questions, contact the inspector listed below.

INSPECTOR NAME: Kelly Dunlap/Jamie Paige PHONE: (636) 639-2055 EMAIL: Jamie.Paige@wentzvillemo.gov

SUPERVISOR NAME/TITLE: Greg Wallace, Acting Director of Engineering SIGNATURE: 

COMMENTS: The "Undisturbed Natural Watercourse and Riparian Buffer Easement" is shown on the record plat.

Slope stabilization is required. A plan needs to be submitted by 3/16/2022 for approval and stabilization needs to be achieved by May 15, 2022 unless otherwise approved by the City in writing.

APPEAL INFORMATION: Application for appeals shall be made in writing and filed per Municipal Code requirements. If you would like to appeal this decision, please contact the supervisor listed above at (636) 327-5101.

INTUITION & LOGIC

16253 Swingley Ridge Rd, Suite 100 St. Louis, MO 63017
636-777-3000 • www.IntuitionAndLogic.com

February 11, 2022

The Silver Pine Ridge Subdivision
Home Owners Association

RE: Slope Erosion

Thank you for the opportunity to present this proposal for professional services associated with the slope erosion at 131 Pinewood Trails Drive.

Project Understanding

The Silver Pine Ridge Subdivision Home Owners Association would like I&L to assess slope erosion in the rear lot and common ground behind _____, suggest an approach to addressing the erosion, and provide an order of magnitude opinion of potential design and construction costs for the approach.

Scope of Services

- 1.0 Field Observations
I&L will visit the project site, observe conditions in the rear lot and common ground behind _____ and adjoining properties and walk approximately 1,000 feet of channel.
- 2.0 Conceptual Alternatives
I&L will develop an opinion of the problems causing erosion and develop conceptual approach to correcting the problem.
- 3.0 Develop Schematic Costs
I&L will develop schematic (order of magnitude) design and construction costs for the concept approach.
- 4.0 Assessment Summary Letter
I&L will summarize the field observations, concept approach, and costs in a summary letter. The summary letter will be in PDF format and submitted electronically via email.

Professional Fee

Our professional fee for the services described above is \$2,500.

It is by LOGIC that we prove
but by INTUITION that we discover

Schedule

I&L will complete the scope of services and submit the Assessment Summary Letter in PDF format via email within 30 days of receipt of payment.

Additional Services

Additional services not included in the above Scope of Services can be provided on a time and material basis according to the below rate schedule and on mutually agreed scopes. Changes in scope of services shall be agreed upon in writing prior to commencing.

<u>Personnel Category</u>	<u>Hourly Rate</u>
Principal Engineer	\$185.00
Project Manager	\$165.00
Construction Rep/(EIT)/CAD Design	\$105.00

Acceptance


If this proposal is acceptable, please remit payment in the amount of \$2,500 to Intuition & Logic Engineering, Inc. to the following address:

Intuition & Logic Engineering, Inc.
Attn: Mark Meyer
16253 Swingley Ridge Road
Suite 100
Chesterfield, MO 63017

Thank you again for the opportunity to propose professional services. If you have any questions or would like additional information, please call me or Matt Auld at 636-777-3000 at your convenience to discuss.

Best regards,


Mark Meyer, PE, CFM
President


Matt Auld, PE, ENV SP
Project Manager