



2017 Board of Directors Storm Water Position Statement

As all Villages at Ocean Hill residents know, the fall 2016 rain storms resulted in historic and unprecedented flooding impacts throughout NC and the Outer Banks. Unfortunately, some of our homeowners, particularly those with low-lying lots and elevations below the roadway, had flooding issues and damage.

The Directors and Management performed numerous on-site evaluations of the affected areas following each of these storms. Our managers drove thru VOH over the winter, following each significant rainfall, photo documenting the standing water accumulations in these various areas. The Board of Directors has had extensive email discussions since these storms, as well as in two Board meetings, on how best to proceed.

There is an important past precedent here that all VOH owners should understand. Our Association and Directors have never supported the use of Community funds for improvements on private property. Replacement or repairs of non-VOH funded projects on private property is included in this precedent and policy. It remains critical to our Association's financial stability and future BoD fair and unbiased decision-making to continue this policy, without exception. VOH responsibility is the storm water drainage management only on the roadways.

There are numerous factors the BoD and our Management considered when evaluating the flooding impacts on a particular property and in the areas of concern following the fall 2016 record 23" total rainfall from two storms a week apart:

1. Is there residual standing water along the roadway following typical storms? If so, what is the duration of this ponding? And its magnitude in size and depth.
2. Are additional VOH funded storm water drainage solutions and engineering evaluations currently warranted, in these areas of concern, based on the above findings?
3. When flooding is identified on private property, over driveways and elsewhere on the lot, is there a need to provide a roadside drainage solution, based on the degree of roadway contribution to the flooding?

Our current conclusion is that additional evaluation and information gathering is necessary before further steps are taken. We will continue our inspections of the affected areas, following significant rainfalls, to better answer the previous questions, and determine how best to proceed. If the facts and findings suggest that an engineering survey and drainage solution proposal is indicated for a specific area, the BoD will take this action.

Sincerely,

The Villages at Ocean Hill Board of Directors

Kent Ellis Fran Hamilton Beth Lutton Karen Lockwood Sherie Cordell