

Lake Pointe Estates Grounds and Pond Report

We have had another good year on the pond at Lake Pointe, particularly when it comes to controlling algae and weed growth. Conditions are significantly better than in years past, when we sometimes had to treat the pond every other week at an annual cost of more than \$10,000.

We believe there are a couple of reasons for this improvement. First, we have been treating the pond with a natural bacteria that breaks down decaying organic matter on the bottom of the pond. This helps reduce the nutrient load in the water that contributes to algae blooms. We also believe that the closure of the garden center north of Lake Pointe several years ago has significantly reduced the amount of fertilizer runoff entering the pond.

Whatever the combination of factors, the improvement has allowed us to reduce the pond treatment budget from \$8,000 annually to **\$7,000 for 2027**.

Pond Aerators

We have experienced some problems with the pond's aerators over the past year or two. The aerators circulate cooler water from the bottom of the pond, which helps control algae growth while also adding oxygen to the water and supporting the fish population.

Over time, the aerators have become less efficient. To address this, the pond company will clean and service them in the spring of 2027 and is also preparing an estimate for replacement. If replacement is necessary, the cost would be paid from the Association's **reserve fund and would not impact annual dues**. We hope to have the replacement estimate available for discussion at the Annual Meeting.

Grounds Maintenance

We have hired **Crawford Tree and Landscaping** to provide ongoing maintenance of the Association's grounds. They have already begun working on the planting beds along Puetz Road, and frankly, these areas have never looked better!

The plan is for Crawford to maintain these areas monthly, including weeding, trimming shrubs, and relocating some of the wildflowers to create a more presentable and manicured appearance.

In addition to the Puetz Road out lot, Crawford will be doing major pruning of several overgrown shrubs, including those near the corner by the western path. They will also be removing a number of dead and dying trees.

We have budgeted **\$4,500 annually** for this grounds maintenance.

Prescribed Burn

In late fall of 2026 or early spring of 2027, **Prairie Services** will conduct a prescribed burn in several of the larger wildflower areas around the pond. Please see the attached map for the locations of the areas to be burned.

Prescribed burns are an important part of maintaining native prairie and wildflower areas. They help promote healthy wildflower growth while controlling the growth of unwanted woody plants and brush. The cost for this maintenance is \$450.

Pond Outlet Erosion

Finally, we have identified some erosion occurring around the pond outlet on the south end of the pond. Upon inspection, we found that the concrete culvert pipe had become disconnected, most likely as a result of ice pressure during the winter months.

We have contacted the **City of Franklin Department of Public Works**, which has agreed to inspect the problem and determine whether the City can make the necessary repairs, hopefully at no cost to the Association.

Overall, we are pleased with the condition of both the pond and the grounds. The improvements in pond conditions, combined with a more consistent grounds maintenance program, should help us continue to maintain Lake Pointe Estates while making responsible use of Association funds.



Burn Map