



# Longhills Village Property Owners Association

**Longhills Village POA Newsletter**

**Fall 2009**

**Board Members**

Ken Quick President	316-5337
Bob Russell Vice President	794-1460
Russ Rhodes Treasurer	303-4613
Stan Garver Secretary	282-8842
Scott Spakes Communications & Activities	316-1271
Linda Jo Chenault Membership/Block Captains	316-6532
Clyde Kingery Landscaping, & Special Projects	794-1157
Gary Hopper Compliance	794-1552
Brad Bohannon Activities	358-8523

## **LONGHILLS VILLAGE POA TREASURER OPENING**

After more than five years of service in several positions including president, webmaster, and treasurer, Russ Rhodes is having to resign from the LHV POA board. We certainly appreciate his past excellent service, and we will greatly miss his expertise in these key positions.

This leaves us with a current opening on the board for a **Treasurer**. Do we have anyone in our POA membership that would be interested handling this important role? Ideally this person would be computer capable and have a financial background. The POA financial records are currently maintained in QuickBooks.

If you have questions or would be interested in serving in this capacity please contact a board member by phone or thorough our website at [longhillsvillagpoa.com](http://longhillsvillagpoa.com).

**GOLF COURSE VANDALISM** - The Longhills Golf Course has experienced minor vandalism over the past three weekends, and course management has asked that residents be notified before more serious damage occurs. On two successive Friday evenings windows were broken on vehicles at the maintenance shop, and several pins were removed from greens and thrown into ponds. On Saturday, Sept. 5 in addition to minor damage to the greens, range balls were thrown into the swimming pool. Based on several factors it is believed that this vandalism is being caused by younger children (10-14 years old).

Also please remind your children that the golf course is private property and not an extension of your yard, and that playing in sand bunkers and fairways is not permitted.

**NEIGHBORHOOD GARAGE SALE** – As requested by our residents there will be only one garage sale this year - **in the Spring**.

## LONGHILLS VILLAGE FLOODING

As a result of flooding in Longhills Village, including most recently the events of April 3, 2008 and May 5, 2009, involving seven homes; on January 20, 2009 the city of Benton authorized a drainage study by McClelland Engineers. A public hearing was held August 6 to review the results of this study. Twenty-two residents of Longhills Village attended this meeting.

Gail Mainard, city engineer, reported that McClelland Engineers had confirmed that the flooding was a direct result of undersized culverts under the streets at Augusta, Shadow Creek, and Shoal Creek. In addition, the culverts are the same size throughout the drainage course, rather than increasing in size down-stream as would be expected. The current estimated cost of the LHV drainage project is \$1.2M. In addition, required sloping/widening of the drainage ditch up to 60' could impact lot sizes and golf course fairways.

There was much discussion as to "who was responsible" for the flooding situation, and if the residents of Longhills Village or the City had any recourse to the developers/engineers for funding assistance in resolving this issue. Gail Mainard advised that this issue was before his time and he would not comment on what course of action LHV might wish to take. The city in 2007 adopted a more restrictive drainage standard, still using the 25 year storm criteria, but which utilizes the streets as overflow for the storm drainage system, where home foundation levels are required to be at least one foot above the street curb.

The engineering recommendations **did** take into consideration future development upstream from Longhills. The study also included downstream drainage requirements down to Landers, but this was not included in the meeting review. Mainard described the modifications as pretty much an "all or nothing" type project, although the nature of the project and funding would dictate a phased implementation requiring up to six years.

Alderman Greg White then presented the city's position in "Obstacles to Resolution", which focused on where does the money come from? No funding could be expected from FEMA or any other government type "stimulus" grant. He indicated that the city was looking at four factors involving LHV residents:

**Participation by the Community** - Our attendance at this meeting indicated our concern.

**Preventative Maintenance** - Our previous efforts to maintain the creek indicated our willingness to meet this requirement.

**Financial Contribution** - This obviously involves our contributing to the cost of this project - this could be something like a special assessment of our members.

**Campaign Support to Raise Finances** - This would involve our support for an increase in the current .25 cent road and drainage tax, and/or an increase in the current \$.50 drainage fee included on our water bill.

Gail Mainard recommended that all residents living along the drainage ditch obtain flood insurance, especially, and obviously those that had already been flooded. LHV was still not considered to be in a flood plane area based on current FEMA maps? Therefore, flood insurance was still relatively cheap at \$400/\$100K valuation.