

To: The Stone Meadow HOA
From: The Gemini Landing HOA

Subject: Detention Pond Area Drainage Work

This letter is being drafted to request formal clarification regarding possible planning, by your HOA, to address drainage issues in a detention pond area you own, and which runs directly along and behind the Gemini Landing property line. In addition, we wish to clarify for your homeowners, who may not realize, the impact this drainage problem has caused our homeowners.

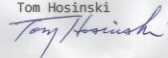
Through the years, we have experienced increasing problems with flooding. We did not have a clear understanding of what the problem was. At their own expense, many of our homeowners had French drains installed. There was for a time some relief with improved drainage. This was only temporary however, due to increasing amounts of water and woodland debris flowing into our yards. This increase over the years has caused some of the French drains to require clean out at our homeowner's expense, and in some cases, additional drains to be installed. When it rains and snow melts, some sump pumps run constantly and have required more frequent replacing than the norm, and this HOA has received reports of basement leaking and repairs due to the amount of water flowing into their yard and standing for prolonged periods of time. In addition, our homeowners have contracted with mosquito spraying companies in an attempt to control them with only limited success, due to prolonged wetness along the tree line berm and in their yards. One of our homeowners has had the brunt of the problems. She reports having to repair and replace her sump pump 2 times in 2 1/2 years, has had basement flooding requiring pump out 2 times in the same length of time as well as floor drains snaked each time, and for a second time now has to have her basement cleaned and resealed. She had a drainage repair company to come out. He followed the steady stream of water snaking through and out of the woods and into her yard. This water still streaming when it hadn't rained for 5 days. He informed her that he had found the source of hers and her neighbors flooding. The drain and the detention pond, which is owned by your subdivision, is clogged

and preventing proper drainage. She had stated her reluctance to file complaints or take legal action herself against your HOA for the repairs and damages she's incurred, due to having family members that live in and belong to your HOA. She and the rest of our members has been patient, however this drainage issue must soon be resolved by your HOA.

Soon after our homeowner received the report from the drainage company she hired. She reported to this HOA that workers, presumed to be surveyors, were in the woods. They informed our homeowner that they were hired by your HOA and requested permission to go on our property to locate drains to allow for completion of their work. We are hopeful this drainage problem will be resolved by your HOA by the end of summer, as we have unofficially been informed. Confirming communication from your HOA is requested and will be greatly appreciated. Our homeowners who have been directly impacted by the drainage problem have signed below. Thank You for addressing this problem.

GLHOA 5720 Shannon Ln. Clarkston, MI 48348
Vice President:

Tom Hosinski



Homeowners:

Carol Shaw

Kyle Muroz, Kurofuku, [Signature], [Signature], [Signature]

Peter Hitt
Peter Hubel

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