

**Meridian 120S Homeowners Association  
PRIVATELY MAINTAINED FACILITIES  
OPERATION AND MAINTENANCE PLAN**

*Prepared for:*

**Meridian 120S Homeowners Association  
1301 Seven Hills Drive #230  
Henderson, NV 89052**

July, 2026

Prepared by:



**WOOD RODGERS**

**BUILDING RELATIONSHIPS ONE PROJECT AT A TIME**

**1361 Corporate Boulevard  
Reno, NV 89502**

**Tel: 775.823.4068  
Fax: 775.823.4066**

## TABLE OF CONTENTS

|          |                                                           |          |
|----------|-----------------------------------------------------------|----------|
| <b>1</b> | <b>INTRODUCTION .....</b>                                 | <b>1</b> |
| 1.1      | Location and Description of Facilities.....               | 1        |
| 1.2      | Responsibilities for Private Facilities Maintenance ..... | 1        |
| <b>2</b> | <b>INSPECTION AND MAINTENANCE REQUIREMENTS.....</b>       | <b>2</b> |
| 2.1      | Inspection Frequency .....                                | 2        |
| 2.2      | Inspected Criteria.....                                   | 2        |
| 2.3      | Prioritization of Maintenance and Repair .....            | 2        |
| 2.4      | Procedures for Maintenance and Repair .....               | 3        |
| 2.5      | Safety.....                                               | 7        |

## APPENDICES

Appendix A: Inspection Checklist

Appendix B: State of Nevada Noxious Weed List (5 Ridges LMA Landscape/Drainage)

Appendix C: Privately Maintained Facilities Map

## DISCLAIMER

This O&M manual will be continuously updated as additional phases of the Meridian overall development are submitted and approved. The intent of this manual is to provide maintenance guidance for the existing subdivisions. It is not intended to provide guidance on future phases until fully approved by all pertinent agencies, businesses, and individuals. This version is only applicable to Villages 1-2 of the overall Meridian development.

## **1. INTRODUCTION**

An Operation and Maintenance Plan (O&M Plan) is required for the Meridian development area to ensure that the private stormwater facilities are regularly inspected and maintained as prescribed in the Truckee Meadows Structural Controls Design and Low Impact Development Manual (updated April 2015), and the Truckee Meadows National Pollutant Discharge Elimination Systems (NPDES) Municipal Separate Storm Sewer System (MS4) Stormwater Permit No. NVS00001. Following the inspection and maintenance procedures outlined in this plan is imperative to ensure the proper functioning of the Meridian private stormwater facilities and compliance with the Truckee Meadows NPDES MS4 Stormwater Permit.

### **1.1. Location and Description of Facilities**

The Meridian HOA service area includes the Meridian Villages 1-2 subdivisions including any slopes, common areas, and detention facilities that are contained within the overall Meridian development. The overall project encompasses approximately 141.9± acres and includes approximately 75 units along with associated infrastructure improvements. The site is located within a portion of the south ½ of Section 16, Township 19 North, Range 18 East, M.D.M. The Meridian development is bounded to the north and east by existing City of Reno homes, west and south by the Steamboat Ditch.

All storm drain appurtenances (pipe, manholes, catch basins, etc.) within the roadways will be maintained by the City of Reno. The private facilities within the subdivision that will be operated and maintained under this O&M plan include all ditches and swales located on the southern edge of Village 1-2, the detention pond and associated inlet/outlet structures located on the north edge of Village 1-2, the extent of the Steamboat Ditch located within common area B, Steamboat Ditch overflow structures, and the private irrigation pipes. A color exhibit titled, "Privately Maintained Facilities Map", has been included in Appendix C which depicts the specific access roads, drainage swales, channels, inlets and outlets, and detention basins for which the Meridian HOA is responsible for maintaining.

### **1.2. Responsibilities for Private Facilities Maintenance**

The Meridian 120S Homeowners Association will be responsible for the implementation of this O&M Plan:

Meridian 120S Homeowners Association  
1301 Seven Hills Drive #230  
Henderson, NV 89052  
Tel: (801) 996-7470



## **2. INSPECTION AND MAINTENANCE REQUIREMENTS**

### **2.1. Inspection Frequency**

The stormwater facilities will be inspected during the first year of operation after the first large storm event (2-year, 24-hour, or greater). The detention basins will be inspected 72 hours after the first large storm event to ensure they are draining as designed, and again seven days after the first large storm event for the presence of water (the maximum detention time to prevent vector breeding).

After the first year, the stormwater facilities will be inspected before and after the rainy season (October through March). Additionally, the stormwater facilities will be inspected for proper draining 72 hours after each 5-year, 24-hour or greater storm event, and for the presence of water seven days after each 5-year, 24-hour or greater storm event.

### **2.2. Inspection Criteria**

Inspections of the drainage facilities will consist of a detailed evaluation of the existing condition using the Inspection Checklists included in Appendix A. The following items will be inspected at minimum:

- 2.2.1. The condition and stability of the side slopes and bottoms of the detention basins and channels, with emphasis on the amount of erosion and sediment accumulation;
- 2.2.2. The condition of the detention basin inlet and outlet structures;
- 2.2.3. The presence of sediment or debris that could obstruct the free flow of water through the conveyance system;
- 2.2.4. The presence of trash, lawn clippings, or other rubbish that could obstruct the free flow of water through the conveyance system; and
- 2.2.5. The presence of water or animal burrows.

### **2.3. Prioritization of Maintenance and Repair**

Maintenance and repair work for the stormwater facilities will be prioritized. The highest priority, priority "A" on the Inspection Checklist, will be emergency work where life and or safety issues are involved. This work should be initiated as soon as the manpower and equipment are available to perform the needed tasks.

The next highest priority, priority "B", will be given to removing obstructions to flow and



correcting the underlying cause of these obstructions; and to addressing immediate threats to property damage. The goal for completing this work is one to two weeks from the completion of the inspection, depending on the complexity of the work involved.

Routine preventative maintenance activities will be given a lower priority, priority "C" on the Inspection Checklist, and will be carried out as early as practical, and before the winter season.

## **2.4. Procedures for Maintenance and Repair**

Typical procedures for the maintenance and repair of the private facilities are as follows:

### **2.4.1. Private Access Roads, gates/bollards**

#### **Responsibility:**

Private access roads and gates/bollards are the responsibility of the Meridian HOA. Any deficiencies, obstructions, malfunctions, and disrepair shall be reported to the HOA.

#### **Access:**

**Villages 1 & 2:** Maintenance access is available directly from Warrior Lane and near the intersection of Juniper Bluff Drive and Cloudshadow Lane. Maintenance access for the Steamboat Ditch access road is located on Quilici Canyon Parkway. (see Appendix C – Privately Maintained Facilities Map).

#### **Procedure:**

1. Visually inspect access gates/bollards for general disrepair. Note any disrepair on inspection form.
2. Operate latches and locks to ensure proper function. Note any disrepair or malfunction on inspection form.
3. Open and close gates/bollards to ensure proper function. Note any disrepair or malfunction on inspection form.
4. Visually inspect access road and surface for obstructions excessive cracks, pot holes or other disrepair. Note any disrepair on inspection form.

#### **Equipment:**

None

### **2.4.2. Detention Basins**

#### **Responsibility:**

Detention Basins are the responsibility of the Meridian HOA. Any deficiencies, obstructions, malfunctions, and disrepair shall be reported to the HOA.



**Access:**

**Villages 1 & 2:** Maintenance access is available directly from Warrior Lane and near the intersection of Juniper Bluff Drive and Cloudshadow Lane. (see Appendix C – Privately Maintained Facilities Map).

**Procedure:**

1. Staff gages will be installed in the detention basins to indicate depth of accumulated sediment. When the volume of accumulated sediment exceeds 10 percent of the basin volume, the sediments will be removed, and the detention basin will be re-graded. The accumulated sediment depth that corresponds to 10 percent of the basin volume is 15 inches.
2. All material removed will be hauled to approved disposal sites.
3. Sediment and debris will be removed using excavation and/or hand removal.
4. Eroded surfaces will be repaired and stabilized using mechanical compaction.
5. Any soil removed by burrowing rodents will be replaced using mechanical compaction.
6. If a spill occurs and hazardous materials contaminate soils in a detention basin, the affected areas will be removed and the appropriate soils and materials will be replaced as soon as possible.
7. Washoe County Vector Control (775.328.2434 or 775.785.4599) will be contacted immediately if standing water is present seven days after a storm event.

**Equipment:**

Excavating Equipment, Rake, Shovel, Hand Tools, Bucket, Wheelbarrow

**2.4.3. Channels/Steamboat Ditch**

Several drainage ditches of varying sizes run throughout all villages, within common areas. They are marked on the Privately Maintained Drainage Facilities Map in Appendix C.

**Responsibility:**

Private drainage ditches are the responsibility of the Meridian HOA. Any deficiencies, obstructions, malfunctions and disrepair shall be reported to the HOA.

**Access:**

**Villages 1 & 2:** Maintenance access is available directly from Quilici Canyon Parkway and south of the intersection of Cinder Cone Court/Lane and Cloudshadow Court. (see Appendix C –



Privately Maintained Facilities Map).

Maintenance of the private channels and Steamboat Ditch may need to be performed on foot, as access roads are not available for all ditches. Access through common-area parcels is available for all channels and the Steamboat Ditch. All access points are shown on the Privately Maintained Drainage Facilities Map in Appendix C.

**Procedure:**

1. Sediment, trash, debris, and any other obstructions to the free flow of water, including excess vegetation, will be removed to approved disposal sites.
2. Excess vegetation will be removed by trimming or cutting, and not by excavating. Noxious weeds, as listed by the State of Nevada Department of Agriculture ([http://agri.nv.gov/Plant/Noxious Weeds/Noxious Weed List/](http://agri.nv.gov/Plant/Noxious%20Weeds/Noxious%20Weed%20List/)) (Appendix B), will be treated and removed as per their protocol.

**Equipment:**

Excavating Equipment, Rake, Shovel, Hand Tools, Bucket, Wheelbarrow



#### 2.4.4. Culverts, Inlet /Outlet Structures, and Manholes

**Responsibility:**

Private culverts, Inlet/Outlet Structures, and manholes are the responsibility of the Meridian HOA and are marked on the Privately Maintained Facilities Map (see Appendix C). Any deficiencies, obstructions, malfunctions and disrepair shall be reported to the HOA.

**Access:**

**Villages 1 & 2:** Maintenance access is available directly from Cloudshadow Court, Juniper Bluff Drive, and Juniper Bluff Court. (see Appendix C – Privately Maintained Facilities Map).

Maintenance of the private culverts, inlet /outlet structures, and manholes may need to be performed on foot, as access roads are not available for all culverts, inlet /outlet structures, and manholes. Access through common-area parcels is available for all culverts, inlet /outlet structures, and manholes. All access points are shown on the Privately Maintained Drainage Facilities Map in Appendix C.

**Procedure:**

1. Sediment, trash, debris, and any other obstructions to the free flow of water, including excess vegetation, will be removed.
2. All material removed will be hauled to approved disposal sites.

**Equipment:**

Excavating Equipment, Rake, Shovel, Hand Tools, Bucket, Wheelbarrow, Power Vacuum / Vacuum Truck

#### 2.4.5. Private Irrigation Structures and Pipes

**Responsibility:**

Private irrigation structures and pipes are the responsibility of the Meridian HOA. Any deficiencies, obstructions, malfunctions, and disrepair shall be reported to the HOA.

**Access:**

**Villages 1 & 2:** Maintenance access is available from Juniper Bluff Drive, Juniper Bluff Court, and Cinder Cone Drive. The irrigation manholes can be accessed via the Steamboat Ditch access road which has access from Quilici Canyon Parkway (see Appendix C – Privately Maintained Facilities Map).

Maintenance of the private irrigation structures and pipes may need to be performed on foot, as access roads are not available for all irrigation structures and pipes. Access through common-area parcels and/or easements is available for all irrigation structures and pipes. All access points are shown on the Privately Maintained Drainage Facilities Map in Appendix C.



**Procedure:**

1. Visually inspect structures (manholes, cleanouts, and valves) for general disrepair. Note any disrepair on inspection form.
2. Operate valves to ensure proper function. Note any disrepair or malfunction on inspection form.
3. Pipes will be flushed with clean water or water jetted or “pigged” at least once annually and as necessary to restore free flow of water.
4. Sediment, trash, debris, and any other obstructions to the free flow of water will be removed.
5. Berm located above portion of irrigation line will be visually inspected and maintained as necessary to maintain appropriate pipe cover.
6. Visually inspect for leaking joints, fittings, pipes, and valves. Note any leaks on inspection form.

**Equipment:**

Excavating Equipment, Rake, Shovel, Hand Tools, Bucket, Wheelbarrow, Power Vacuum / Vacuum Truck, Valve Operating Tool, Pipe Water Jetting Equipment, Pipe Pig and Winch, Ladder

**2.5. Safety**

Safety consideration will be taken when conducting inspections and maintenance. Hazards should be anticipated and avoided. Confined space will not be entered without proper training and equipment, and at least one other person will be present. Potentially dangerous substances (e.g. chemicals, hazardous materials) that may be encountered during inspections or maintenance must be referred to the Reno Police Department (775.334.2175) immediately.



## **APPENDIX A**

### **Inspection Checklist**

Meridian 120S HOA  
Stormwater Facilities Inspection Checklist  
*Ditches*

| INSPECTOR:                     |                  |   |   |   | DATE & TIME:                                                                      |             |
|--------------------------------|------------------|---|---|---|-----------------------------------------------------------------------------------|-------------|
| INSPECTION ITEMS               | CONDITION ACTION |   |   |   | IDENTIFY SITE AND DESCRIPTION OF MAINTENANCE NEEDED, PROBLEM, OR INSPECTION VALUE | REPAIR DATE |
|                                | G<br>O<br>O<br>D | A | B | C |                                                                                   |             |
| SIDE SLOPE CONDITION/STABILITY |                  |   |   |   |                                                                                   |             |
| SIDE SLOPE EROSION             |                  |   |   |   |                                                                                   |             |
| BOTTOM EROSION                 |                  |   |   |   |                                                                                   |             |
| OBSTRUCTIONS                   |                  |   |   |   |                                                                                   |             |
| VEGETATION GROWTH              |                  |   |   |   |                                                                                   |             |
| NOXIOUS WEEDS                  |                  |   |   |   |                                                                                   |             |
| TRASH AND DEBRIS               |                  |   |   |   |                                                                                   |             |
| SEDIMENT                       |                  |   |   |   |                                                                                   |             |

ACTION:

- A - REPAIR AND MAINTAIN AS SOON AS POSSIBLE
- B - REPAIR AND MAINTAIN WITHIN 2 WEEKS OF INSPECTION
- C - MAINTAIN AS SOON AS POSSIBLE OR BEFORE WINTER SEASON

Meridian 120S HOA  
Stormwater Facilities Inspection Checklist  
*Detention Basins*

| INSPECTOR:         |                  |   |   |   | DATE & TIME:                                                                      |             |
|--------------------|------------------|---|---|---|-----------------------------------------------------------------------------------|-------------|
| INSPECTION ITEMS   | CONDITION ACTION |   |   |   | IDENTIFY SITE AND DESCRIPTION OF MAINTENANCE NEEDED, PROBLEM, OR INSPECTION VALUE | REPAIR DATE |
|                    | G<br>O<br>O<br>D | A | B | C |                                                                                   |             |
| SIDE SLOPE EROSION |                  |   |   |   |                                                                                   |             |
| BOTTOM EROSION     |                  |   |   |   |                                                                                   |             |
| INLET CONDITION    |                  |   |   |   |                                                                                   |             |
| OUTLET CONDITION   |                  |   |   |   |                                                                                   |             |
| DEPTH OF SEDIMENT  |                  |   |   |   |                                                                                   |             |
| DEPTH OF WATER     |                  |   |   |   |                                                                                   |             |
| VEGETATION GROWTH  |                  |   |   |   |                                                                                   |             |
| NOXIOUS WEEDS      |                  |   |   |   |                                                                                   |             |
| TRASH AND DEBRIS   |                  |   |   |   |                                                                                   |             |
| RODENT BURROWS     |                  |   |   |   |                                                                                   |             |

ACTION:

- A - REPAIR AND MAINTAIN AS SOON AS POSSIBLE
- B - REPAIR AND MAINTAIN WITHIN 2 WEEKS OF INSPECTION
- C - MAINTAIN AS SOON AS POSSIBLE OR BEFORE WINTER SEASON

Meridian 120S HOA  
 Stormwater Facilities Inspection Checklist  
*Culverts, Inlets/Outfalls, Manholes*

| INSPECTOR:            |                  |   |   |   | DATE & TIME:                                                                      |             |
|-----------------------|------------------|---|---|---|-----------------------------------------------------------------------------------|-------------|
| INSPECTION ITEMS      | CONDITION ACTION |   |   |   | IDENTIFY SITE AND DESCRIPTION OF MAINTENANCE NEEDED, PROBLEM, OR INSPECTION VALUE | REPAIR DATE |
|                       | G<br>O<br>O<br>D | A | B | C |                                                                                   |             |
| OBSTRUCTIONS          |                  |   |   |   |                                                                                   |             |
| DEPTH OF SEDIMENT     |                  |   |   |   |                                                                                   |             |
| CRACKS                |                  |   |   |   |                                                                                   |             |
| SEEPAGE               |                  |   |   |   |                                                                                   |             |
| DAMAGE OR DEFORMATION |                  |   |   |   |                                                                                   |             |

ACTION:

- A - REPAIR AND MAINTAIN AS SOON AS POSSIBLE
- B - REPAIR AND MAINTAIN WITHIN 2 WEEKS OF INSPECTION
- C - MAINTAIN AS SOON AS POSSIBLE OR BEFORE WINTER SEASON

Meridian 120S HOA  
Irrigation Facilities Inspection Checklist  
*Irrigation Pipes and Structures*

| INSPECTOR:              |                  |   |   |   | DATE & TIME:                                                                      |             |
|-------------------------|------------------|---|---|---|-----------------------------------------------------------------------------------|-------------|
| INSPECTION ITEMS        | CONDITION ACTION |   |   |   | IDENTIFY SITE AND DESCRIPTION OF MAINTENANCE NEEDED, PROBLEM, OR INSPECTION VALUE | REPAIR DATE |
|                         | G<br>O<br>O<br>D | A | B | C |                                                                                   |             |
| MANHOLES                |                  |   |   |   |                                                                                   |             |
| VALVES                  |                  |   |   |   |                                                                                   |             |
| CLEANOUTS               |                  |   |   |   |                                                                                   |             |
| PIPES, JOINTS, FITTINGS |                  |   |   |   |                                                                                   |             |
| BERM                    |                  |   |   |   |                                                                                   |             |

ACTION:

- A - REPAIR AND MAINTAIN AS SOON AS POSSIBLE
- B - REPAIR AND MAINTAIN WITHIN 2 WEEKS OF INSPECTION
- C - MAINTAIN AS SOON AS POSSIBLE OR BEFORE WINTER SEASON

## **APPENDIX B**

### **State of Nevada Noxious Weed List (Meridian 120S HOA Landscaping and Drainage Facilities)**

# NEVADA NOXIOUS WEED LIST BY CATEGORY

(NAG 555.010)

## Category A Weeds:

*Category A noxious weeds are weeds that are generally not found or that are limited in distribution throughout the State.*

|                        |                                                                                                                   |
|------------------------|-------------------------------------------------------------------------------------------------------------------|
| African rue            | ( <i>Peganum harmala</i> )                                                                                        |
| Austrian fieldcress    | ( <i>Rorippa austriaca</i> )                                                                                      |
| Swainsonpea            | ( <i>Sphaerophysa salsula</i> )                                                                                   |
| Black henbane          | ( <i>Hyoscyamus niger</i> )                                                                                       |
| Camelthorn             | ( <i>Alhagi maurorum</i> )                                                                                        |
| Common crupina         | ( <i>Crupina vulgaris</i> )                                                                                       |
| Dalmatian toadflax     | ( <i>Linaria dalmatica</i> ) ( <i>Isatis tinctoria</i> ) ( <i>Myriophyllum spicatum</i> ) ( <i>Arundo donax</i> ) |
| Dyer's woad            | ( <i>Salvinia molesta</i> )                                                                                       |
| Eurasian water-milfoil | ( <i>Galega officinalis</i> )                                                                                     |
| Giant reed             | ( <i>Pennisetum setaceum</i> )                                                                                    |
| Giant salvinia         | ( <i>Cynoglossum officinale</i> )                                                                                 |
| Goatsrue               | ( <i>Hydrilla verticillata</i> )                                                                                  |
| Crimson fountain grass | ( <i>Centaurea iberica</i> )                                                                                      |
| Houndstongue           | ( <i>Hypericum perforatum</i> )                                                                                   |
| Hydrilla               | ( <i>Centaurea melitensis</i> )                                                                                   |
| Iberian starthistle    | ( <i>Anthemis cotula</i> )                                                                                        |
| Common St. Johnswort   | ( <i>Salvia aethiopis</i> )                                                                                       |
| Maltastarthistle       | ( <i>Lythrum salicaria</i> , <i>L. virgatum</i> & cultivars)                                                      |
| Mayweed chamomile      | ( <i>Centaurea calcitrapa</i> )                                                                                   |
| Mediterranean sage     | ( <i>Chondrilla juncea</i> )                                                                                      |
| Purple loosestrife     | ( <i>Sonchus arvensis</i> )                                                                                       |
| Purple starthistle     | ( <i>Centaurea maculosa</i> )                                                                                     |
| Rush skeletonweed      | ( <i>Centaurea virgata</i> )                                                                                      |
| Sow thistle            | ( <i>Potentilla recta</i> )                                                                                       |
| Spotted knapweed       | ( <i>Zygophyllum fabago</i> )                                                                                     |
| Squarrose knapweed     | ( <i>Centaurea solstitialis</i> )                                                                                 |
| Sulfur cinquefoil      | ( <i>Linaria vulgaris</i> )                                                                                       |
| Syrian bean caper      |                                                                                                                   |
| Yellow starthistle     |                                                                                                                   |
| Yellow toadflax        |                                                                                                                   |

## Category B Weeds:

*Category B listed noxious weeds are weeds that are generally established in scattered populations in some counties of the State.*

|                       |                                       |
|-----------------------|---------------------------------------|
| Horsenettle           | ( <i>Solanum carolinense</i> )        |
| Diffuse knapweed      | ( <i>Centaurea diffusa</i> )          |
| Leafy spurge          | ( <i>Euphorbia esula</i> )            |
| Medusahead            | ( <i>Taeniatherum caput-medusae</i> ) |
| Musk thistle          | ( <i>Carduus nutans</i> )             |
| Russian knapweed      | ( <i>Acroptilon repens</i> )          |
| African mustard       | ( <i>Brassica tournefortii</i> )      |
| Scotch thistle        | ( <i>Onopordum acanthium</i> )        |
| Silverleaf nightshade | ( <i>Solanum elaeagnifolium</i> )     |

## Category C Weeds:

*Category C listed noxious weeds are weeds that are generally established and generally widespread in many counties of the State.*

|                       |                                |
|-----------------------|--------------------------------|
| Canada thistle        | ( <i>Cirsium arvense</i> )     |
| LMary cress           | ( <i>Cardaria draba</i> )      |
| Johnsongrass          | ( <i>Sorghum halepense</i> )   |
| Perennial pepperweed  | ( <i>Lepidium latifolium</i> ) |
| Poison-hemlock        | ( <i>Conium maculatum</i> )    |
| Puncture vine         | ( <i>Tribulus terrestris</i> ) |
| Salt cedar (tamarisk) | ( <i>Tamarix</i> spp.)         |
| Spotted water hemlock | ( <i>Cicuta maculata</i> )     |

## **APPENDIX C**

### **Privately Maintained Facilities Map**