

May 7, 2006

Dear Sycamore Springs Homeowners,

As you know, for the past two years, the Sycamore Springs Board of Directors has been studying the problem of erosion in our community. When the summer rains come, the ground can only absorb so much water in a given period of time and the rest runs downhill, often at a rapid pace. This has caused damage to not only our common areas, but to private property, as well.

The Board of Directors appointed a committee to define the problem, identify the areas that need work to correct the situation and recommend a solution. The Board of Directors adopted a budget for 2006, which included funds to control erosion and to take the first step toward improving the scenic beauty of our roadways.

The Erosion Control Committee has donated many hours to identify areas that must be treated before the summer monsoon comes again. Recently, the committee presented a plan to the Board and the Board authorized the committee to begin implementing this plan as soon as possible, to prevent any further erosion during the upcoming monsoon season.

The first phase of the plan includes grading common areas where needed adjacent to the paved roadways, which may include an area along the roads up to about four feet from the roadway, the normal property line for most roads. This grading will smooth areas which have ditches eroded by the rains. The areas that have been graded, and others, will then have rocks spread which will slow the water runoff so that erosion will not occur. In addition, the committee identified several culverts that will be stabilized with concrete. The concrete will not be visible unless the viewer stands at the edge of the roadway and looks down, into the wash.

Homeowners who have landscaped between their property and the edge of the road WILL NOT have their landscaping disturbed. We do not anticipate that this project will cause any disruption to the lives of our homeowners. However, there may be some areas where, in order to be effective, the grading and rock may need to be located a few feet beyond the property line onto a private lot. In these cases, we will make every effort to coordinate with the affected homeowner.

We anticipate that grading will begin within a few days. Unpaid volunteers will do ALL of the labor for this project. The only expense will be for materials and tractor rental. This project would have cost tens of thousands of dollars were it not for donated time by our homeowners, particularly Eric McGarr and Geoff Mann, who will be the tractor operator and foreman. My friends, there is A LOT of rock to spread and WE NEED VOLUNTEERS! If you can donate some time, or have questions, please email Al Johnson, Vice President, at [LAWMANAJ@AOL.COM](mailto:LAWMANAJ@AOL.COM). Please include the word "volunteer" in the subject line. If you do not have Internet access, you can leave a message at 730-9589. Thank you for your continued support and patience.

Sycamore Springs Board of Directors

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