



February 13, 2018

Dear Pebble Creek Homeowner,

I just wanted to provide a quick update on the Pebble Creek Court water drainage issue. I am pleased to relate that we signed an agreement with Springfield Township late last week. Without this agreement, according to our Master Deed, issues such as this that go unresolved allow the Township to step in and rectify the problem at their cost plus a 25% premium.

The agreement follows the outline shown in our February 3<sup>rd</sup> Board Meeting Minutes. We have taken the approach to restore the affected properties on Pebble Creek Court by extending the new drain pipe, increasing the size of some existing driveway culverts and/or adding additional culverts. In addition, the landscape will be returned to its previous state at much as possible with grading for the drainage swale, replacing the sod, repairing the sprinklers and replacing the damaged driveway approaches. The agreement allows for some final details and minor changes to be determined based upon input from qualified civil engineering professionals. The project will be managed and initially paid for by the HOA with the final cost of the project rebilled to the homeowner of Lot #67.

In the event that the restoration does not resolve the water ponding at the front of the properties, the HOA will pursue an additional solution to divert the water drainage from Boulder Court along a path along the east side of Pebble Creek Drive to either the South Pond or the retention pond behind the Kroger Plaza. There is no expectation that dues will be increased because of any of this work.

This agreement and plan was essentially created by Tim Henrich who worked tirelessly over the past several months with homeowners, engineers and the Township. All of us should thank Tim for his efforts.

We have already been in contact with the engineers regarding the agreement and have requested their involvement to detail the plan for final approval and preparation for contractor quotes. As announced earlier, Terry Rusnell, Vice President of the HOA, will coordinate the project.

As we have in the past on the road rehab project, we'll provide updates through emails and the website. On behalf of the Board and Officers of the HOA, I appreciate your support and patience as we continue to implement our plan to resolve this issue.

Regards,

**PETE BUCZEK**  
**DIRECTOR & PRESIDENT**  
**PEBBLE CREEK HOA**