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From: Denise Martin <martindenise1220@gmail.com>

Sent: Tuesday, October 8, 2024 10:42 AM

To: Matthew Boulanger <mboulanger@willistonvt.org>

Subject: Question concerning Blackrock's current responsibilities as the HOA before Northridge development is considered complete

Dear Matt,

I have been reviewing the documents for the upcoming DRB meeting concerning Blackrock's request to not install the path down the center of the houses that are in the interior block. I would support withdrawal of this part of the development and use the funds instead to take care of what they have not completed.

I noticed in the letter dated Oct 4 a number of items are listed that need to be completed. Would this apply to what they need to do before the neighborhood residents assume the responsibilities of the HOA?

I have several concerns related to Blackrock's not fully fulfilling its current obligations as the development's HOA. Other than mowing lawns on Choe drive and the common areas, none of the required plantings of shrubs/trees have been taken care of. This would include addressing erosion and reseeding areas (including sections where some work done last year grass did not survive), or weeding /pruning/fertilizing shrubs and trees in the common areas.

Last winter a small sink hole formed in my back yard, and with each heavy rain it worsened. Despite repeated requests this spring and early summer for it to be fixed, it was not taken care of and I used my own funds to get it repaired before major repairs were needed. (I was told it would be taken care of when the playing field was seeded. To my knowledge this has not happened yet.)

On a larger scale, the worse areas that have not been maintained are adjacent to and along the bike path where many of the planted shrubs and trees are choked with weeds and this summer visibility on the path was hampered by the overgrowth extending over the pavement. A request was made to at least have the company that mows to mow along the edges of the bike path, but this was ignored.

One of my questions has to do with who is responsible for maintaining the property along the bike path? Whether it is the town or the HOA, if nothing is done before Blackrock signs off, there will be deferred maintenance that will need to be addressed and more funds spent than necessary if the current HOA was taking care of it properly. It seems like such a waste of time and resources on plantings and then not take care of them. And given that a sink hole developed in my back yard, which is in close proximity of the stone reinforced embankment along the bike path, is there some way to evaluate the stability of the embankment?

I am not sure you are the person I should be addressing my concerns to. If not, I would appreciate it if you could give me the appropriate person to contact. In any case, thank you for taking the time to read this. I appreciate the hard work you and others involved in town government do.

Thank you,
Denise Martin
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LIST from letter

1 Pool house, pool, playground, practice field with soccer nets, sidewalks, landscaping per DP 17-01.5 Final Plans 2. Street trees and landscaping per DP 17-01.3 &17-01.4 Combined Final Plans L-101 and L-102.

3. Chloe Circle interior block 4' wide gravel path (note: may be eligible for removal from the approved plan set via a discretionary permit amendment)

.4

Repair and/or replace damaged (cracked &chipped) curbs Repair and/or replace cracked and lifting sidewalks 6.

Inlet protection needs to be removed

.7

Stormwater pipes need to be cleaned

8.

Silt fence removed

9.

Top lift/wearing layer for roads

10. Compliance with SW Permit 8008-9050

1. Hydrant Flags

12. Irrevocable Offers of Dedication and Warranty Deeds for roads and bike path, excluding