



January 26, 2016

Dear Pines 2 subdivision homeowners and residents,

The Pines 2 subdivision will not experience the significant ground settlement that has occurred in the Pines 1 subdivision.

The Town began working with Richmond American Homes in early 2015 to stabilize a section of Mountain Stone Pine Way and adjacent residential yards in the Pines 1 subdivision – the Pines neighborhood with public streets. Eight homes in Pines 1 experienced greater than normal settlement, and further analysis has revealed that as many as 12 additional homes in Pines 1 could potentially experience some surface settlement.

The affected portion of the Pines 1 subdivision is experiencing greater than normal settlement because it was built on a former sand and gravel quarry. The affected portion of Pines 1 was a material extraction area where water had ponded. It was not backfilled to proper engineering standards before Pines 1 was built.

Most of the Pines 2 subdivision (the gated portion of the Pines community with private streets) is located on land previously farmed and then used as a golf course. The small area of Pines 2 developed outside the previously farmed land is on Sugar Pine Trail west of Western Red Cedar Drive. In this small area, properly engineered fill was used to level some of the lots.

The factors that caused greater than normal settlement in Pines 1 are not present in the Pines 2 subdivision.

Sincerely,

A handwritten signature in blue ink, appearing to read "Keith Brann", with a horizontal line extending to the right.

Keith Brann, P.E., CFM  
Town Engineer