



## **Record Rainfall & Hail**

### ***Current Homeowner Issues***

**During the month of May 2023, Aurora received the 4<sup>th</sup> highest rainfall total in history.** It accounted for 1/3 of our annual rainfall in one month! And it kept raining into June! Some homeowners are only now learning about property drainage, sump pumps, french drains, underdrains, and expansive soil. What are they and why are they so important?

**Expansive soil is common in many areas of Colorado.** Expansive soil absorbs moisture quickly and dries quickly causing the soil to expand and contract around your foundation. This action can harm a home, causing cracks in walls, water issues in basements and soggy areas in yards.

**The developer engaged engineers to design a community drainage system.** This system is called an underdrain. It is deeper than the city sewer line and channels water away from homes. Our underdrain has four systems that each empty from an outfall into the city storm drains on the west side of our community.

**We all play a part in maintaining our original drainage plan.** Because of the importance of drainage, the city and the HOA regulate modifications to landscaping to prevent unintended water problems. Permission from the HOA for any landscaping changes is required and city permits may also be required.

**The HOA and homeowners share responsibility for maintaining a healthy, functioning underdrain system.** The city maintains storm drains and ponds that support the underdrain system. Homeowners are responsible for maintaining private landscaping, grading and slopes to direct water (runoff) away from the foundation of their homes, as well as maintaining gutters and other drainage systems located on your lot. Sump pumps and French drains (**French Drains require DRC approval**) may also help divert water away from your home. Homeowners are also responsible for ensuring that your property (lot) is properly connected to the underdrain system. The HOA maintains major shared components of the underdrain system located outside the boundaries of individual lots.

**In addition, the homeowner should make sure they are connected to the community's underdrain system.** Homeowners are encouraged to engage professionals to confirm that your home is connected to the underdrain and that your line is in good condition and clear of obstructions. This is similar in price to having a routine sewer scope done which is common when

a house is inspected for sale. Homeowners are responsible for all water and waste systems from their home to the point where the lines cross the lot boundary or connect to the public utility.

**The HOA does not know if your home is connected to the underdrain.** Determining individual (private) connections to the underdrain is the homeowners' responsibility. The HOA is not responsible for verifying or confirming that individual homes or lots are connected to the underdrain. To help mitigate the risk of water damage and add value to our home, owners are encouraged to consult a qualified engineer or contractor to ensure that you are properly connected to the underdrain.