

# Frequently Asked Questions (FAQ) Sheet

## FIELDBROOK SUBDIVISION PLATS 1 THROUGH 3

### 1. Am I being assessed now?

No. Please read on for more information.

### 2. Why am I getting this notice?

Lucas County's Stormwater Permit from Ohio EPA requires the County to have the ability to maintain stormwater drainage systems (e.g., ponds, pipes and ditches) within subdivisions. The **petition process** outlined in the Ohio Revised Code provides the County this ability, as well as to assess for required maintenance if property owners and/or their home owners' association (HOA) do not maintain the stormwater system as required by the County's stormwater permit. **If the stormwater system is maintained appropriately by the property owners and/or the HOA, there would be no need for the County to assume any maintenance role.**

The petition process is typically completed prior to recording of plats and the sale of parcels. This did not occur for Fieldbrook Subdivision and must be done now.

### 3. What is the purpose of the final hearing?

At the final hearing on May 4th, the Lucas County Engineer will give his report regarding the proposed maintenance base for the drainage system (i.e., the monetary value of the entire drainage system).

In addition, the Board of the Lucas County Commissioners hears any additional evidence offered by benefitting landowners on the amount of the maintenance base as well as any additional evidence and testimony regarding the petition.

### 4. What is cost to benefitting property owners?

**Nothing at this time.** The purpose of the hearing is to place the Fieldbrook Subdivision drainage system under permanent maintenance (i.e., petition); **no maintenance work is proposed at this time.**

**OVER**

**5. How was my Appraised Benefit calculated and what does it mean for future assessments (if any are needed)?**

An individual parcel owner's appraised benefit is apportioned based on the total Maintenance Base (\$887,000 value) of the entire drainage system and the number of parcels (112) benefiting from the system.

This means the percentage of future maintenance costs (assuming maintenance is needed and that the County must assume the work) that could be assessed to each residential parcel owner within the Fieldbrook Subdivision is approximately 0.9% of the total cost of any maintenance performed.

**If the stormwater system is maintained appropriately by the property owners and/or the HOA, there would be no need for the County to assume any maintenance role.**

**6. Is there any possibility of being assessed for maintenance of the Fieldbrook Subdivision drainage system?**

If the petition is granted by the Board at the final hearing, the result of this process will be to place the Fieldbrook Subdivision drainage system on a permanent maintenance program. Each year, Lucas County will inspect the system. If maintenance work is required and not being performed by property owners or the HOA, the Lucas County Engineer will request an assessment and perform the work. Property owners/the HOA will be provided the opportunity to perform any required maintenance work prior to the County performing work requiring assessment.

**If the stormwater system is maintained appropriately by the property owners and/or the HOA, there would be no need for the County to assume any maintenance role.**