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Dear Homeowners of Quail Creek:

On June 22, 2018, Goodwin Harrison Management arranged for a civil engineering firm to inspect the drainage ditches at the front of each lot within the Quail Creek Subdivision. At that time, the primary area of concern was along the East side of Pheasant Hill. Several lots had standing water issues and Goodwin Harrison volunteered to initiate the inspection at no charge to the HOA.

The inspection report was emailed to the Homeowners on October 19th and discussed during the October 22nd HOA Regular Board Meeting. Although the report from SBSA included a bid for a grading and drainage plan for those lots of concern on Pheasant Hill, no scope of work was authorized, nor funds allocated by the HOA. This report may have been misleading to some homeowners that understood the HOA was going to pay for drainage repairs on those lots. The HOA is not responsible for maintaining the drainage ditch on each homeowner's property. The CCR's define the responsibility of each homeowner to maintain and repair the ditches to allow for unimpeded water flow throughout the neighborhood.

There has also been some question as to ownership of the drainage ditch (often referred to as an easement). As noted on the neighborhood plat, filed with Rockwall County, each lot runs to the street. Therefore, the drainage ditch is part of the owner's lot. Some lots along the South side of Quail Creek, the South and East sides of Partridge Drive and the North and West sides of Pheasant Hill have a 15 ft. water line at the front of their property. Those lots would be subject to an easement to the water company. A copy of the plat is in the CCR's and is available for your review at www.Quailcreekrockwall.org.

The unusually heavy rains this fall have made the drainage situation more prevalent and therefore the need for each homeowner to assess their lot more important. If you have water standing in your ditch, the Board asks that it be addressed and repaired according to Section 7.12 and 9.2 of the CCR's. Also, be aware that if your neighbor has standing water, it may be because your lot is impeding their water flow, and this should also be addressed and repaired.

Warm weather will be here before we know it! Standing water is a magnet for mosquitos... Let's all do our part to work together to keep our drainage ditches clean, flowing and free of standing water!

The Quail Creek Homeowner Association Board of Directors