

Preserve at Somers Home Owners Association

board@preserveatsomers.org | www.preserveatsomers.org

January 19, 2005

Dear Preserve at Somers Home Owner:

Welcome to a new year in The Preserve at Somers. This letter is intended to inform Preserve residents of activities involving The Preserve, the builder, and the Town of Somers. Specifically, the builder is seeking to have the roads in Phases I and II dedicated to the Town.

The Dedication Process

Dedication of the roads transfers ownership and responsibility for maintenance from the builder to the Town. However, it's not just the roads that transfer. It includes the bio-basins (which will become the responsibility of the HOA after a period of being maintained by the builder), street plantings, sewer and storm drains, fire hydrants, walking trail, and the reduction of performance bonds. Performance bonds are monies the builder has posted in good faith to the Town as insurance that what was promised to be built actually was.

The builder is seeking to have the roads dedicated as soon as possible. The roads in question are Chambers, Bassett, Harris, Putney, Tannahill, Weeks and Travis from 118 to Vista. Dedication involves requesting the item be considered in a Town Meeting, a public hearing by the Town Board on the recommendation, and a Town Board vote to approve/disapprove the motion. The next Town meeting where a motion could be included to consider the matter is 2/3. If included on that date it would schedule the public hearing.

Dedication of the roads to the Town is a positive step for the community and the right thing to do. There are, however, some concerns that we think should be addressed by the builder and/or the Town. These include the condition of the roads, traffic management, operation of the bio-basins, required plantings, fencing removal, sewer operation, and the walking path.

The Roads

Generally, the condition of the roads is good. There are no significant depressions or uneven pavement. There are concerns about water accumulation at a low spot at the intersection of Weeks and Putney, excessive seepage at the intersection of Putney and Travis, and several sections of Travis between Harris and 118 that are perpetually wet. This seepage creates ice slicks in winter and may lead to premature degradation of the road. There is a drainage issue on the cul-de-sac of Harris, that has been identified to the builder by the Town requiring repair. This will require road work, resetting of drain pipes and repaving.

Traffic management has been raised to the Town several times. Proposals to the Town have been made to install three and four way stop signs at the intersections of Turk/Loomis, Loomis/Putney, Vista/Travis, Putney/Travis, and Bassett/Travis. This item is presently under consideration by the Town. It is hoped that the installation of stop signs at these locations will help to limit the speed of vehicles in our community.

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Bio-basins

Since the bio-basins are the principal means to collect and disperse storm water to the wetlands, their effective operation is essential to the community. One of the functional aspects of the bio-basin operation is the establishment of water-loving plants. Several of the bio-basins were only finalized in the fall, leaving little time for plant establishment. Finalization means that they were altered to avoid water retention and permit normal drainage. Even water loving plants like cattails and tall grasses cannot thrive when flooded, so reseeding may be appropriate. Plantings should be verified before dedication or consideration made to their performance bonds components.

As a street improvement, many young plants were set this fall along Travis Road. The sewer pump station on Travis has some plants intended to soften the appearance of the chain link fence. Unfortunately they don't quite measure up. Ensuring deer resistant plants have been set and that they flourish and perform as intended should be the goal.

The Walking Trail Along Travis

Hikers will appreciate a good walking trail. Gymnasts appreciate a good workout. We don't know many combination Hikers and Gymnasts. To use the trail as designed requires dodging trees, jumping guard rails, walking on slopes, and crossing the roadway several times. Suffice it to say, that it is not the safest most enjoyable walking experience. If the trail is to exist, the Town (who will maintain it after dedication) should ensure that it is appropriately constructed to not require such athletics to use it. If not, let us be rid of it.

Sewer System

The sewer presents some special consideration. Well over the last six months there have been incidents both public and private with the system such as component failures, backups, odors, and recommendations to alter designed components. Like all things, periodic maintenance of the system is needed. It seems that our system requires maintenance (flushing and blowout) more frequently than would normally be expected. That may be attributable to it's immaturity, but since we all pay taxes to support the system, we should have validation/verification from the Town and Builder if not from an independent inspector that the system is operating in such a manner that does not predict future expense to redesign or repair.

Conclusion and Your Involvement

All of these concerns are just that, concerns. There exists no single item that would or should prevent the road dedication. As a community, we should express our concerns and strive to achieve consensus with the builder and Town for a mutually agreeable solution. If not, we can ask the Town to reserve bonds to assure there are adequate funds to cover unexpected expense. You can help in the process -- express interest to the HOA board, become involved, watch the Town meeting agendas for items relevant to The Preserve and attend the Town Board meetings to express your support for our community.

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If you want to know more, or how to help, please drop a mail message to **board@preserveatsomers.org** or visit **www.preserveatsomers.org** and post a note through the forums or directly to the board of directors.

Sincerely,

The Board of Directors

Nick Ward-Willis
André Sanz
Tony Trabucco
Matt Murphy