



September 20th, 2022

Dear Homeowners of Windhaven Crossing Townhomes,

Re: Drainage/Soil & Erosion Repairs

As a courtesy, we would like to advise the homeowners residing in the West Phase of the community that there will be drainage, and soil & erosion repairs performed in the common areas between townhome units. They will be addressing erosion at the perennial bed level which will include addition of river rock, irrigation repairs and plant replacements, as needed. We anticipate work to commence this week September 19th-23rd, and into next week. The river rock project is anticipated to commence beginning of next week, Monday 09/26 or Tuesday 09/27, weather permitting, and will be an estimated 2–3-day task. Please note, landscape vendor may require certain parking spaces in front of units where work is being completed. If you experience cones placed in front of your home to block off parking spaces, this is temporary and kindly request owners do not relocate/remove cones and/or park in front of home until work is completed. We apologize in advance for any inconvenience this may cause and greatly appreciate your cooperation while these projects are underway.

If you have any additional questions, comments, or concerns, we encourage you to:

Please use our Web Submission Resource Tool- You can log into your Association's website at [www. www.windhavencrossingtownhomes.com](http://www.windhavencrossingtownhomes.com). If you have not already registered to your Association's website, please consider doing so today. Once you are registered, you will have access to various resources and benefits such as viewing your account, making payments, accessing community documents and you will be able to submit questions or concerns via our web submission tool and can reach all our departments (Compliance, Maintenance, Billing, ACC, General Questions, etc.). We monitor daily for fast response and resolution.

Thank you,
Essex Association Management, L. P.,
Managing Agent for Windhaven Crossing Townhome Owner's Association, Inc.

CC: Estimate(s)/Proposal(s) of work to be completed by professional HOA Landscape Vendor included below for reference.



WINDHAVEN CROSSING

TOWNHOME OWNERS ASSOCIATION



Estimate #6847

Date: 5/16/2022
PO #
Terms: Net 30
Sales Rep: Jason Tiggs

Customer:

Cinnamon Anderson
 Essex Management
 1512 Crescent Drive
 Suite 112
 Carrollton, TX 75006

Property:

Windhaven Buildings
 Almanor Street
 Lewisville, TX 75056

Storm Water Drainage Issues In Between Townhome Units

There are a target number of building units that are having issues with storm water leaving the downspouts and exiting into the perennial beds and shrubs beds. Due to the pitch/ slope in between the buildings the water is spilling/ flowing over into target beds causing soil and mulch erosion, resulting in muddy and slippery sidewalks. Currently, there are about 8 sections in between units that will need to be addressed. Scope of work will entail- gutter downspouts will be connected to a new mainline 4 inch S&D PVC pipe. This (240 Ft total) pipe will be the primary conduit to remove problem water from each of the target units. The pipe will be graded to a fall that will allow water to flow freely through the pipe. There will be (29) 3x4x4 gutter downspouts that will be tied into the drainage system which will allow the roof water to flow and exit at the discharge point along the curb. Also, there will be (8) smoothly core drills holes at the street curb. All of the pvc pipe will be buried and will travel underneath the sidewalk, again, allowing water to discharge at the street curb. The end result is to minimize or remove as much water away from entering the bed from a downspout point of view. Please note; this system is design to handle normal or average amounts of rain coming from a roof downspout. However, during strong inclement weather fronts, rain water may still enter the system at above average amounts causing over flow resulting in soil and mulch erosion.

No work will be done with the downspout itself only tying into at the ground level.
 Units addressed: Common spaces in between buildings. All unit addresses below are on the west side of the development, none on the east side! No units on the east side will be addressed.

- 312-314: (4) downspouts
- 320-322: (4) downspouts
- 2404: (1) downspout missing down spot all together- will add new down spout connection as well.
- 2442-2444: (4) downspouts
- 2454-2456:(4) downspouts
- 2446-2448: (4) downspouts
- 2416-2418: (4) downspouts
- 2418-2420: (4) downspouts

To Install Drainage System In Between Target Units

To Install Drainage In Between Target Units

Items	Quantity
To Modify Trouble Drainage Areas	1.00



WINDHAVEN CROSSING

TOWNHOME OWNERS ASSOCIATION



Estimate #8067

Date: 7/28/2022
PO #
Terms: Net 30
Sales Rep: Jason Tiggs

Customer:
 Cinnamon Anderson
 Essex Management
 1512 Crescent Drive
 Suite 112
 Carrollton, TX 75006

Property:
 Windhaven Buildings
 Almanor Street
 Lewisville, TX 75056

To Place River Rock At Common Areas In Between Townhome Units To Help Address Erosion At The Perennial Bed Level

To address soil erosion at the perennial bed level. The rate at which soil erosion is taking place at target areas is causing wash out from the perennial beds and onto the sidewalk, resulting in soiled and muddy walkways. By adding decorative river rock stones and a few plants this will overall help reduce/ minimize soil eroding perennial beds. River rock color will match already existing river rock that is on premises.

Units addressed: Common spaces in between buildings. All unit addresses below are on the west side of the development, none on the east side! No units on the east side will be addressed. River Rock will be added to all address below and some to include the adding of plants.

- 312-314: No Plants Needed
- 320-322: No Plants Needed
- 2442-2444: Plants needed
- 2454-2458: Plants needed
- 2446-2448: Plants Needed
- 2416-2418: No Plants Needed
- 2418-2420: Small Sod Add In

- 2404 is the only location that will not receive any river rock or plants. The townhome has the missing portion of downspout, that portion of downspout will be added, plus the coring to correctly help move storm water along. After installation, if any rock is needed, we will add only a small portion to help reduce any possible eroding around the downspout itself.

To Add River Rock To Help Address Soil Erosion

To Help Reduce Soil Erosion Within Perennial Beds

Items	Quantity
Colorado River Rock per cubic yard	9.50
Top Soil - Cubic Yard Install	6.00
Filter Fabric	700.00
Steel Green Edging Install	145.00
Zoysia/ Bermuda Sod Enhancement	20.00
5 gallon Dwarf Burford Holly - 5 Gallon Installation	5.00
2 Gallon Winter Gem Boxwood - 2 Gallon Installation	5.00

Site Landscape Development • P.O. Box 606 • Lewisville, TX 75067
 Phone: 972-221-2205 • Fax: 972-221-2208

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5 gallon Cleyera - 5 Gallon Installation	5.00
1 gallon Giant Liriope - 1 Gallon Installation	15.00
Labor - Enhancement	14.00

To Help Reduce Soil Erosion Within Perennial Beds : \$9,340.15

Irrigation Enhancement

Items	Quantity
Irrigation Modifications Labor	15.00
Irrigation Misc Fittings - Design Build	1.00

Irrigation Enhancement: \$1,987.48