



Spring Valley Lake Association

13325 Spring Valley Parkway

7001 SVL Box

Victorville, CA 92395-5107

LAKE COVING DISCLOSURE

1997: SVLA Sued by Homeowner for damage to concrete coving

- A homeowner sued the Association for damages to the concrete coving of the lake behind his property. The Judge ruled that SVLA is responsible for the cost of the repairs and was charged with the responsibility to create a timetable and methodology to resolve the problem/damage.

January 2019

- Lake lowered 24" to complete coving repairs.
- 85 Lots received repairs- All work was completed in house

January 2021

- Lake lowered 24" to complete coving repairs
- 90 Lots received repairs- All work was completed in house

June 2022

- The SVLA Board began discussing the upcoming coving repairs. In previous years, lowering the lake by 24" did not allow for enough exposure of shoreline to gain a full understanding of how extensive the damage was.
- The SVLA Board made the decision to lower the lake greater than 24", the coming year, to be able to do a more comprehensive assessment of the damage.
- The Board Agreed to lower the lake a total of 60".

January 2023

- Lake lowered 60” to complete coving repairs
- The following work was completed:
 - 16 Lots received repairs by Victorville Concrete
 - Victorville Concrete operates under the Contractor License of Goff Construction
 - 4 Lots received repairs by LPC
 - 20 lots received repairs by SVLA Operations Department

January 2023

- SVLA Board began searching for a Lake consultant to do a comprehensive study of the erosion damage, in hopes to find a solution to the problem.

February 2023

- SVLA Board contracts with Genterra Consultants Inc. to conduct the study.

May 2023

- Genterra Consultants Inc. submitted the final report of their findings.
- Genterra’s report includes various options to repair the existing damage, which include both short term and long term repair options.

The short term options are as follows:

1. Short- Term Alternative No. ST-1-Option 1: Soil-Cement Liner 12 Inches Thick

Cost: Starting at \$8,292,129

2. Short-Term Alternative No. ST-1-Option 2: Soil-Cement Liner 12 Inches Thick with 10-foot-Deep Sheet Pile Cutoff and Reinforced Concrete Cap Beam

Cost: Starting at \$43,870,508

3. Short-Term Alternative No. ST-2-Option 1: Gabion Mattress 12 Inches Thick

Cost: Starting at \$19,870,741

4. Short-Term Alternative No. ST-2-Option 2: Gabion Mattress 12 Inches Thick with 10-foot Deep Sheet Pile Cutoff and Reinforced Concrete Cap Beam

Cost: Starting at \$48,692,360

The Long Term options are as follows:

1. Long-Term Alternative No. LT-1: Reinforced Concrete Liner with 10-foot Deep Sheet Pile Cutoff and Reinforced Concrete Cap Beam

Cost: Starting at \$71,507,360

2. Long-Term Alternative No. LT-2: Reinforced Concrete Liner with 10-foot Deep Concrete Key

Cost: Starting at \$70,348,929

- To receive a complete copy of the report, contact the Association Office at 760-245.9756.

August 2023

- The SVLA Board increased the Reserve amount for the lake coving from \$170,000 to \$1,000,000. These extra funds will allow us to correct more damage on our next round of repairs.
- The SVLA Board made the decision to have the lake coving useful life extended to 3 years, instead of 2, to allow for the reserve to accumulate additional funds to allocate toward the repairs.

September 2023

- The lake committee is currently reviewing the lake consultant report from Genterra Consultants Inc. and will be providing their recommendations to the Board.
- Instructions on how to access the Lake Coving Consultant Report was discussed during the open board meeting held on Tuesday, September 26, 2023.

October 2023

- Disclosure / history was sent out to the community via newspaper (*SVLA Breeze*) by the General Manager on October 12, 2023.
- Disclosure / history was placed on SVLA website (www.svla.com) on October 24, 2023.

This document will be updated as more information becomes available.