

Raintree Village Homeowners Association

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9-July-2017

From: Raintree Village Homeowners Association

To: Troy City Council

Regarding: Preliminary Site Plan Review – Raintree Village on the Park

The Raintree Village Homeowners Association (RVHA) does not oppose the proposed Raintree Village on the Park cluster site condominium (detached single family homes) development. RVHA's concerns relate to the wet detention basin ("the pond") that will be used by the proposed development for stormwater management. Lakeside Park, which contains the pond, is privately owned by RVHA. Specifically, the concerns relate to the impact additional stormwater runoff will have on bank erosion and sedimentation buildup. RVHA has very limited resources for major pond repairs.

The pond serves as a wet detention basin for stormwater control of approximately 525 acres including Raintree Village Subdivisions, additional subdivisions, businesses, parks (including Raintree Park, a City of Troy public park), homes, and other property in the drainage district.

On June 29th representatives of RVHA met with representatives of the City of Troy, Mondrian Properties, and the Oakland County Water Resource Commission to discuss this matter.

Joe Maniaci from Mondrian Properties committed to the following:

- Restore and repair the banks at the headwall and outlet, for a total contribution up to \$40,000.00.
- If the restoration and repair work costs less than \$40,000.00, Mondrian Properties will provide the balance in cash to RVHA to be used for pond maintenance and bank restoration.
- The new subdivision (Raintree Village on the Park) through their master deed will contribute matching annual assessments to RVHA specifically for the ongoing maintenance of Lakeside Park and the pond. (Currently \$26.00 per year per home, up to 5% annual increases allowed.)

The City of Troy committed to:

- Responsibility for all pond inlets and the one outlet as any failure of these would have a negative impact upstream and downstream of the pond.
- Performing regular inspections of the Shanahan Drain outlet structure for blockages at the grate and making repairs as necessary.
- Should the Department of Public Works be unable to repair the structures, they would coordinate efforts with the Oakland County Water Resource Commission to complete the repair work at no cost to RVHA.

The Oakland County Water Resource Commission committed to:

- Repairing the Corrugated Metal Pipe beyond the outlet structure when needed. (Corrosion and delamination of the pipe is currently visible beyond the outlet structure.)

RVHA remains responsible for:

- Bank erosion remediation.
- Sedimentation remediation.
- Park grounds maintenance (including mowing, fertilizer and weed control, tree trimming and dead tree removal, liability insurance).

RVHA accepts this arrangement contingent on continued good faith work on the implementation details. All plans and scope of the pond restoration work are to be reviewed by the parties involved. The responsibilities for engineering, project bidding, and project management for the restoration work have not yet been discussed.

RVHA requests proactive notification from the City of Troy at the onset of any future project that will discharge stormwater to the pond in Lakeside Park.

Sincerely,

Craig Chamberlain
President, Raintree Village Homeowners Association