

THE
VILLAGE  GRANDE®
AT ENGLISH MILL

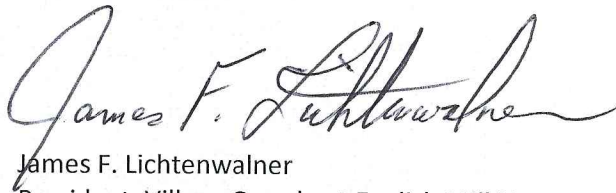
September 26, 2017

To the Members of the Village Grande at English Mill Homeowners Association

Attached is a letter from D R Horton describing the status of their work on our indoor pool. The VGEM Board thought it was important that you see this response to understand that Horton recognizes our frustrations and to see what they have been doing to complete the work.

However, the VGEM Board would like to provide some clarification. Please be advised that our Engineer (Falcon) reviewed the original plans for the hip rafter that were made available to it. It is DR Horton's responsibility to make sure all plans (as supplemented/amended) are turned over to the Association as part of the transition process. After DR Horton provided supplemental plans for the hip rafter, Falcon promptly provided a revised report which the Association immediately shared with DR Horton. In the end, the hip rafter still needs to be repaired as Falcon originally recommended.

While this letter provides some level of assurance indicating that our developer is committed to complete this work to our satisfaction, your HOA remains vigilant to assure that Horton meets all of their obligations to our community.



James F. Lichtenwalner

President, Village Grande at English Mill Homeowners Association, Inc.

cc. C. Williams
Board of Trustees



September 22, 2017

Via Email and U.S. Mail

David Dahan, Esq.
Hyland Levin, LLP
6000 Sagemore Drive
Marlton, New Jersey 08053-3900

**Re: The Village Grande at English Mill
Repairs to Indoor Pool and Roof**

Dear David:

I am writing in furtherance of the communications that you had with Jonathan Davern and me regarding the repairs to the inside of the natatorium and the roof structure. Specifically, we thought it prudent to provide the Board with a more formal response regarding the status of the indoor pool and roof repairs. All of us agree that the repairs are taking much longer than expected and we apologize for the delays. However, we previously advised the Board that we are committed to repairing the indoor pool and roof and we stand by that commitment.

Barring inclement weather, we will complete the roof repairs and the remaining work on the inside of the natatorium within 45 days from the date WJM Engineering, Inc., our structural engineer, and Falcon agree upon a repair design. We expect our respective professionals to agree upon a scope of work by next Friday. A more detailed repair schedule will be provided after our contractor has had an opportunity to review the repair plans. To that end, we contacted Excel, the contractor that will be doing the work, and completing this project will be a priority once we provide authorization to proceed.

You will recall that our repairs to the natatorium were nearly complete when we were advised by Falcon on June 19, 2017 to stop work because of the deflected hip rafter in the roof. Prior to the date, we completed the majority of the repairs. In fact, all that remains on the interior of the natatorium is for our contractors to install the plywood, vapor barrier, cedar planking, and replace the doors. As I indicated on Wednesday, we believe that we can continue to make repairs prior to addressing the hip rafter. However, it is possible that the Township will want to conduct a frame inspection prior to us commencing the roof repairs. Our project manager is in the process of ascertaining if a frame inspection is necessary. If that is the case, we will not be able to finish the interior until the Township's frame inspection is completed.

We recognize that the Association has the perception that the natatorium and roof repairs are not a priority for us, but that is not the case. Please recall that as soon as we were advised that the hip rafter was an issue, we asked Falcon to prepare the scope of work as a means of expediting the repair. Falcon conducted an investigation on June 22 and issued a report on July 12. However, Falcon did not have the correct plans, which rendered their report invalid. Falcon issued a revised report on July 21. That report stated in part that, "The original design firm should make preconstruction inspections, modify the drawings in any way needed to clarify the roof slopes on

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each end, and oversee the new beam and roof section installed." Please note, we are not blaming Falcon, but we were expecting a repair design, not a request to contact the design architect.

At Falcon's recommendation, we contacted Feinberg & Associates on July 24 for assistance. Feinberg reviewed Falcon's report, but advised us that it needed to examine the plans and load calculations for the roof prior to responding. Between July 24 and August 14, I contacted Feinberg's office weekly for the scope of repair. Finally, on August 14, Feinberg's *counsel* contacted me and advised that we should retain a structural engineer. Thereafter, we immediately contacted WJM. WJM inspected the roof on August 24 and committed to having its plans completed no later than Friday, September 29.


We offer this narrative not to make excuses, but to inform the Board of the efforts that D.R. Horton has made and, unfortunately, the obstacles we have encountered in finishing the natatorium and roof repairs. Simply put, we are not dragging our feet. We want to complete the repairs as much as the Association. To that end, we asked Falcon to contact WJM to discuss the proposed roof repair plans so our professionals can agree upon a resolution and work can begin as soon as possible.

We also hope that the Board recognizes that while the clubhouse repairs temporarily stopped, our work in other portions of the community continued. We addressed all of the Township's punch lists, which we understand, incorporated issues raised by members of the Association and the Board. Our land development work alone was over \$230,000. Moreover, we are in the process of retaining a general contractor to address the items in the Association's Transition Report. Our contractor inspected the clubhouse on Wednesday and is currently in the process of preparing a scope of work. Once the scope is complete, we will formally respond to the Transition Report.

Lastly, we understand that the Association is looking for more communication from us. We can and will do a better job of keeping the Association informed.

Should you have any questions regarding this matter, please do not hesitate to contact me.

Very truly yours,



Todd Greene, Esq.
Division Counsel

Cc: Jonathan Davern, Division President
Robert Fesco, Vice President of Land Development
Michael Kuzniar, Area Construction Manager
Doug Gilbert, Project Manager
Cynthia Williams, DiLucia Management Corporation