



## Woodlands of Chatterton Village

### **Special Meeting – Drainage Issues July 14, 2009 – 7:00 pm**

Attendance: Ann Naszard, Land Grade Engineer, Canton Township  
Karen Cook, KC Properties  
Approximately 25 Co-owners from Woodlands, and representatives from the Village and the Square.

The meeting was an informal question and answer meeting suggested by Canton Township to inform co-owners of their willingness to work with the communities and help them plan and prioritize drainage problems.

Ann explained the overall mass drainage system and how all the catch basins (ponds) are automatically regulated to release water back into the Rouge River and the main water supply. Canton Engineers control the settings for the slow release.

Q: Will the hospital construction affect our drainage? No, the construction should have no impact on our current problems. Approval of the plan falls under Ann's responsibility, and she stated no design would be approved that allows drainage from another property onto ours.

Q: If some of the problem extends from the 50 ft buffer between the community and the hospital building site, would the hospital be responsible. No, the hospital's plans will address their building site area not the buffer zone.

Q: When the Woodlands property was inspected during construction, wouldn't these problems have been seen then? To Ann's knowledge the builders met the grade and drainage requirements. The grade or drainage can change at times, especially when landscaping is installed.

Q: Can we go back on the builder, Centex, for additional funds to correct the drainage problems? No, once the Association took over responsibility from the builder, the Association had a time frame to complete the sign off. The Association walked the property with the builder pointing out issues known at that time to be problems. After more than 6 months of negotiations with the builder, Centex made a final offer to compensate the Association for some drainage issues along with other open issues at the time of close out. The Association was notified that the deal was not indefinite, and needed a time sensitive response. Per Association legal counsel advice, it was not believed that further negotiations, would produce an offer with additional funds to the Association. The only way would be to litigate the issue, which would be extremely costly for the Association, and drag out reserve funding as well as other compensation for an unknown length of time. Therefore the Board approved the close out agreement.

Q: What are the key areas to correct in the drainage issue? Gutters, land grade and soil content.

Q: How can Canton Township help us?

1. The Township will sit down with us after we have accumulated our list of problem areas and give us direction as to what is the best solution. They will also help us prioritize according to our budget.
2. The township is willing to connect to all the main drains and leave a lead so that we can have our contractor connect the repair to the lead.
3. For those areas that a “rain garden” might work, (a depression with native plantings to the area), a seminar is being held at the Summit on Canton Center Road. The seminar is called “Greening of Detroit with Native Plants, being held on August 11<sup>th</sup> from 6-9 pm. Everyone is welcome to attend.

Q: What is our next step? The Board will rewalk the community with Canton Engineering to review any suspected drainage issues. In parallel, we have asked all co-owners to send us notice by the Woodlands website, [www.w-cv.com](http://www.w-cv.com), of their particular drainage issue. Once we have compiled that list, the Woodlands BOD will prioritize according to safety, health and budget. We will then go to the Canton Engineers and ask their recommendations on how best to correct each issue.

Q: Will co-owners get a copy of this list? Once compiled and an action plan has been approved, the Association will distribute copies to the co-owners.

Meeting adjourned at 8:35 pm