



CRWC

CLINTON RIVER WATERSHED COUNCIL



BMPs FOR HOMEOWNER ASSOCIATIONS (HOAs)

WHAT IS STORMWATER?

When it rains, water runs off roofs, roadways, sidewalks and lawns picking up oil, metals, salts, pet waste, fertilizer, grass clippings and other materials. Stormwater runoff ultimately flows into storm drains, which lead directly to our local rivers and streams.

HOW DO HOAs CONTRIBUTE TO STORMWATER POLLUTION?

- Improper management of retention & detention ponds
- Unintentional spread of invasive species
- Excess use of fertilizers, pesticides, herbicides, and road salt

Homeowner Associations often inherit the responsibility of operating and maintaining stormwater infrastructure, such as detention basins, bioswales, and rain gardens. They also manage large areas of impervious surfaces. Limited knowledge of best management practices (BMPs) can lead these structures to fail in their purpose of managing stormwater. This publication is intended to provide HOAs with environmentally friendly solutions to mitigate stormwater pollution and increase the efficiency of their stormwater management tools.

MANAGEMENT TOOL

COMMON ISSUE

BEST MANAGEMENT PRACTICE

STORMWATER RETENTION POND



Eutrophication, or excessive algae growth.

Caused by excess nutrients (nitrogen and phosphorus) in fertilizer. Be sure to apply fertilizer in accordance with the label, and use low-phosphorus and slow-release fertilizers. Avoid the use of pesticides, herbicides, or fertilizers altogether, if possible.



Sedimentation, or the buildup of sediment in the pond or inlets and outlets.

Regularly inspect inlet pipes for sediment accumulation. If the sediment is blocking water flow, remove this sediment. Be sure to follow local and state regulations regarding dredging and sediment removal.



Invasive species like phragmites and reed canary grass can fill in a pond and lead to clogged inlets and outlets, flooding, sedimentation, and visibility issues.

Selectively remove invasive species such as phragmites and purple loosestrife. Reestablish this area with native vegetation. High plant diversity around your basin will improve wildlife habitat and reduce the risk of harmful algal blooms.



Excess road salt in stormwater runoff causes water quality issues and affects aquatic flora and fauna.

Avoid using road salt or use it sparingly. Store road salt on a flat, impervious surface and under a roof to avoid contributing to stormwater pollution.



Poor dumpster management leads to litter in stormwater runoff.

Be sure that dumpsters are emptied when full and the lids always remain closed. A “no-mow” zone or rain garden around stormwater systems can catch litter before it makes its way into our rivers.



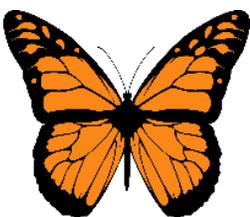
Improper disposal of pet waste can lead to bacterial contamination in local streams and lakes.

Be sure to educate homeowners on the dangers of pet waste in our waters and encourage them to pick up after their pets. Supplying waste bags and trash cans in communal areas can help ensure the proper disposal of pet waste.



Excess grass clippings and other compostable waste can be a source of excess nutrients in our waters, leading to algae growth and eutrophication.

Educate homeowners on the proper disposal of compostable waste. Grass clippings and leaves should never be left on the sidewalk or in the street where they can easily wash into storm drains.



Communities often lack ample native wildlife habitat and are commonly overrun with harmful invasive species.

Rain gardens and native vegetation are excellent ways to boost wildlife habitat, increase aesthetically pleasing landscape, and curb the effects of stormwater runoff. Other ways you can increase the natural benefits in your community include implementing bird nesting boxes and native fish stockings.