

## Bioswales and Rain Gardens



**As the Quintet property** is the headwaters of the Golf Creek watershed, the Tualatin Soil and Water Conservation District (TSWCD) has been active in helping us fund projects to better control sediment runoff into the creek as it flows through our property.

The latest project focuses on an area of the property that has suffered for 30+ years from a poorly designed drain.

Back in the 'day, shortly after construction was complete on Cascade (B3) – it became obvious there were drainage issues in the B3 garage – there was standing water in the garage after a heavy rain - residents had to wade to their car.

Probably not a feature of your condominium you would mention on Zillow. (fortunately this was pre-1990.... years before Al Gore invented the internet.)

To prevent such flooding, a hole was dug under the garage floor to create a sump into which this water drained.

And in that sump was put a pump, which for 30+ years has been dutifully pumping that collected water out - through a pipe exiting underneath the back garage wall.

That seems to be as far as they got in the “Planning and Design” phase.

Rather than leading this water directly to the pond, it was instead allowed to just flow out onto the ground 1/3 way down the hill, then washing topsoil and other organic matter into the pond just north of the Clubhouse.



*This is the area behind B3 before installation of the bioswale. The green valve box is where the pumped water flowed out of the garage and onto the surface*

**Cue up the Landscape Committee**...following their successful grant application that funded the bioswale behind Sequoia (B1), they applied and were awarded a

second \$5,000 grant. And with pro bono design work from DeSantis Landscaping, converted the muddy mess behind Cascade into an attractive landscape feature – at the same time reducing sediment flow into our ornamental creeks and ponds.

*The newly installed bioswale and rain garden*



**Quintet residents “in the know” will recognize river rocks originally used as ballast on our building roofs**

*Our Landscape volunteers are making a real difference in the community.*

**Make a Difference**

**VOLUNTEER**

