

Overview

This proposal requests that the Stonebridge Community Association (SCA) allocate funding for pond treatment services for the 2026 summer season. The program’s goal is to maintain healthy pond conditions across Stonebridge through regular algae and weed control treatments.

The program will be coordinated through Friends of Stonebridge Ponds (FOSP), a nonprofit formed to manage pond maintenance and treatment activities within the Stonebridge community. FOSP currently oversees the Twin Islands Pond treatment program and maintains an established relationship with Tigris Aquatic Services, including prior contracting, scheduling, and payment administration.

We have obtained quotes from Tigris Aquatic Services. Based on discussions with Tigris, pricing is structured around the scope of coverage—with a discounted rate for a community-wide contract and higher per-acre rates for partial, à la carte coverage.

Each treated pond would receive:

- 6 algae treatments
- 2 weed treatments
- Optional: supplemental nutrient treatment if needed mid-season (not included in base quote)
- Optional bubbler and fountain maintenance

Treatment Recommendations

While we ultimately believe that all ponds within Stonebridge should be treated and maintained under a unified program, there remain too many uncertainties at this time to commit to a full community-wide contract. These include:

- Access limitations for certain ponds
- Unclear cost participation from the Stonebridge Golf Club (SGC)
- Potential scheduling conflicts with golf course operations
- Other unknowns.??

For 2026, we recommend proceeding with our **Option 1 - an à la carte program**, focused on a subset of highly visible ponds that have a history of excessive algae and potential community health issues, as shown below. This approach allows us to maintain visible progress, demonstrate program success, and establish a framework for potential expansion in future years.

Option 1 - à la carte program (Recommended)

#	Pond Name	Acres	SCA \$	SGC \$	Others \$	Total
1	Ponds North	0.5			\$458.36	\$458.36
2	Ponds South	0.29			\$265.85	\$265.85
3	North Bolder	15.2	\$13,934.09			\$13,934.09
7	Lone Oak	0.83			\$760.87	\$760.87
9	Hole 12	1.2		\$550.03	\$550.03	\$1,100.06
11	Hole 15, Maple Rd	1.1		\$1,008.39		\$1,008.39
13	Hole 11a, Maple Rd	0.26	\$59.59	\$59.59	\$119.17	\$238.35
14	Twin Islands	6.2	\$3,804.37	\$1,879.27		\$5,683.64
	Total	25.58	\$17,798.04	\$3,497.27	\$2,154.28	\$23,449.60

Option 2 – All-Pond Coverage

#	Name	Acres	SCA \$	SGC \$	Others \$	Total
1	Ponds North	0.5			\$418.86	\$418.86
2	Ponds South	0.29			\$242.94	\$242.94
3	North Bolder	15.2	\$12,733.40			\$12,733.40
4	South Pond	4.9		\$4,104.85		\$4,104.85
5	Hole 3	0.65		\$544.52		\$544.52
6	Hole 8	0.47		\$393.73		\$393.73
7	Lone Oak	0.83			\$695.31	\$695.31
9	Hole 12	1.2		\$502.63	\$502.63	\$1,005.27
10	Hole 14	1.2		\$1,005.27		\$1,005.27
11	Hole 15, Maple Rd	1.1		\$921.50		\$921.50
12	hole 11b	0.15		\$125.66		\$125.66
13	Hole 11a, Maple Rd	0.26	\$54.45	\$54.45	\$108.90	\$217.81
14	Twin Islands	6.2	\$3,476.55	\$1,717.33		\$5,193.89
	Total	32.95	\$16,264.41	\$9,369.94	\$1,968.65	\$27,603.00

Notes

- Both options depend on shared expense. *The private and HOA owned ponds have all committed to contributing. In the event that SGC does not contribute then **SCA would consume that portion of the cost** and be responsible for financial recovery from SGC.*
- Cost for the treatments are distributed based on ownership (see Appendix A). Note that some ponds have multiple owners.
- Approval by all owners of ponds being treated is required (SCA, SGC, private and HOA owners)
- Pond #8, the Rouse Drain is excluded from consideration.
- In either option, a full site permit would be preferred which gives the flexibility for spot treatments or potentially adding ponds mid-season, but would require full ownership approval.

Recommendation

Given the number of uncertainties surrounding a community-wide contract—such as access logistics, golf course cooperation, and treatment coordination—we recommend proceeding with **Option 1 (À la Carte Subset)** for the 2026 season.

This approach:

- Allows progress toward broader pond health goals without overcommitting.
- Maintains predictable, manageable costs while engaging key partners.
- Focus on highly visible and high health issue ponds
- Provides measurable results that can support a broader rollout in future years.

Once these pilot treatments demonstrate value and cooperation improves among all owners, we can revisit a **community-wide treatment plan** in subsequent seasons, potentially securing the discounted full-coverage pricing.

Appendix A — Pond Ownership Distribution

#	Pond Name	Acres	SCA	SGC	Others*	Total
1	Ponds North	0.5			0.5	0.5
2	Ponds South	0.29			0.39	0.39
3	North Bolder	15.2	15.2			15.2
4	South Pond	4.9		4.9		4.9
5	Hole 3	0.65		0.65		0.65
6	Hole 8	0.47		0.47		0.47
7	Lone Oak	0.83			0.83	0.83
9	Hole 12	1.2		0.3	0.3	0.6
10	Hole 14	1.2		1.2		1.2
11	Hole 15, Maple Rd	1.1		1.1		1.1
12	hole 11b	0.15		0.15		0.15
13	Hole 11a, Maple Rd	0.26	0.065	0.065	0.13	0.26
14	Twin Islands	6.2	4.15	2.05		6.2
	Total	32.95	19.415	10.885	2.15	32.45

Owners:

1. Novak William J & Margaret (#9, ~25%), 4934 St Andrews Ct
2. Hoffman Jeffrey & Maxine (#9, ~25%), 4926 St Andrews Ct
3. Lizhaojian & Lv Cheng (#13, 50%), 2328 Stonebridge Dr S
4. Ponds HOA (#1 & #2, 100%), Patii Lunberg (President)
5. SCA – Stonebridge Community Association
6. SGC – Stonebridge Land Holdings LLC

Appendix B – Map of pond locations

