


[Home](#) › [Forums](#) › [HOA Board](#) › [Water diversion across roadway](#) | [Subscribe](#)
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This topic has 4 replies, 1 voice, and was last updated [6 months, 3 weeks ago](#) by  [Paul Prescott](#).

Viewing 5 posts - 1 through 5 (of 5 total)

Author	Posts
	June 10, 2020 at 10:24 am #1361
	EDIT MERGE CLOSE STICK (TO FRONT) TRASH SPAM UNAPPROVE REPLY
	Water diversion



Paul
Prescott

Moderator

(104.37.191.2)

Beth <totalbaw@aol.com> Mon, Jun 8, 10:24 AM

To: Paul <paul.prescott@pobox.com>, BIB POA Board
<bibhoaboard@gmail.com>, Cecilia Jaye
<Cecilia.jayer@gmail.com>, Doug DeGirolamo
<ashmaker@att.net>, Kathie Miller
<millerkathiem@hotmail.com>, Paul Prescott
<paulonbibhoaboard@gmail.com>
Cc: Beth <totalbaw@aol.com>

Dear board,

It appears that someone has constructed a stone wall across the road in front of Renie Brady's property (lot #7) in order to divert the run off water across the road(see picture). Diverting the water across the road will lead to premature road surface erosion, and require extra material to be brought in, at an unnecessary added expense to the community. Would the board please address this issue with Renie?

On behalf of the road committee,

Bryan Weary



June 10, 2020 at 10:25 am

EDIT | MOVE | SPLIT | TRASH | SPAM | UNAPPROVE | REPLY #1362



Paul

Prescott

Moderator

(104.37.191.2)

Water diversion

Beth <totallbaw@aol.com> Mon, Jun 8, 3:15 PM

To: Paul Prescott <paulonbibhoaboard@gmail.com>

Cc: BIB POA Board <bibhoaboard@gmail.com>, Cecilia Jayer <cecilia.jayer@gmail.com>, Doug DeGirolamo <ashmaker@att.net>, Kathie Miller <millerkathiem@hotmail.com>, Paul <paul.prescott@pobox.com>

We just spoke with Caesar and he almost wrecked his motorcycle because of the stones placed on the road in front of Renie's house.

Beth

June 10, 2020 at 10:27 am

EDIT | MOVE | SPLIT | TRASH | SPAM | UNAPPROVE | REPLY #1363



Paul

Prescott

Moderator

Water diversion across road

From:<bibhoaboard@bibhoa.com> Mon, Jun 8, 6:08 PM

Reply-To: <bibhoaboard@gmail.com>

To: Irene Brady <irene@natureworkspress.com> Cc: <bibhoaboard@gmail.com>

(104.37.191.2) Hello Renie,

It appears that someone has constructed a stone wall across the road in front of your property in order to divert the runoff water across the road. If you are responsible for this, please remove it. The road right-of-way is owned by the community at large, and is maintained by the Roads Committee for the benefit of the entire community. Individual lot owners are not allowed to modify the road, or alter the drainage in any way.

Diverting the water across the road will lead to premature road surface erosion, and require extra material to be brought in, at an unnecessary added expense to the community.

Furthermore, we have received a report that these rocks have nearly caused an accident by a motorcyclist, so this is also a safety issue.

Thank you,
BIB HOA Board

June 10, 2020 at 10:31 am

[EDIT](#) | [MOVE](#) | [SPLIT](#) | [TRASH](#) | [SPAM](#) | [UNAPPROVE](#) | [REPLY](#) **#1364**



water bar on road by Renie's house

From: Irene Brady <irene@natureworkspress.com> Tue, Jun 9, 3:57 PM

Paul
Prescott
Moderator

(104.37.191.2)

To: BIBHOA Board <bibhoaboard@gmail.com>

Dear Board,

Yesterday, June 8, 2020, I received the following email from you:

Hello Renie,

It appears that someone has constructed a stone wall across the road in front of your property in order to divert the runoff water across the road. If you are responsible for this, please remove it. The road right-of-way is owned by the community at large, and is maintained by the Roads Committee for the benefit of the entire community. Individual lot owners are not allowed to modify the road, or alter the drainage in any way.

Diverting the water across the road will lead to premature road surface erosion, and require extra material to be brought in, at an unnecessary added expense to the community.

Furthermore, we have received a report that these rocks have nearly caused an accident by a motorcyclist, so this is also a safety issue.

Thank you,

BIB HOA Board

Please be aware that I did not go out in the torrential rain to construct a water bar for my health. I am 76 and suffer from vertigo. Wielding a crowbar in heavy rain is hard work and potentially dangerous for me if I lose my balance.

But because of the way the road was graded last summer, every heavy rain causes a huge flood of water to wash to my side of the road, carving out a gully across the end of my walk and dumping a delta of rocks, gravel and sand into the forest below my house. Before the POA mandated roadwork last year, most of the water had sheeted across the road to the other side at the junction of Sunrise Circle and Eagles Landing.

I had asked, when Eduardo was working on the road, that the junction of Sunrise Circle and Eagles Landing be banked as before so that the water would divert to the opposite side where it would run straight down to the culvert at the intersection as it used to do, not impacting anyone's property and making a water bar unnecessary. But instead, the Road Committee pulled Eduardo off that corner and redirected him to other sections of the road.

So I did what I could to address this issue last summer at my own expense, hiring Sergio Rosales to build a culvert across my driveway to try to direct the water away from the gully it was digging on my side of the road. Unfortunately, we couldn't make it long enough to do the job.

Diagonal water bars (similar to the makeshift drain I tried to create) are a common element of dirt road construction. A suitable water bar should have been constructed there months ago, and Bryan verbally assured me that one would be put there, but later the board denied that remedy for reasons I cannot comprehend. I request that the board review our email correspondence for July-August, 2019.

What I want and would expect any POA board to do under these circumstances, is to contact me – or any other homeowner with such a troublesome situation – saying, in effect: “We see there is a problem and we will take steps to remedy the situation immediately.” This is how a POA board should function. Instead, the board has failed to remedy the situation and is telling me I am not supposed to do anything to stop the damage being done.

In the past our board authorized and constructed the bridge between Susanne’s and Jim Hagan’s property and the concrete road sections up to Eagles Landing. It has created hazardous unmarked speed bumps at numerous places in BIB. So why has my problem been ignored? It is not too late to reassess the situation, and this should be done soon, since the road work the POA authorized made the run-off problem worse, and has caused, and will continue to cause, damage to my property.

I have removed the approximately 15 small rocks (most of them well under 5” at their highest point) as the board demanded, although I seriously doubt they caused any

problem for the experienced motorcyclists who travel Hydro Road daily – the diversion I dug is no more than 2”-3” deep at any point due to the rocky nature of the roadbed. I request that the Board review my situation, and I request that the Roads Committee construct a water bar where I made the diversion. This is where Eduardo and Jorge said one should be made if needed. It is needed.

Sincerely,

Renie Brady

June 10, 2020 at 10:37 am

[EDIT](#) | [MOVE](#) | [SPLIT](#) | [TRASH](#) | [SPAM](#) | [UNAPPROVE](#) | [REPLY](#) **#1365**



Paul

Prescott

Moderator

(104.37.191.2)

Here is the email exchange from 2019 Renie referred to in her email:

From: Irene Brady <irene@natureworkspress.com>

Date: July 30, 2019 at 2:43:19 PM CST

To: Bryan Weary <bdweary@aol.com>

Subject: culvert

Hi Bryan,

I am writing up a proposal to the EAB to install a culvert across the end of my driveway. It strikes me as possible the HOA might want to extend this culvert across the road from

the end of my piece. Is this possible? It would make a lot of sense to me, at any rate, as opposed to a water bar which would be a temporary measure.

And if this is the case, can we collaborate to make sure we have the same dimensions pipe, what size is needed to go under the road, etc.? I want to contact Jorge to get a piece of tubing, so it would be good to know this first.

Thank you,
Renie

On Jul 30, 2019, at 5:59 PM, BIB POA Board
<bibhoaboard@gmail.com> wrote:

She will be doing the work for the culvert at the end of her driveway.

What do you think about the add-on work she's asking about?

on behalf of the
BIB Property Owners Association Board

On Tue, Jul 30, 2019 at 9:18 PM Bryan Weary
<bdweary@aol.com> wrote:

It is not a road problem. I see no reason to spend money on something because she don't want the run off to go in her yard. Welcome to living in the mountains all water run down hill . 😊

On Jul 31, 2019, at 7:10 AM, BIB POA Board
<bibhoaboard@gmail.com> wrote:

Hey Bryan:

I want to be sure I understand the whole thing.

So is the problem that the water runs across the road and into her yard?

If yes, has that always been the case, or did any of our road project cause that to start? I'm confused when she talks about a water bar there.

Thanks for any help – we can figure out what to say to her later.

Cheers,
Ann

on behalf of the
BIB Property Owners Association Board

On Wed, Jul 31, 2019 at 10:04 AM Bryan Weary
<bdweary@aol.com> wrote:

And to answer the other question it's always been this way that is why she wanted the road slanted so much in front of her house that is when I told Eduardo she is not the only owner here time to move on and made him gather the extra road material up and take elsewhere.

From: BIB POA Board <bibhoaboard@gmail.com>
Sent: July 31, 2019 10:14 AM
To: Bryan Weary <bdweary@aol.com>
Cc: Kathie Miller <millerkathiem@hotmail.com>
Subject: Re: culvert

thanks, that helps a lot!

Based on all that, I don't see a reason to add another culvert right now at that spot, do you guys? Not to mention, that just would put the water into someone else's lot.

If you both agree, I'll send her a board response, and remind her that she should be asking those questions here instead of trying to get Bryan involved on the side. Bryan you have enough board time as it is!

Cheers,
Ann

on behalf of the
BIB Property Owners Association Board

On Wed, Jul 31, 2019 at 10:39 AM Kathie Miller
<millerkathiem@hotmail.com> wrote:

Yes, I agree.

We can't have each individual owner asking for specifics but
need to prioritize issues that benefit the community as a
whole.

Kathie

On Jul 31, 2019, at 9:11 AM, BIB POA Board
<bibhoaboard@gmail.com> wrote:

Yes, exactly. Though I always say 'it never hurts to ask', so
we listen, but sometimes we just say no, or at least not right
now!

Thanks,
Ann

on behalf of the
BIB Property Owners Association Board

From: Bryan Weary <bdweary@aol.com>
To: BIB POA Board <bibhoaboard@gmail.com>
Cc: Kathie Miller <millerkathiem@hotmail.com>
Sent: Wed, Jul 31, 2019 11:55 am
Subject: Re: culvert

Sounds good. But don't say about putting water into someone else lot because the other side of the road is a bank. You could say it might tax the toll at the intersection and there for wash out the intersection in heavy rain.

On Wed, Jul 31, 2019 at 3:11 PM BIB POA Board
<bibhoaboard@gmail.com> wrote:

Dear Renie:

Bryan forwarded this message from you to the board, as it is really a question for us rather than him personally. At this time, the project on Eagles Landing has completed our road work construction plans for 2019, except for maintenance work. We are not considering adding a culvert at the location you mentioned.

We will be watching for your request to put in your driveway culvert, and will work to expedite that so you can get started once approved.

Cheers,
Ann
on behalf of the
BIB Property Owners Association Board

On Jul 31, 2019, at 4:04 PM, BIB POA Board
<bibhoaboard@gmail.com> wrote:

Hi Renie:

Thanks for the request. If you can even sketch up a drawing and take a pic of the plan, it would be super – nothing fancy needed, just for our records. I've copied the EAB on this email, too, to get the process rolling.

The next step will most likely be for Doug to do a site inspection for us, then he and Melissa can make a recommendation to the board. I don't see any issues from your description, but can't speak for everyone here. The covenants do require owners to put in culverts at their expense, as follows [emphasis mine]:

5.4.20 ROAD ACCESS AND MAINTENANCE of ROADS AS WELL AS OPEN


SPACE: The Forty- foot road reserve is also declared a public easement and shall therefore be kept clear and accessible. The road right-of-way is not to be used for


storage of construction materials or trash. The natural drainage of the road right-of-way is not to be blocked and **a proper culvert shall be installed at the owner's expense.**

Thanks again for contacting your board with this request!

Cheers,
Ann

on behalf of the
BIB Property Owners Association Board

This reply was modified 6 months, 3 weeks ago by  Paul Prescott. Reason: Corrected formatting to match original email

This reply was modified 6 months, 3 weeks ago by  Paul Prescott. Reason: Added email missed in original posting

Author	Posts
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Viewing 5 posts - 1 through 5 (of 5 total)

Reply To: Water diversion across roadway

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Tags:

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Subr



bibhoaboard@gmail.com



10.5 Hydro Road, Benque Viejo del Carmen, Cayo Belize CA

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