

FREQUENTLY ASKED QUESTIONS ABOUT MAINTAINING THE DETENTION PONDS IN KLEINWOOD MUNICIPAL UTILITY DISTRICT

I have heard that Kleinwood Municipal Utility District (hereinafter the "Water District") is taking over the maintenance of detention ponds in the District, is this true. If so, by what authority can the Water District undertake maintenance?

The Water District is working with The Falls at Champion Forest, Champion Falls Estates and Champion Woods Estates subdivisions to assume a portion of the maintenance of the detention ponds. Texas law provides that one of the purposes of municipal utility districts, such as the Water District, is the control, storage and distribution of storm water which includes the power to handle drainage and detention for the areas within its boundaries. Also, Harris County infrastructure regulations require any facility draining water from public streets to be maintained by a governmental entity such as the Water District. The Falls at Champion Forest, Champion Falls Estates and Champion Woods Estates subdivisions are all located within the Water District as well as the subdivisions of Kleinwood, part of Memorial Northwest Section 19 and Cypresswood Forest Section 1.

Why do some of the subdivisions in the Water District have detention ponds while others do not have these facilities?

The Water District was created in 1972, and at that time detention ponds were not a requirement. Since then, there have been years of studying Harris County's drainage patterns to better identify flood prone areas. As a result, the Harris County Flood Control District implemented rules around 1985 that now require detention ponds for almost all developments over 1-acre to mitigate flooding caused by new development. As the Water District is located in Harris County, all plans for development of property in the Water District must be approved by the Harris County Flood Control District.

Does the Water District maintain other detention ponds in the Water District?

Yes, the Water District owns and operates the pond in the Kleinwood Subdivision at Squyres Road and Litchfield Lane.

If the Water District assumes maintenance, how will it be handled?

The Water District will contract with a company that specializes in maintaining detention ponds. As part of its evaluation of maintaining the detention ponds, the Water District obtained proposals from two companies that provide these services to many other municipal utility districts in the area.

Will my taxes or water bill increase if the Water District assumes maintenance of the detention ponds?

No, there will not be an increase in your taxes or water bill to maintain the detention ponds.

I have heard at several meetings of the Board of Directors, that the Water District will be assuming the storm water quality permits. Is this true? What is a storm water quality permit?

If the Water District assumes maintenance of the detention ponds, the storm water quality permit, where applicable, will also be assumed by the Water District, once each of the respective homeowners associations pay for and have the proper permitting in place. Around 2001, Harris County began requiring stormwater quality features on all new development over 5-acres. A storm water quality feature is a structure that reduces pollutants in stormwater run-off by filtering debris out of the stormwater run-off. The yearly renewal process, as required by Harris County, allows Harris County to manage and track the maintenance of the stormwater quality features by the permittees.

Will the Water District be maintaining any fountains or other amenities located on the detention pond sites?

No, the Water District will only be maintaining the detention and drainage features of the detention ponds, and will not be maintaining any fountains or amenities or decorative landscaping. The Water District will mow the ponds ten (10) to twelve (12) times a year and will make repairs, as necessary, to drainage features only.