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**Memorandum to Homeowners & Lot Owners in Elbow Valley West**

TO: Homeowner & Lot Owner Group, Elbow Valley West

RE: Mud tracking, excavation and building material on the roadways, builder/homeowner damage to adjacent properties

Please be advised that Alberta Erosion Control Ltd. has been contracted by Elbow Valley West Ltd. to monitor the impact of home construction on the overland drainage system that has been approved for the community. During construction, each homeowner / lot owner is responsible for containing overland drainage within their lot. If homeowners / lot owners and their builders or sub-trades are contributing to the deposit of deleterious material (mud, etc.) onto the sidewalks, curbs, rear yard grass swales, storm ponds or the roadway a photo memo will be forwarded to the homeowner responsible. In addition, if runoff from any lot is causing damage to a storm pond, grass swale or any adjacent property the same type of memo will be forwarded to the homeowner responsible. Homeowners / lot owners are required to contain the overland drainage within their lot.

Each memo will have a requested course of action and the homeowner / lot owner is responsible for remedying the deficiency. If you do not have a contractor that can address the issue then you can contact the undersigned and request a contact. By way of the photo memos, the homeowner / lot owner has the opportunity to remedy the problem(s) within one week of the date of the memo. Should the problem persist after one week, Alberta Erosion Control Ltd. will employ an outside contractor to perform the work. The Developer will in turn invoice the homeowner for this work plus applicable administration charges. The minimum charge will be \$150 plus administration, plus GST.

Trades often access vacant lots for shortcutting. As AEC is not on site 24 hours a day, it can only be assumed that damages to the vacant lot are the result of the individual lot owner's employees or subtrades. To prevent others from accessing a vacant lot, such lots should be secured to prevent short cutting and minimize mud tracking and dumping of waste materials.

Please find attached an information sheet that points out the regulatory bodies governing these erosion control requirements and the potential penalties for failure to comply. It is each homeowner / lot owner's responsibility to ensure their builder and sub-trades comply with these requirements.

We look forward to working with the Elbow Valley West builders and homeowners throughout the construction season.

**Joe Buchner, CPESC**

**Alberta Erosion Control Ltd.**

