

**DAYSTAR ESTATES**  
**2<sup>nd</sup> ADDITION**

**Operation & Maintenance**  
**Manual**

**October 9, 2003**

**PREPARED BY:**  
**HAHN ENGINEERING, INC.**  
**NORTHPOINTE OFFICE PLAZA**  
**605 E. HOLLAND AVE., SUITE 112**  
**SPOKANE, WA 99208**  
**(509) 467-1550**

## **DAYSTAR ESTATES**

### **Maintenance Plan**

The Daystar Estates Homeowners Association is responsible for the continuous operation and maintenance of the drainage facilities associated with the project. See attached exhibit and easement descriptions for location of said drainage facilities.

Spokane County Public Works Department may require a third-party inspection of the on-site drainage facilities. In such cases, the owner shall be responsible for submitting an inspection report to the Spokane County Engineer.

#### Inspection and Maintenance Aspects

The items covered under this Plan are as follows:

- Evaporation Pond
- Conveyance systems

Periodic inspection of drainage facilities are required, one in the spring prior to snow melt and one in the fall prior to snow. Records should be kept of these inspections noting date and any items requiring action. These reports do not need to be submitted to Spokane County. In addition to the inspections, an inspection should be made after any major runoff event that might impact the structures.

The evaporation pond shall be periodically mowed and any trash or debris removed. The conveyance ditches should be checked for trash or debris buildup and cleaned out periodically.

The pond bottom shall be inspected semi-annually for sedimentation.

The conveyance ditches should be kept clear of trash and debris and a healthy sod grass maintained. Mowing is required when grass height exceeds 6".

In the event major repair are required due to heavy runoff, the owner should notify Hahn Engineering, Inc. at 467-1550 and Spokane County Engineering at 477-3600.

**SINKING FUND SUMMARY**

**I. DAYSTAR ESTATES**

| <b>ITEMS COVERED</b> | <b>DESIGN LIFE</b> | <b>ANNUAL MAINTENANCE</b>                        | <b>ANNUAL COSTS</b> | <b>X1 PONDS</b>      |
|----------------------|--------------------|--|---------------------|----------------------|
| Evaporation Pond     | 50 Years           | Mowing/Weed Pulling<br>Fertilizer/Lawn Treatment | \$200.00/Year       | \$200.00/Year        |
| A. Berm              | 50 Years           | Mowing/Weed Pulling                              | \$100.00/Year       | \$100.00/Year        |
| B. Slopes/Planting   | 50 Years           | Trimming   | \$100.00/Year       | <u>\$100.00/Year</u> |
|                      |                    |  | <b>Total</b>        | <b>\$400.00/Year</b> |

**II. DAYSTAR ESTATES- 1<sup>ST</sup> ADDITION**

| <b>ITEMS COVERED</b> | <b>DESIGN LIFE</b> | <b>ANNUAL MAINTENANCE</b>                        | <b>ANNUAL COSTS</b>      | <b>X1 PONDS</b>      |
|----------------------|--------------------|--|--------------------------|----------------------|
| I. Evaporation Pond  | 50 Years           | Mowing/Weed Pulling<br>Fertilizer/Lawn Treatment | \$200.00/Year            | \$200.00/Year        |
| A. Berm              | 50 Years           | Mowing/Weed Pulling                              | \$100.00/Year            | \$100.00/Year        |
| B. Slopes/Planting   | 50 Years           | Trimming   | \$100.00/Year            | <u>\$100.00/Year</u> |
|                      |                    |  | <b>Total</b>             | <b>\$400.00/Year</b> |
|                      |                    |  | <b>Total Annual Cost</b> | <b>\$800.00/Year</b> |

**III. DAYSTAR ESTATES- 2<sup>nd</sup> ADDITION**

|    | <b>ITEMS COVERED</b> | <b>DESIGN LIFE</b> | <b>ANNUAL MAINTENANCE</b>                        | <b>ANNUAL COSTS</b>      | <b>X1 PONDS</b>       |
|----|----------------------|--------------------|--|--------------------------|-----------------------|
| I. | Evaporation Pond     | 50 Years           | Mowing/Weed Pulling<br>Fertilizer/Lawn Treatment | \$400.00/Year            | \$400.00/Year         |
|    | A. Berm              | 50 Years           | Mowing/Weed Pulling                              | \$200.00/Year            | \$200.00/Year         |
|    | B. Slopes/Planting   | 50 Years           | Trimming   | \$200.00/Year            | <u>\$200.00/Year</u>  |
|    |                      |                    |  | <b>Total</b>             | <b>\$800.00/Year</b>  |
|    |                      |                    |  | <b>Total Annual Cost</b> | <b>\$1600.00/Year</b> |