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From: **Cypress Creek POA** <cypresscreekpoa@gmail.com>

Date: Wed, Apr 10, 2024 at 1:27 PM

Subject: RE: CCPOA Drainage Toll Brothers

To: <lparsons@tollbrothers.com>

Cc: <rbb@rossinburrllaw.com>, <sbackman@dmbblaw.com>, Aaron Hallyburton <heffey01@gmail.com>, CCPOA <cypresscreekPOA@gmail.com>

Lindsay,

Thank you for your prompt response. Speaking on behalf of our members who have cited drainage and flooding as one of their top concerns, the Board of Directors' of the Cypress Creek Property Owners' Association is disappointed that Toll Brothers will not entertain covering the anticipated true costs of an independent review of drainage and flooding plans. It should be noted that we never said the consultant's scope included "underwriting the entire cost of a new design or replicating existing work" – which is what you've implied as the reason for costs above \$10,000. The independent consultant is tasked with the following work:

- Reviewing topographic surveys as well as proposed paving, grading and drainage plans
- Evaluating storage capabilities of Toll Brothers' proposed retention ponds
- Determining the potential for adverse impacts to our existing residential areas
- Proposing modifications to current plans if necessary
- Helping to work toward resolutions of potential adverse impacts

The Board believes that this independent review is essential for reassuring our community that Toll Brothers' infill redevelopment will not spread undue and irreversible risk to our surrounding properties.

In the spirit of open dialogue, we will certainly revisit this discussion at a future date should the independent review identify concerns that should be addressed. In the meantime, how can we proceed with the transfer of \$10,000 to the CCPOA? Please advise.

Sincerely,

Aaron Hallyburton

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CYPRESS CREEK PROPERTY OWNERS' ASSOCIATION