

Lake Ramsey Entrance Flood Damage

June 13, 2020 update

Since our June 1, 2020 update on the email account, your LRBOD has been working towards repairing the front entrance which was damaged by the May 15 flood. The damage actually showed up around a week later. At such time, we barricaded a lane of the roadway and later added steel plating to the other lane to cover another depression. Additional steel plating and crushed stone fill was added under the plates, as were two steel angle irons to act as speed bumps.

We placed 5 mph speed limit signs, hoping that you would slow down, as this is a very dangerous area at this time. Please help us in securing this stretch of roadway before someone is seriously injured. In addition to vehicles, we also have walkers and bicyclists using this area.

SLOW DOWN!!

We are in the process of limiting heavy commercial vehicles from accessing the subdivision through the front entrance so that additional damage can be avoided while a solution can be finalized and repairs can be made. Those vehicles will have to use the Major Lane/Ramsey Court rear entrance. That entrance has been reworked to accommodate delivery and service traffic as well as personal automobile traffic, when and if the need becomes necessary to use that entrance.

Since the June 1 update, the BOD has met with 2 companies to discuss possible solutions. Because the weir was constructed as a COE flood control device, we are allowed to repair it without going through a lengthy approval process. Repairing is the quickest and easiest solution to our problem.

Yes, it is possible that we could have another flood which tops the roadway again. We have discussed armoring the upstream and possibly downstream sides of the weir to allow overflow to happen without damage, as occurred this time. The original design seems to have expected water to flow over the roadway under certain conditions.

Without getting into details as to what will occur during the repair work, at least the areas where the barricades are located possibly will be excavated to the bottoms of the large concrete pipes. The pipes themselves do not appear to be damaged but some of the joints are compromised and will have to be reset or closed in some manner.

All of the damaged areas will have to be discovered, evaluated, and repaired. To that end, we are considering obtaining proposals for deep ground penetrating radar to help locate any below surface anomalies. This should show any below surface voids that will need to be repaired.

We should be receiving information from the companies we have been talking with this coming week. At that time, we will review them and determine if any additional information or investigative work is necessary prior to obtaining multiple bids and beginning work.

Previously, we told you that there is uncertainty as to the ownership of this property. That is still the case. We have obtained the services of an abstractor to make this determination.

Certainty of ownership is not going to stop us from proceeding with the repair work. If it is determined that we do not own the property, we will seek reimbursement from the owner.

Additionally, some of you have asked if FEMA will pay for the repairs. FEMA has advised that due to a disaster declaration not being requested by the State and signed by the President, there is no assistance that can be requested from the Federal Government.

We can't give you for a timeline for completing the repairs yet. Hopefully, we will have a better timeline established after the next 7 to 10 days.

Please forward this to other LR residents whom you know that may not receive these updates so that they are aware of our efforts.

Also, please talk with your family members, especially your children who drive, about the need to observe the 5 mph speed limit at the entrance. Some of you fly through that area!

Thank you for your cooperation.

Board of Directors
Lake Ramsey HOA