

# CENTURY FARMS SHARED PROPERTY MANAGEMENT OUTLINE 2007

## **I. PURPOSE:**

The purpose of this plan is to improve the efficiency and effectiveness of the management of the 23 acres of shared property at Century Farms.

## **II. PRIORITIES**

The priorities for the common areas are:

**Priority #1 SAFETY:** Minimize preventable threats to life or function on the common areas. True safety threats are to be dealt with immediately. (There are no safety threats as of this writing.)

**Priority #2: DAMAGE ABATEMENT/COST AVOIDANCE:** Fix those things that are broken, focusing first on those things that will become more expensive if we don't deal with them now. (Pond 3 remediation or abatement of serious erosion would be examples.)

**Priority #3: MAINTENANCE OF STATUS QUO:** Maintain and preserve common area aesthetics. (Cutting and herbicide of grass, and maintenance of existing trees would be examples.)

**Priority #4: BEAUTIFICATION:** Proactive enhancement of aesthetics of common areas. (Installing new plants would one example.)

**PRIORITY #1  
SAFETY PRIORITIES**

ACTIVITY	EST. COST	ACTUAL COST	OWNER	STATUS
1.1 Plug up collapsed area on western shore of pond 3 (area threatens safety of walking path) and install logs at toe of shore to hold soil back.			Sean	Natural Resource Management will fix in spring as part of erosion/buffer planting quote.
1.2 Continue to review common areas for safety issues			All	Ongoing
<b>TOTAL</b>				

**PRIORITY #2  
PREVENT DAMAGE AND AVOID COST INCREASES**

ACTIVITY	COST	ACTUAL COST	OWNER	STATUS
<b>2.1 PHOSPHATE FREE FERTILIZER PURCHASE AND DISTRIBUTION</b>	0			
2.1.1 Test soil from 10 representative areas of subdivision	0		Sean	Done. Quote from Lesco was very expensive.
2.1.2 Obtain competitive bids for fertilizer				Done. Bids obtained from Home Depot, Lesco, Scotts, Wanamakers and Meijer. Home depot is cheapest
2.1.3 Compare bids to retail and professional service prices				Done. Best deal is at Home Depot on Rt. 59
2.1.4 Obtain storage space near pond 3, Cress Creek, or 791 Sigmund for storage of excess fertilizer, just in case.				Consider this next year. See note below.
2.1.5 Issue notice to community of availability and borrow spreaders				Done
2.1.6 Receive order from community and place order with supplier				Done
2.1.7 Seek help from community or Boy Scouts to distribute fertilizer and spreader				Boy Scouts backed out.
2.1.8 If appropriate, receive and distribute fertilizer				Ongoing
2.1.9 Contact Chuck Papanos at Park District and confirm, no phosphate fertilization east of pond 1				Park District will apply low phosphate, 18-3-18
<b>TOTAL</b>	0	0		

**PRIORITY #2 (Continued)**  
**PREVENT DAMAGE AND AVOID COST INCREASES**

ACTIVITY	EST. COST	ACTUAL COST	OWNER	STATUS
<b>2.2 ABATE MOST SERIOUS EROSION</b>				
2.2.1 Survey all three ponds with two experts. Identify areas of highest priority.	0		Sean	Done with Pizzo and McGinty. 795 Sigmund and West Shore of pond 3 are highest priority. X mas trees staked down on shore to hold it. Many areas on pond 1 and a few areas on pond 2 can be treated by putting down logs and staking them in at the toe of shore.
2.2.2 Photograph and categorize erosion on all three ponds.	0		Sean	Done. Consensus from Pizzo, McGinty and NRM is 795 Sigmund, Shelving behind Sturn Home on Pond 1 and western shore of pond 3
2.2.3 Obtain bids to abate most serious areas	0		Sean	Done. Consensus from Pizzo, McGinty and NRM is 795 Sigmund, Shelving behind Sturn Home on Pond 1 and western shore of pond 3
2.2.4 Send bids to board for review	0		Sean	Awaiting bid from NRM
2.2.5 Select (or don't select) erosion project	0		Board	Done. Consensus from Pizzo, McGinty and NRM is 795 Sigmund, Shelving behind Sturn Home on Pond 1 and western shore of pond 3
2.2.6 Send signed contract to vendor				Done.
2.2.7 Correspond w/vendor and arrange work dates in spring				Not done
2.2.8 Witness and videotape work. Learn how to do other abatement projects				Not done
2.2.9 Develop plan for other erosion projects. Fill out application for money from County.				Not done
<b>TOTAL</b>				

**PRIORITY #2 (Continued)**  
**PREVENT DAMAGE AND AVOID COST INCREASES**

ACTIVITY	EST. COST	ACTUAL COST	OWNER	STATUS
<b>2.3 REMOVE MILFOIL AND CURLY LEAF POND WEED</b>	Less than 2k			
2.3.1 Obtain parameters on size, and depth of ponds	0		Sean	Done. Info. Posted to CFNA Wiki
2.3.1 Seek and obtain competitive bids for Milfiol and Curly Leaf treatment	0		Sean	Obtained competitive bids from McCloud and Aquatic Weed. Bids need to be posted to Wiki. Aquatic Weed was selected based on price.
2.3.2 Get board signature on contract	0		Sean	Done
2.3.3 Contact Aquatic Weed and make sure they apply Sonar. Witness application in case we want to do this ourselves, in future.	0		Sean	To be done
<b>2.4 POND 3 REMEDIATION</b>				
2.4.1 Purchase Nitrifying bacteria				Done
2.4.2 Purchase Muck eating bacteria				Done
2.4.3 Experiment with culturing bacteria on our own				Wait till water reaches 70 degrees F.
2.4.4 Purchase enzymes				Done
2.4.5 Gather parameters of pond and set up treatment protocol				Done
2.4.6 Obtain thermometer, begin treatments when temps are reached.				Done
2.4.8 Sample water, sediment and plants, test for copper				Done
2.4.9 Test water, sediment and plants for copper				Done. Copper is 850 ppm. Aquatic Biologists believes copper has made muck uninhabitable by plants, and favors resurgence of floating algae. We can aerate aggressively, or dredge, in their view.
2.4.10 Test leachate				Done. Leachate is iron (rust) and hydrocarbons
2.4.11 Contact Shelly Barnett and Kimball Hill				Done. Kimball Hill was to send out an environmental engineer during week of Feb 26. They decided not to. City of Naperville will send out hazmat person to review with us during week of April 8.
2.4.12 Follow up with Kimball				<b>Bob Meiborg of Kimball will not sent engineer. They claim we need to prove leachate was there when property was handed over 10 years ago.</b>
2.4.13 Seek help				<b>Done. Contacted Dan Voiland of Naperville Fire dept. A hazmat person will come out to review the site.</b>

**PRIORITY #2 (Continued)**  
**PREVENT DAMAGE AND AVOID COST INCREASES**

ACTIVITY	EST. COST	ACTUAL COST	OWNER	STATUS
<b>2.4 POND 3 REMEDIATION cont'd</b>				
2.4.11 Obtain new Kasco Aerator for north side of pond 3				Done
2.4.12 Measure distance from electrical panel and shore for placement.				Done
2.4.13 Purchase 200 foot long cable				Done
2.4.14 Place Kasco aerator in water as soon as thaw allows				Done
2.4.15 Remove Kasco aerator from water for winter. Clean and Store at Tapan's house?				Do this in late October
2.4.16 Test water and measure muck to see if any appreciable change				Do this in early September
2.4.1.7 Purchase and place pond pump at northern end of pond 3				Done
2.4.1.8 Hook up pond pump				Done
2.4.1.9 Review priority areas for silt removal on ponds 2 and 3 to improve water flow				Done
2.4.1.10 Find spot to place silt and begin dig out				Done
2.4.1.11 Bury cable for new aerator on pond 1				Done
2.4.1.12 Remove obstructions from culverts				Done. City removed rocks and Milfoil from pond 1/2 connection, which was completely clogged. Still need to remove obstructions at entrance to pond 1.
2.4.1.13 Contact Bill Novak from city. Get help, especially with culvert cleaning				Not done
<b>2.5 BUFFER PLANTING AND GOOSE BARRIERS</b>				
2.5.1 Identify locations most in need of buffer				Done. High erosion areas will benefit most from buffer
2.5.2 Identify options for buffer planting. Can we do this ourselves?				Possible.
2.5.3 If contracted, obtain competitive bids for contracts				Done
2.5.4 Select best bid and get board to sign contract				Done. See erosion above.
<b>2.6 INVASIVE SPECIES IN WETLAND AND POND WILLOW ON POND 1</b>				Done. NRM will handle
<b>TOTAL</b>				

**PRIORITY #2 (Continued)**  
**PREVENT DAMAGE AND AVOID COST INCREASES**

ACTIVITY	EST. COST	ACTUAL COST	OWNER	STATUS
<b>2.7 Aeration Pond 1</b>				
2.7.1 Obtain depth profile of pond 1. measure distances from electrical panels to best locations for diffusers				Done
2.7.2 Research aeration options				Done. Diffusers are hands down, more efficient and more effective.
2.7.3 Research diffuser options				Done. Bids on Wiki. Aquatic Weed, Boundary Waters and ? Bid. Boundary Waters had best bid/warnatee
2.7.4 Select best bid and get board to sign contract				Done
2.7.5 Arrange for shipment near panel on pond 1				Done. System delivered. Need electrician to do hookup. Electrician to come April 9.
<b>2.8 ROUTINE AERATION PONDS 2 AND 3.</b>				
2.8.1 Contact McCloud and arrange for install. Make sure pond 3 install is done per Kevin Stockwell's suggestions				Done
2.8.2 Fix Otterbine Titan aerator on pond 3				McCloud will fix it April 20

**PRIORITY #3**  
**MAINTENANCE**

ACTIVITY	EST. COST	ACTUAL COST	OWNER	STATUS
3.1 Tree, Turf and Shrub Maintenance				
3.1.1 Seek competitive bids on contract				Done. DuPage Landscaping has best price and service.
3.1.2 Negotiate and send to Board for approval				done
3.1.3 Once confirmed, sign contract.				done
3.2 Dry Natural Areas Maintenance				
3.2.1 Obtain contracts for herbicide of prairie, savanna and wetland				Done.
3.2.2 Investigate need for any tree maintenance				not done
Arrange monthly common areas clean up days				not done
Keep culverts clear				Ongoing

**PRIORITY #4**  
**BEAUTIFICATION**

ACTIVITY	EST. COST	ACTUAL COST	OWNER	STATUS
Tree planting day? Contract?				
<b>TOTAL</b>				