

August 1, 2009

To: Chip Pratt

Fr: Susan Truxes

Re: IGES Rockery Analysis and Design, Northstar Road

Chip:

I assume you are the person who left me a copy of the analysis from IGES since the Gardas have not yet returned from Africa. There was no note attached. I read through it to see what it was you wanted me to understand and I am quite convinced you yourself do not understand this document, nor does anyone on the "road committee."

IGES has stated that all the rockery placements must be inspected, etc. and also that any areas on the hillsides which have disturbed vegetation should be **immediately** replanted to avoid erosion. This vegetation will be quite an added expense to the overall ticket, don't you think? How much have you included for this in your bid?

It doesn't look to me like there is even enough footage from Kelly's house to the existing road to excavate the desired safe slope which the recommended rockery is to hold up to a height of 15 feet. This is going to be good. Mike and Susan almost deserve this. They probably don't care, as it looks as if they are going to sell.

I didn't notice any recommendations for additional rockery on top of Kelly's current retaining wall at the top of his property to retain against the additional 4 feet of road height we are adding to the confluence at the Garda's driveway. How will this additional 4 feet of height and weight be stabilized against Kelly's property and current retaining wall? I do notice a guard rail of sorts above and along the edge of the road. I do not see a "berm." I do not see a sloping away from Kelly's. I do not see anything which can serve as a ditch to guide water and runoff along the western edge of the new road. So this is how I read it: as soon as this wonderful and excessively expensive plan is completed and we get the first runoff down the Garda's driveway or the first rainstorm, all the water that once ran down Northstar and around the bend is going to go straight for Mike and Susan's. How do you read it?

I do not see any storm drain at all in Beau's drawing, just another inadequate "strip drain" which will not address the amount of drainage we have up here; it will only take some of it underground a few feet where it will promptly drain further under Kelly's house. Because the strip drain is at the base of the Garda driveway, a good amount of the water will go underground higher up than it now does and so the **entire length** of Kelly's house will be gradually undermined. It certainly is a good thing Kelly has personally OKed these plans.

Regarding erosion: (I only mention this because I'm sure you haven't read it.)IGES gives a clear warning to avoid excavating and laying this rock where there are current water problems, unexpected natural drainage, springs etc. There is a warning about slope failure if too much water causes erosion. I actually laughed when I read that part because all there is up here is runoff and drainage problems which the strip drain will not begin to address! This just gets more and more absurd.

In IGES's analysis **THERE IS NO MENTION OF THE 12 FEET OF SNOW WE GET EVERY WINTER, THE WEIGHT OF WHICH ALONE IS ENOUGH TO MOVE THE ROCKERY ALL OVER THE PLACE NOT TO MENTION THE SOMETIMES FAST SPRING MELT.** This is a disaster in the making and you are at the helm. How terrifying. I am convinced you are going to get yourself in a great deal of trouble, as is the

Association. But nevermind all this.

Why didn't you give me the information I asked for? What I asked for was your liability insurance information and what exactly it covers. This is the information I will have to have to verify your claim that your insurance "covers everything, everything mam." I don't believe you have any insurance at all. Aren't you just a property management person, not really a road construction general contractor at all? By the way, what is your license number (contractor's license that is)? I'm not interested in your property maintenance-man license number.

Have Matt and Ron seen this ridiculous nonsense?

More later, so nice to be communicating with you. Next time don't sneak away so fast.

Susan

cc: Annie, Mike and Susan, Matt and Ron, etc.