

Dear Homeowners,



11/24/2024

Earlier this month a Cobb County inspector came out at the request of a homeowner who had received a Courtesy Notice from AIO to maintain the spreading bamboo on their lot from encroaching further. That inspector surveyed the bamboo and further became aware of the storm drain and drain easement areas deteriorating and in need of repairs near the corner of Wyndham Lakes Drive and Preston Place.

FYI - below is the specific wording in that Courtesy Notice for reference:

**To resolve this: Other: Please maintain/remove bamboo from encroaching further into yard. Cutting down bamboo can cause it to spread faster. Attached link includes information on how to eradicate bamboo.
<https://hgic.clemson.edu/factsheet/bamboo-control/>**

That notice led to the nearby homeowners meeting with the Board about the bamboo, at which time the homeowners brought to the attention of the Board the storm drain and easement deterioration and that they were told by the inspector not to remove the bamboo as it was potentially helping slow the erosion in that area.

Upon learning about the situation, the Board immediately conveyed to those homeowners that we would not want or expect them to do anything dangerous or against Cobb County guidance – and this situation would be put on hold until we were able to learn more about it - and then follow up with each of them.

Unfortunately – this was the first time at which any of those homeowners shared the known concerns about the storm drainage issue with the Board, so we were unaware of the situation and thus could not address it.

The Board reached out the next day to Cobb County and was directed to the Contract/Project Manager for the Stormwater Management Division of Cobb County. After discussing the situation, he subsequently came out to W/L earlier this week to survey the areas in question and also spoke to the inspector who previously came out.

It was confirmed that the county was aware of the situation, and it is currently under review. He said that the process for replacing the drainage pipes is lengthy due to the many steps and approvals required, but we would stay in touch as the process continues. He also shared guidance on maintaining the storm water drainage areas above ground – which are homeowners’ responsibility, and that the county is responsible for underground pipes.

Regarding removing the bamboo and any potential fines – we were assured in writing that the county would not be fining homeowners or the HOA, and it was clearly conveyed that storm drainpipes are the county’s responsibility.

Here is the exact wording in the statement we received from Cobb County regarding the bamboo.

Regarding the bamboo and failed pipe, I was able to speak with the inspector and he has no issues with removing bamboo. He may have expressed hesitation about removing bamboo within the easement because the county would do that if we were to dig up the pipe. Regardless, easements, like the pond, should be a clear path for the flow of stormwater runoff. Bottom line, as far as Stormwater is concerned, the residents are free to remove the bamboo from their property.

If you have any questions, please contact the Board directly so that you are getting the full story and not just partial details, inaccurate information or scare tactics. We are each homeowners in Wyndham Lakes as well and are taking actions with the best intentions and outcomes for all of us.

Sincerely,

Wyndham Lakes Board of Directors

BOD.WLHoa@gmail.com