

Exhibit A – Resident Reported Drainage and Infrastructure Conditions Todd Estates / Newark Oaks

Compiled: April 2026

Source: Resident-submitted reports via TENO Civic outreach

The Facebook thread from the Todd Estates and Newark Oaks community highlights a widespread and severe drainage crisis. Residents report recurring water line breaks, sinkholes, and significant property damage, often exacerbated by what they describe as 'patchwork' repairs by service providers. Below is a summary of the affected residents and their specific reports.

Resident	Location	Primary Issues Reported
Lindsey Varites	27 Midland Dr.	Recurrent exterior water line failure with five documented repair events (2017, 2019, 2024, 2026, 2026); continued active discharge of water across public sidewalk despite recent repairs; standing and flowing water present at high pedestrian traffic location (school bus stop and playground access); documented slip-and-fall incident due to ice formation; structural deterioration including collapse of sidewalk, driveway, and mailbox area; multiple agency involvement with no confirmed root cause or remediation plan. Homeserve Policy
Micheala Junkins	11 Donaldson Dr.	Multiple broken pipes (2019); backyard flooding/standing water; sinkhole against the house.
Steve Ketterer	22 Leader Dr.	Water line failed three times; criticized HomeServe for only doing patchwork rather than full replacement. After canceling Homeserve policy due to repeated ineffective repairs, absorbed costly expense of out of pocket line repair.
Jeff Werner Jr.	Leader Dr.	Water line broke twice and spot repaired both times; recurring drainage issues; standing water in backyard; sump pump runs constantly. Costly lawn restoration assumed.

Maureen McCarron	3 Leader Dr.	Major backyard flooding discharging into the sidewalk in front of property which raised concern from neighbors of hazard to pedestrians; required costly drainage system and second sump pump.
Krista Webb Cannatalli	52 Midland Dr.	History of main line breaks; sump pump running every 10 seconds before basement flood (2025); \$25,000 mitigation cost. Veolia and Homserve contractors indicated assumption of a natural spring as the root cause
Stevi Baunchalk	105 Brennen Dr.	Backyard sinking and holding water; foundation leaking into basement.
Kelly Cerf	Bonnie Lane	Ongoing water issues (confirmed, specifics not detailed).
Dawn Lanham	21 Midland Dr.	Marshy backyard attributed to spring and neighborhood construction; French drains installed.
Chris Deboda	30 Donaldson Dr.	Pipe broke four times in five years; gutters overflow; backyard sinkhole. Reports "unstable ground"
Heather Jackson	Brennen Dr.	Backyard described as sinkhole; previously filled holes; remains swampy.
Sadii Bugg	Kenmark/Brennen	DelDOT stormwater drain failure causing large sinkhole and tree loss.

Key Recurring Themes

- **Infrastructure Failure:** Multiple residents (Steve Ketterer, Jeff Werner Jr, Krista Webb Cannatalli) expressed frustration with HomeServe or contractors only performing minor repairs on lines that clearly require full replacement.
- **Environmental Factors:** Several residents mention the neighborhood being built on a former 'marsh/wetland,' and one report suggests a natural spring may have shifted under the homes.
- **Financial Burden:** Residents are spending thousands out-of-pocket (\$25k in one instance) on sump pumps, French drains, and stone-fill that often fail to fully resolve the issue.
- **Safety Hazards:** The presence of multiple sinkholes near foundations (Donaldson Dr., Brennen Dr.) indicates a pattern of conditions with potential impact to structural integrity and public safety.

This summary reflects a subset of reported conditions and is not exhaustive.