# HOA STORMWATER PROJECT

### NEXT STEPS

Monday, February 12, 2024, 1-2pm

# INTRODUCTIONS

#### Share in the chat:

- Name
- Organization
- Interest in this project



#### **Hannah Peterson**





- This is my primary project for my service term
- I have an interest in green stormwater infrastructure

### AGENDA

- Recap of Project and Goals
- Review Report From Wilder
  - Survey Results
  - Focus Group Findings
  - Recommendations
- Discuss Next Steps
  - Educational Material Development
  - Planning Mini Conference
- Closing Thoughts



### **PROJECT RECAP**

 Assessing the capacity of and identifying effective resources for homeowners associations (HOAs) and commercial property owners for proper maintenance of stormwater and green infrastructure practices.

#### • Funding

- Minnesota Sea Grant College Program with funds from NOAA
- Minnesota Water Resources Center, in partnership with the Minnesota Stormwater Research Council and the Minnesota Clean Water, Land and Legacy Amendment.

#### • Research methods included survey and focus groups with the intent to

- Assess knowledge, behavior, barriers, and motivations of HOA board members and property managers related to stormwater and green infrastructure practices and their maintenance
- Identify resources, tools, and information delivery strategies for HOAs to
  - better support maintenance of stormwater and green infrastructure practices
  - reduce stormwater pollution from irrigation, lawn care, and winter maintenance practices

# **RESEARCH REPORT**

Prepared by Wilder

# **KEY TAKEAWAYS**

- Lack of Engagement/Understanding
- Financial Concerns
- Want brief, digestible communications materials



## **SURVEY RESULTS**

#### • 63 Responses

#### • Knowledge and Concerns:

- 79% of HOA leaders identified stormwater ponds on their properties. 51% noted vegetative buffers. 7% did not know what infrastructure was present. 100% of Property Managers noted that they see stormwater ponds most often on their properties.
- 82% of Property Managers said stormwater ponds caused the most confusion for their clients. Raingardens/infiltration basins followed at 45%.
- Only 20% of HOA Leaders and 0% Property Managers considered maintaining stormwater infrastructure "Very much a priority"
- Costs/Budgeting:
  - 34% of HOA leadership respondents named **annual maintenance cost** as the most important landscaping factor, and 24% of respondents named **long-term cost** as the second most important landscaping factor.
  - 57% of HOA leadership respondents said they do not have any money dedicated to stormwater infrastructure annually.
  - 55% of property manager respondents said it was "very challenging" to help their clients understand the need to budget for maintenance and upkeep of stormwater infrastructure.

### **SURVEY RESULTS Cont.**

<ul> <li>Educational Topics:</li> </ul>	Topics	Very important	Somewhat important	Not at all important
Edocational ropics.	How to know what types of stormwater infrastructure are on your property and where they are located (n=63)	51%	38%	11%
	How to maintain raingardens (n=63)	32%	30%	38%
	How to maintain stormwater ponds (n=63)	54%	29%	17%
	How to maintain native vegetation (n=63)	46%	44%	10%
	How much to budget for annual and long-term stormwater infrastructure maintenance (n=63)	49%	37%	14%
	How to reduce environmental impacts of lawn and landscape maintenance (n=63)	52%	41%	6%
	How to reduce environmental impacts of snow and ice removal (n=63)	49%	37%	14%
	How to reduce irrigation water use (n=63)	59%	25%	16%

#### • Useful Formats:

Downloadable fact sheets	81%
Short how-to videos	65%
In-person training workshops	33%
Full length how-to videos or webinars	22%
Other format	10%

## **FOCUS GROUP FINDINGS**

#### • 12 Attendees

#### Knowledge and Concerns

- Board turnover results in loss of knowledge.
- Confusion on who is ultimately responsible for managing stormwater.
- Hard to find quality contractors that are educated on appropriate landscaping
- Cost
  - Residents don't want to pay for maintenance and are regularly concerned about fees/increasing dues, yet also expect all landscaping to be done for them.
  - HOA insurance is increasing rapidly, causing frustration on budgeting
  - More information and assistance on grant applications for stormwater infrastructure upgrades is desired
- Management companies don't often consider maintenance a priority and may not proactively provide information, educational materials, or resources.

- Desires for Educational Materials:
  - Cohesive
  - Simple, clear, and easy to follow
  - Aggregated in one spot
  - Infographics and simple illustrations
  - Consistently-distributed information that keeps the topic top-of-mind
  - Fun, educational videos
  - Presentations to board members and property management companies

### RECOMMENDATIONS

- WCD should focus on high-level fact sheets that:
  - Contain simple language and infographics or illustrations.
  - Inform readers about why stormwater maintenance matters, and possible relevant impacts (e.g. flooding or property damage).
  - Elaborate on how stormwater infrastructure promotes environmental conservation.
- A list of knowledgeable contractors could also be a helpful resource.
- Resources should be cohesive and organized in one place.

# NEXT STEPS

To be completed by WCD and Partners

## **EDUCATIONAL MATERIALS**

#### • Fact Sheet Package to Create:

- Lawn Care Maintenance Guide
- Stormwater Ponds
- Budgeting/Planning for Maintenance
- Reducing Irrigation Needs (and Water Bill)
- How to Identify Infrastructure
- Natural Wetlands

#### • Raingarden and Maintenance Video Series:

• Lower St. Croix Watershed Partnership:

https://www.youtube.com/@lowerst.croixwatershedpart9722/playlists

• Stormwater Playlist

LAWN CARE O	SOURCE PROTECTION			
exception. Unfortunately, tro be detrimental to water qual badies. Retrinking planting o many of these practices are:	ly manicured lowes, and homeowners' associations a ditional fur grasses require regular maintenance, whi ty, especially in a lowe proversity to wellands and at nd maintenance choices can help protect water reso intervaland. The following considerations should be a seriered to mantania your community.	ich can often her water surces, and		
require more watering, move grosses in your community, or • Planting notive grosses	where possible, including buffer zones: With their	in deep root	-	
help reduce soil erosion. • Limiting turf: Use only w • Planting for may lawn	water and fertilizer, are more resistant to perts and here it has a practical function, like children's play ar at the a mix of freques that are slower growing, growses and low-growing perennials that promote p Water Less	neas.	nary maintenance activities awing by outting the blades intol to the health of your <b>est setting (at least 3</b> %):	
	Over watering used leaves that hitses and of resources and increase runder that costes num other pallutents into local water bades. Comes • Watering lease often for leagues? Lower by need " of water provide, which is about these a wave without material. Also model day when the hot an will eveporate it. • Using efficient spatialize (such on Viber balaka)? They water only an meddal. • Averting gue valib. This increases infiltrat	ients and islee: pically only 20 minutes varianing mid- rSense toon to the	It grass lange out to better next out weeks, and investant too system. Weak meaning more than during each mean. Removing roreoung rul nerability to it resect an week meaning. day spells and it using law to	
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			d org flawn care for more in 455 Hayward Ave 651-330-8220	formation and resources. - N., Oakdale, MN 55128   www.mnwed.org
22/playlist		SISTRI	651-330-8220	I www.mnwcd.org

# HOA MINI CONFERENCE

- Date: Friday May 31st
- Time: 10-12am (tentative)
- Location: Stillwater Library (tentative)
- Attendees: HOA Board Members/Property Managers
  - City/Watershed District Officials welcome to attend, but content won't specifically target them
- Funding: EMWREP
- Content:
  - Review New Materials
  - Presentations?
  - Panel Discussion?
  - Networking?



## **CLOSING THOUGHTS?**

- Reach out to <u>hpeterson@mnwcd.org</u> with any questions or if you are interested in
  - Providing expertise (most needed for maintenance/budgeting)
  - Helping review educational materials
  - Helping with conference planning/promotion

# THANKYOU!