



Crystal Pond: Dam Reconstruction Homeowner FAQ's

1. How will the Dam and primary Siphon system be inspected so this doesn't happen in the future?

In addition to required Inspections and Maintenance of community infrastructure such as: Retaining walls, Stormwater drainage, and Dry Detention ponds, we have vendors who can also provide these services for the Pond and Dam.

2. How will the underwater strainer for the siphon be cleaned and inspected?

The Siphon is piped to allow the dam to be drained down to expose the screen assembly. Otherwise, if found to be plugged and still underwater, a specialized service provider will be called to clear it.

3. Can we walk across the dam to get from one side to the other?

Due to the coarse stone (RIP-RAP) secondary overflow area on top of the dam, it will not be safe to walk across that overflow area. A footbridge or similar is a potential small project upgrade in the future.

4. What are the plans for a future amenity?

There are a lot of great ideas, but the cost and future planning will determine the next phases for the surrounding area. This initial phase is to reconstruct the pond to its original state.

5. What will be the impact on the community during the restoration?

Since we are entering the pond area through Dorsey, there will be construction vehicles entering the staging area from the end of Dorsey into the HOA Common Open Space (COS). You may see initial traffic as they bring these vehicles to the work zone, and then some parked vehicles during the work area. Some staging may occur at the Dorsey Pool parking lot.

6. What are the work hours?

7 am – 5:30 pm, Monday – Saturday.

7. What are the safety precautions being taken for children in the area?

Barfield Grading has an employee who oversees safety on job sites. They will review safety needs at the site along with our Safety and Security Committee. Safety reviews will be ongoing throughout the duration of our project and we remain committed to responding to any safety needs in the work zone as they arise. We do advise parents to prevent children from entering the work zone and approaching construction vehicles.

8. Will Safety signs be installed during and after construction?

The safety committee is studying this and will make recommendations along with the safety employee from the vendor.



9. How long will the project last, when will it start, and how will the pond refill itself after the repairs?

It is estimated to be completed in 90 days and will start the week of April 15th (weather permitting). The pond will refill naturally.

10. Were other Areas looked at for construction access?

Yes, however, the hill from Country Lake Drive is too steep to get an excavator down. Entry from McCullough Club Dr. by the stormwater detention pond would require driving across the Rip-Rap overflow and the steep sidehill is not conducive to equipment mobilization.

11. Will truckloads of fill be brought in through McCullough streets

No. All fill will be quarried locally at the ponds by removing it from the causeway between ponds #2 & #3.

12. Will walkways be created around the pond.

Not at this time. The scope is to repair and improve the dam and re-establish the waterlines. There are some existing paved paths along the pond on the SC side, and those may still be useable post-construction.

13. Will there be vehicles parked in the Dorsey cul de sac during working hours?

Homeowners may notice some vehicles in the area, however, once the large construction equipment has been moved into the work zone (off the cul de sac, into the woods), minimal vehicles should be noted in the area. Please refrain from entering or parking on the cul de sac unless you are a resident of the cul de sac, who should first utilize their driveways, as much as you're able during the duration of the 90-day work period.

14. Who should homeowners reach out to with any questions:

Megan Smith, our Community Manager mccullough@kuester.com, or call 803.802.0004 and our Support Team can assist. Next, our Safety & Security Committee by emailing safetysecurity@mcculloughhoa.com and lastly, our Board of Directors, board@mcculloughhoa.com.

15. Will there be any heavy equipment through the community?

Yes, periodically most likely at the beginning and end of the project. Additionally, we recommend homeowners on Miller Rd, Gladden Hill, McCullough Club Drive, and Dorsey Drive - utilize their garages and driveways as much as is possible during the 90-day work period. There will be periods (bringing the larger equipment in/out) when all roadways noted will need to be clear. We will provide as much notice as possible for this to occur.