David Harper, Superintendent of
Common Property, Forestry & Lakes

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September 2026

Dear Property Owner,

The Hot Springs Village Property Owners Association Lakes Department has Lake Estrella and Lake Granada on the drawdown schedule for 2026-2027. Lake Estrella and Lake Granada will be lowered for maintenance and silt removal to improve shoreline access, water quality of the lake, and reduce the reoccurrence of aquatic vegetation. This will also allow residents the opportunity to maintain or construct new docks, seawalls, etc. Lake Estrella and Lake Granada will be lowered a maximum of six (6) feet, simultaneously.

The valve for each lake will be opened, and the drawdown will begin the week of November 2nd, 2026. The valve will be closed as early as February 1, 2027, or as late as February 26, 2026. Closing of the valve and refilling of the lake will begin when dredge operations have been completed on both lakes. The rate of drawdown will be approximately two (2) to three (3) inches per day, depending on rainfall during that time. Each lake has been surveyed for sediment volumes. There is approximately 1,000 yds^3 of material in Lake Estrella and 2,700 yds^3 in Lake Granada. Maps will be posted on the HSV lakes committee website (hsvlakes.com) that will show what areas are currently being worked on and what area will be next. The maps will be updated as each area is completed.

Mechanical dredging will take place on both Lake Estrella and Lake Granada. Once dredging has been completed on one lake, all equipment will be moved to the next for dredging to begin. The lakes department is also purchasing barges and an excavator that will be used for dredging operations. This equipment will allow us to dredge areas that are not accessible using skid steers once the lakes have returned to full pool after the drawdown. Both lakes will remain drawn down until the closing date of the valve, even after dredging has been completed, to allow any exposed sediments to freeze as a secondary measure for eradication of aquatic vegetation.

Permits are required for construction of seawalls, boat docks, and other lakefront structures and shaping sediments under and around boat docks. Permits for construction of seawalls, boat docks, and other lakefront structures are issued through the Permitting and Inspections Department at 501.922.5562 and may require a fee. Permits for removing sediments under or around boat docks are no charge and are also issued through the Permitting and Inspections Department. Any work done by residents (seawall construction, dock construction, dredging under docks, etc.) will be at owner expense.

The Architectural Control Committee has agreed to allow residents to store boats (on trailers) at their residences temporarily during the drawdown subject to the following criteria:

- Boat must be registered with the POA and display a POA sticker on the boat and trailer.
- Boats can only be stored on trailers.
- Boat owners must obtain a 4-month permit from Permitting and Inspections for temporary boat storage (no charge) at their lot address. This is to allow the POA to have a record of which boats are stored when and ensure that they are moved at the end of the drawdown.

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- Boats (on trailers) must be stored at the side of the house or on the driveway. If this is impossible because of the topography of the lot, boats may be stored in the front yard if properly screened from the street.
- No boats may be stored on the street or at the roadside.
- All boats must be moved at the end of the drawdown period (expected to be 4 months) or be subject to a fine if they are not relocated.

Lake drawdowns allow owners time to make much needed corrections or additions to boat docks or other structures. The following list of boat dock contractors that provide various lake services is provided for information only and does not constitute endorsement or recommendation by the HSV POA.

1.	Nick Daily	501.984.2477
2.	Super Duty Docks	501.525.0000
3.	Williamson Docks	501.623.7698
4.	Jacob Castleberry	501.209.0643
5.	Terry Anderson	501.209.2404
6.	Larry Diggs Construction	501.525.9550

If owners so choose, boats, boat docks, and irrigation lines can remain in place and can sit on the bottom of the lake as the water recedes. If the sediments are removed from an area with boats, boat docks, and irrigation lines left in place, the POA will only get within three (3) feet of the boats, boat docks, or irrigation line. The removal of materials under and around a boat, boat dock, or irrigation line left in place during the drawdown is the responsibility of the owner.

Another benefit of the lake drawdown is it allows owners to make critical repairs to seawalls. The following list of construction contractors that provide various seawall services is provided for information only and does not constitute endorsement or recommendation by the HSV POA.

1.	Bennett Bros.	501.984.5040
2.	Brian Bean	501.627.3034
3.	Casa Verde	501.609.9900
4.	Terry Anderson	501.209.2404
5.	Irrigation Pro & Landscaping	501.620.3319
6.	Graves Landscaping & Stonework	501.622.0260

If you have any questions concerning the drawdown, please contact the Lakes Management Department using the emails provided below.

Thank you,

David Harper- Superintendent of Common Property, Forestry, & Lakes

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Samuel Scott- Lakes Supervisor

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