



## Sienna Homeowners Association

August 7, 2015

### RE: Drainage Repairs between Garden Crossing Lane and Summerfield Drive

The following letter is to inform all residents backing up to the open space between Garden Crossing Lane and Summerfield Drive that the open space will have maintenance performed. The maintenance for the open space is necessary to address the drainage problems occurring in the area. The maintenance to be performed will include the installation of additional drainage structures and re-grading of the entire open space. Please note that the open space is not to be built on or disturbed unless a danger to life or property exists. Currently a danger to property exists which is in need of addressing and is thus the reason for the work to be performed.

The tentative schedule for work to begin on the project is the second week of September. The estimated time of the project is 6 to 8 weeks, weather permitting. A survey was performed of the open space for the Engineer to design the grading and pipes to be installed to address the erosion and flow of the water. At the time of the survey, all encroachments into the open space were documented and represented on the design drawings.

This letter is to inform everyone that the work will be performed and to provide you with an estimated start date and time to completion. In the event you have landscaping, fences or other obstructions in the open space, you will be required to have them moved and relocated inside your property line before the work begins. Part of the zoning requirements for Sienna was to have a required acreage of open space that cannot be built on or used as additional residential space.

The Sienna Homeowners Association is not responsible for fences, landscaping or obstructions in the open space. The removal or relocation of the fences or landscaping is the resident's responsibility. The Sienna HOA is notifying everyone with an encroachment with enough time to have the encroachments addressed in a timely manner before construction begins.

Residents with encroachments can hire a surveyor to mark the property corners and contact a fencing company to have the fence, landscaping or obstructions moved off the open space and inside the resident's property line. Once construction begins any items inside the open space will be removed at the owner's expense in order to perform the necessary grading and have the project start and finish on a timely schedule in order to address the drainage issue.

The Sienna HOA thanks you for your attention and patience regarding this matter. If you have any questions please contact Homeowner Management Services.

Regards,

Sienna Homeowners Association