

Hello Community,

There are significant drainage concerns affecting all homeowners. The two primary causes are the gutter system is insufficient to handle the roof runoff and once on the ground the drainage system is insufficient to remove the water. This is causing issues at the entry way for the upstairs unit and moisture issues in the kitchen and living room areas for downstairs units. It is also causing premature failures in all of our A/C condensers.

Next week, we will start the first stage of correcting this situation. Our contractor, Mark Stahlman, will be installing all new ground drains to take the runoff and divert it appropriately. For those who back up to retention ponds, the runoff will be diverted to these ponds. For those along the golf course the runoff will be diverted to several of the large culvert drains along the ditch area.

Here is what to expect, workers will be working along the sides of the buildings and digging trenches, they will be removing sod, burying the piping, and then returning the sod. They will try to be as minimally damaging to vegetation as possible and when complete they will leave as little trace as possible.

Because we will not have the gutter and downspout work complete, since we are still fighting the insurance company, they will be capping the tubing for the missing downspouts. This work is the first step in correcting the problem, so until the gutter and downspout work is complete, we will still have runoff concerns. The reason we are not doing the gutter and downspout work at this time is the estimate for that work is more that \$250K and when they do the roofs they would have to tear all the gutters and downspouts back off, likely damaging much of the system. Also we need to make a material change decision on the gutter and downspout color and that requires a homeowner vote.

As we get more information, we will keep everyone informed.

Tim Allen