

MCCA Projects

Updates 8/8/24

Cherry Park: Pipe Replacement Project

The Pipe Replacement Project is going well. The trail from Huckleberry that leads to the playground is closed.



For your safety and our crew's safety, please DO NOT hop over the safety fencing to enter the construction site.

8/12/24 Update – Crews are putting down the gravel base for the path. On Tuesday, August 13 crews will build the form and add rebar reinforcement for the path from Huckleberry down the hill almost to where the path flattens. This part of the path will be thicker and have rebar reinforcement so the next time we need to bring heavy equipment down to service the pond, the path will better stand the weight of the heavier vehicles. The remainder of the path will be poured like our other concrete paths.



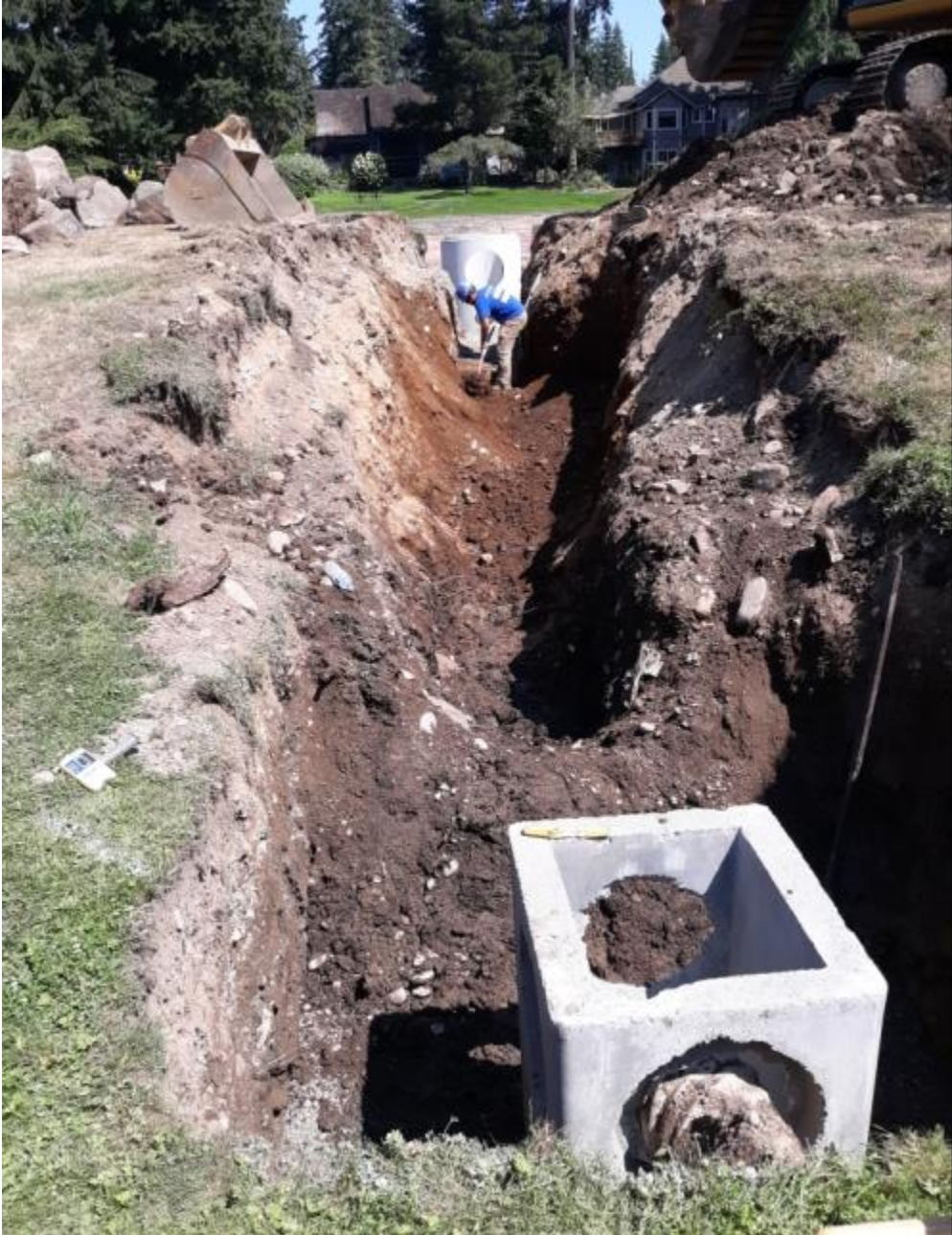
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The concrete path from the Huckleberry division between the retention pond and golf course is the main access to the park for all our maintenance tasks. This path sustained some damage last summer when the retention pond was cleaned, and we anticipate some more damage due to the pipe replacement project. The board has recently approved a bid for Currie Construction to replace this section of the path with a 6' wide, 8" deep rebar-reinforced concrete path. The new reinforced concrete path will be better able to withstand the vehicle traffic required for the maintenance of the retention pond.

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Tree Removals – North Park and Juniper Entry

MCCA has our arborist, Sal Noeldner, come out to assess trees in the common areas several times during the year. Sal's latest visit in late June has kicked off a few projects we hope to complete in August or September. The first project is removing a large Cottonwood tree in North Park, Vine Maple. This tree is surrounded by homes and is starting to lose scaffolding branches. The many holes in the bark show that the sap suckers are hard at work on this tree, which is another sign that the tree is under stress. Sal anticipates more limbs will be lost as the tree is weakening. In a forest situation, letting nature take its course would be acceptable. When a tree is located in the middle of a group of homes, mitigating the risk of damage to property and persons must take priority. Sal has recommended the removal of this tree, and the Board voted in June to follow his recommendation.

The second project is at the Juniper entrance, on the left side as you enter from Mill Creek Boulevard. This entrance is symmetrical, with a large brick wall and signs on both sides. The wall on the left side has sustained damage as the roots of the large trees behind it push it out of alignment. This damage was first noted about three years ago, and we tried to ease pressure on the wall by removing the dirt behind it and adding drainage rock and weep holes to give water built up behind the wall a way to escape. Unfortunately, that did not remedy the issue, and the wall continued to move. Sal's observations indicate the large Douglas Fir tree on the left side has a substantial root system pushing on the wall. Moving the wall would buy some time, but would not solve the issue, and the expense of removing and rebuilding the wall is substantial.



The board voted to remove this Douglas fir tree to keep costs under control. To ensure the tree's root system does not continue to move the wall, our crews will make plunge cuts in the stump and pack it with salt to dry it out and ensure the roots stop growing. Once the tree is gone, we will monitor the wall to see if it settles and stops moving.

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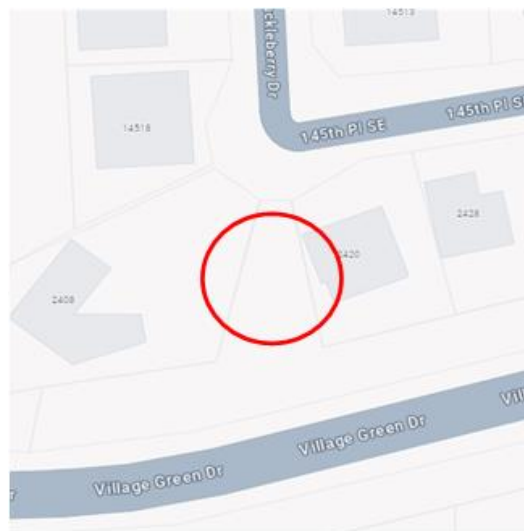
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Critter Corridor

If you live in Huckleberry division, you may have noticed we've begun clearing the large triangle-shaped common area between lots 77 and 78. This space was overgrown with Himalayan blackberries, invasive plants, dumped landscape debris and garbage. Our goal is to clear the area of brush and debris and provide a safe forage area for small critters like birds, squirrels, and pollinators.

The Noxious Weed Committee is busy removing weeds and spreading wood chips. We look forward to planting this area in the fall. Specific forage plants like cascara, red flowering currant, and a Garry oak will be planted in fall 2024. Having an environmentally themed purpose that's beneficial to animals, coupled with our clearing projects, is not only good for the environment but also good for our residents and their children, who will hopefully experience some memorable wildlife sightings or take a few pictures of happy wildlife stopping to feed and rest at our critter corridor.

As a reminder, please do not feed wildlife in our community. These critters are healthiest when left to rely on the natural food sources provided in this space. Introducing human food to wildlife will attract rats, raccoons, and other undesirable animals to the neighborhood.



Location of the Critter Corridor Project in Huckleberry

MCCA Bridges and Bollards: Repair/Restain

MCCA has eleven bridges in the Nature Preserve, Cherry Park, and over the stream that flows between Huckleberry and Cottonwood. Maintenance is pressure washing the bridges and will follow up with a coat of stain on all the wood handrails and supports. This project starts mid-July and will run through August as weather and the maintenance schedule allow.

Huckleberry Wall: Rebuild – Complete

Our project to replace the Huckleberry wall is moving along. The original wall was starting to fail due to a lack of drainage behind the wall and tree roots, both causing the rocks to move. We worked with Currie Construction in early May to remove and replace the rock retaining wall. This was a major project as we needed to use large boulders and heavy equipment and shut down a lane of traffic on Village Green Drive for

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three days. Following the Right of Way permit we received from the City of Mill Creek, our maintenance crew members, who are certified flaggers, staffed a significant traffic control operation.

The new rock retaining wall uses larger rock and was constructed to ensure water drains through a layer of cobble behind the wall into a perforated pipe and away from the wall. Large footings that reach the glacial till layer were poured for the new brick monument to ensure it stands straight for many years. Recently, the brick wall was rebuilt by Powers Chimney & Masonry. We are waiting for dry weather so the brick wall can cure before Powers returns to apply a coat of water sealant. The sealant helps the mortar and masonry last longer in wet weather conditions.

Our electrical vendor, Voltech, returned to run the conduit and rewire the lights. The Huckleberry sign was re-installed on June 27. Maintenance installed the new plantings and bark, and this project is complete.