

The Bioswale Project



Installation of a new bioswale and rain garden behind Sequoia is complete.

Designed and installed by DeSantis Landscaping, and paid for with a grant from Tualatin Soil & Water Conservation district (TSWC) this is a combined effort to address two different issues: -TSWC wants to help us better manage our rainwater and sediment runoff into the watershed – our property is essentially the headwaters of Golf Creek.

-it also addresses recommendations from both the 2015 and 2022 Envelope studies – to better manage our building’s rainwater runoff and direct it away from building foundations.

The bioswale and rain garden work in tandem to direct the water away from the building foundation and reduce the volume of water and sediment flowing into the creek during rain events. The design creates an ideal area for water-loving plants.

While the installation of the project is complete, the area is still a work in progress – a fragile ecosystem in need of protection and vulnerable to unnecessary foot traffic (human and canine.)

Hundreds of tiny sedges, rushes and other native flora were laboriously hand-planted down in the bioswale and along the banks – they must be given one full year – with minimal disturbance - to establish themselves. Two to three years till maturity.

Ultimately, a network of these bioswales is planned behind Sequoia - creating a lush landscape of sedges, rushes, ferns and seasonal water features while at the same time, making The Quintet a better steward of our environment.

Kudos to our Landscape committee for making this happen - and to TSWC for funding it - many thanks to everyone involved.



Speaking Of Rocks.....



As our 30 year old “low-slope” roofs get replaced - this began last summer - tons of these rocks must be either hauled away (expensive) or recycled - used on property.

The Landscape and Reserve comm’s are working together to find uses for them onsite.

They were used in Sequoia’s bioswale. And they can be used elsewhere to mitigate rainwater and sediment runoff into our storm drains- which flow directly into our ponds and creeks.

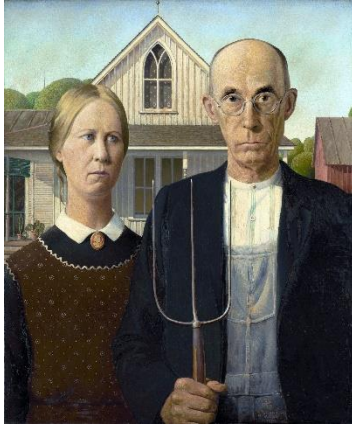
The small rock piles recently distributed around the property will be used for a series of small pilot projects in their immediate area.

If you’d like to get involved in this and similar projects, your talents will be welcomed on the landscape committee!

The good news is – you don’t need to be a member of any committee to help move these rocks - all are welcome!

Stand by for more information on the always exciting.....

Volunteer Opportunities in Landscaping!



-Envelope Study- Where Are We?

Our Reserves Committee has broken down the various Recommendations into what seem like logical groups:

- roofs
- reseal/repaint buildings
- windows and doors
- gutter/downspout systems
- open air corridors
- water leaks into garages

Kin Living reviewed the list and forwarded it to our Reserve Study specialist, who is now calculating costs for these various projects.

We've asked the provider of the study to help us prioritize their recommendations – which ones are most critical to building integrity?

When we have that information – the priority of the projects and estimate of each one's cost – we can engage in a discussion on how best to proceed. The 2022 Envelope study can be found on The Q's website under *Documents*.

Residential windows and doors constitute a large portion of our building walls. Their maintenance, repair and replacement - while the responsibility of the unit owner – are important to the HOA as a whole because of their large role in the building's ability to "resist and repel water."

Both the 2015 and 2022 Envelope studies discuss this in some detail, and recommend the original aluminum frame windows and sliding glass doors be replaced.

The glass in these units is not "thermally broken" – it literally serves as a thermal bridge between the interior of your condo and the outside air – increasing heating and cooling costs while contributing to condensation, mold and possible water damage to interior painted surfaces.

And the frames being made of aluminum don't help – metal also acts as a thermal bridge. For that reason, newer window frames are made of vinyl or fiberglass.

The original window frames also lack the small "ledges" on the top and bottom, which help the window (and thus, the building itself) repel water.

Replacement of these original windows and doors is an important upgrade every owner should consider. It's a major upgrade both for

the owner of the unit, and to the building itself.

A Dogwood resident is coordinating an effort to help residents get the best deal possible should they decide to replace their original windows and doors. Contracting with the vendor to replace windows/doors in multiple units should result in lower costs for each owner. For more information, please contact Jane Edwards at JaneEdwards109@gmail.com

Plumbing upgrades

As one component of a larger effort to prevent drain stoppages and resulting overflows into 1st floor units, a vendor is on site (in the garages) this and next week installing clean-out valves in the existing plumbing – to provide easier, less expensive and more frequent cleaning of our drain stacks.....forty-six of which we have at The Quintet.

It took 130 bottles of wine to build this birdhouse



*Save the birds.
Drink more wine.*