

City of Munroe Falls

Silver Valley Condominium Association  
c/o Bob Willoughby  
211 Lake Terrace Drive  
Munroe Falls, OH 44262



During the summer of 2015, the Board of Directors of the Silver Valley Condominium Association has requested the assistance of the Munroe Falls City government in seeking a long term solution to large-volume, high-velocity stormwater runoffs that have severely damaged our landscaping, and posed a larger threat of structural damage to several of our units.

The problem: Water from outside the Association is flooding from higher elevations into our property. The Association has no control over the source. Until corrective measures are taken to slow the volume of stormwater runoff, we will face an ongoing expense to effect repeated repairs caused by flooding.

In response to the threat:

- The Association has spent thousands of dollars cleaning and restoring the function of the original drainage system that connects the Common Area behind units on Lake Terrace Drive to the lake below. This has required excavation and removal of thousands of pounds of stormwater-borne silt and debris that have repeatedly buried the drain pipe inlet.
- The Association has also incurred the sizable expense of installing a stone spillway at ground level to control the stormwater rush that overtops the retaining wall when the pipe clogs.

Due to the potential danger posed to property and occupant safety, we have implemented these changes, knowing that they are at best a stop-gap measure to keep residents and property safe until the underlying cause of the problem is corrected. Following two days of rain this past weekend, we can already see a disturbing accumulation of silt deposited near the drain. We are concerned that the far greater volume of water generated by early 2016 snow-melt and spring rains that will surely overpower the area once again.

Waiting to correct this situation until 2016 is unwise. We encourage the City to review and share potential solutions to mitigate the source of the stormwater, as soon as possible, and schedule time to discuss the matter with the Board, in person.

Respectfully,

Bob Willoughby

cc: Mayor Frank Larson  
Councilman Brian Steinwedel  
Councilman Steve Stahl  
Councilman Mike Barnes