

CITY OF CUMMING

(CHARTERED 1845)

DEPARTMENT OF UTILITIES

September 21, 2021



MAYOR
Troy Brumbalow

COUNCIL MEMBERS
Joey Cochran
Chad Crane
Jason Evans
Linda Ledbetter
Christopher Light

CITY
ADMINISTRATOR
Phil Higgins

CITY ATTORNEY
Kevin Tallant

CITY CLERK
Jeffery Honea

DIRECTOR OF
UTILITIES
Jonathon W. Heard

CERTIFIED MAIL RETURN RECEIPT NUMBER #7014-2120-0002-0122-0763
Castleberry Homeowners Association One, Inc.
Villages at Castleberry
Hiren Patel, President
c/o Homeside Properties, Inc.
2555 Westside Pkwy, Suite 600
Alpharetta, GA 30004

CERTIFIED MAIL RETURN RECEIPT NUMBER #7014-2120-0002-0122-0756
Castleberry Homeowners Association Two, Inc.
Villages at Castleberry
Kenneth Baggett, President
c/o Homeside Properties, Inc.
2555 Westside Pkwy, Suite 600
Alpharetta, GA 30004

CERTIFIED MAIL RETURN RECEIPT NUMBER #7014-2120-0002-0122-0749
The Gates of Castleberry HOA
Elizabeth Taylor, President
Jessi Haggberg, Vice President
3405 Trowbridge Drive
Cumming, Georgia 30040

**RE: Ongoing Maintenance and Cost-Share for Common
VAC/GOC Stormwater Detention Pond**

Dear VAC and GOC HOA Presidents:

As you may be aware, both the Gates of Castleberry (GOC) and the Villages at Castleberry (VAC) share a common stormwater detention pond and along with the ownership of this facility comes the responsibility for regular maintenance to ensure its continued efficient operation.

Maintenance events may include but are not limited to the following:

1. Keeping the dam structure clear of trees – tree roots threaten the structural integrity of the dam.
2. Keeping the outlet structure clear of trees and debris – this keeps the pond from flooding and protects property owners from floods.
3. Keeping the pond clear of most trees – this maintains the storage volume of the pond.
4. Maintaining the perimeter fence for safety

The GOC has recently requested bids for immediate work on the structure and for ongoing preventive maintenance. Please contact the GOC HOA President to discuss this matter further and begin planning your budget and any HOA fee increases that may be necessary to cover this ongoing cost of maintenance.

City engineers have determined that 60% of the stormwater flow comes from VAC and 40% of the stormwater flow comes from GOC. Therefore, the City has determined that the cost share between VAC and GOC should be 60% by VAC and 40% by GOC. This split should apply to not only the immediate work that must be completed immediately but also the ongoing maintenance that should begin and continue from this point forward.

Section 111-430 of the Cumming Utilities Ordinance states:

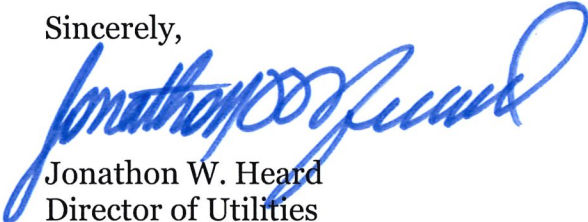
(d) It shall be the responsibility of the Owner to repair deficiencies in a timely manner. Failure on the part of the owner to repair deficient storm water detention facilities shall be a violation and will be punishable according to this division.

(e) If the owner of a facility does not make repairs in a time allowed by the City of Cumming, and the condition of the facility poses a threat to the public health, safety, and welfare and warrants immediate action, the City may determine that it is necessary to make an emergency repair as allowed in this division. In such case of emergency repairs, the City may assess the owner(s) of the facility for the cost of repair work which shall be a lien on the property and may be placed on the utility bill for such property and collected in the ordinary manner for such utility fees.

Please proceed with completing the required maintenance of the VAC/GOC Detention Pond.

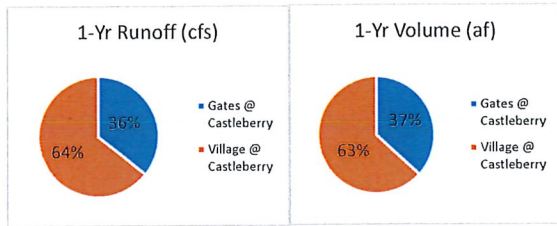
THIS NOTICE DESERVES YOUR IMMEDIATE ATTENTION

Sincerely,

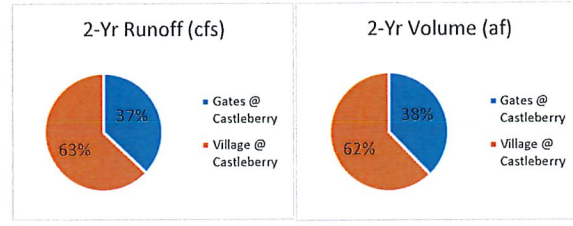


Jonathon W. Heard
Director of Utilities

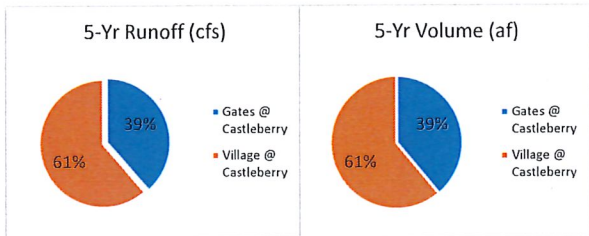
1-Yr Storm		
	Gates @ Castleberry	Village @ Castleberry
Runoff (cfs)	22.09	39.96
Volume (af)	2.239	3.851



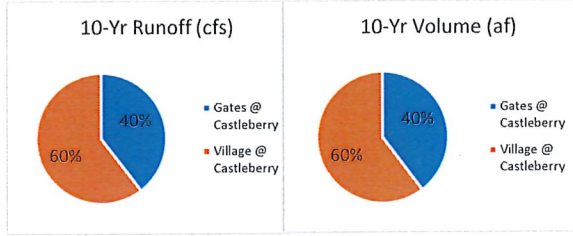
2-Yr Storm		
	Gates @ Castleberry	Village @ Castleberry
Runoff (cfs)	29.75	50.62
Volume (af)	2.935	4.843



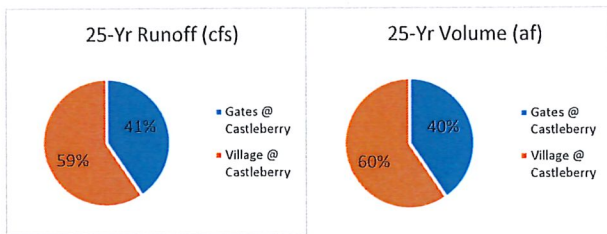
5-Yr Storm		
	Gates @ Castleberry	Village @ Castleberry
Runoff (cfs)	43.45	69.04
Volume (af)	4.189	6.576



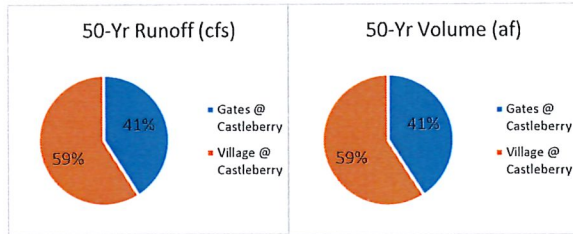
10-Yr Storm		
	Gates @ Castleberry	Village @ Castleberry
Runoff (cfs)	55.55	84.84
Volume (af)	5.306	8.08



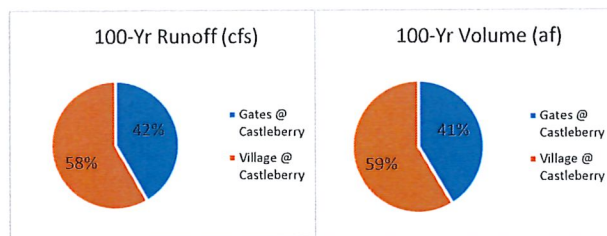
25-Yr Storm		
	Gates @ Castleberry	Village @ Castleberry
Runoff (cfs)	73.25	107.42
Volume (af)	6.956	10.255



50-Yr Storm		
	Gates @ Castleberry	Village @ Castleberry
Runoff (cfs)	87.39	125.14
Volume (af)	8.287	11.982



100-Yr Storm		
	Gates @ Castleberry	Village @ Castleberry
Runoff (cfs)	102.05	143.26
Volume (af)	9.678	13.766



City hydrostudy
that determined
60% VAC + 40% GOC

This aerial map displays a residential development with three distinct areas highlighted for planning purposes:

- VAC (Vacant):** A large area in the lower-left, outlined in red, containing numerous lots with addresses ranging from 123 021 to 123 333.
- GOC (Green Open Space):** An area in the upper-left, outlined in orange, containing lots with addresses ranging from 123 451 to 123 511.
- POND:** A small area in the upper-left, outlined in blue, located near a water body.

The map also shows surrounding roads, including a major highway (I-75) running vertically on the right, and various other lots and buildings in the vicinity.

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Certified Fee	3.75
Return Receipt Fee (Endorsement Required)	3.05
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$ 7.38

Sent To **Hiren Patel**
Castleberry HOA One
 Street & Apt. No. or PO Box No. **2555 Westside Pky St600**
 City, State, ZIP+4 **Alpharetta 30004**

PS Form 3800, July 2014 See Reverse for Instructions

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Total Postage & Fees	\$

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 Street & Apt. No. or PO Box No. **2555 Westside Pky St600**
 City, State, ZIP+4 **Alpharetta 30004 Ken Baggett**

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Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Sent To **Villages of Castleberry HOA**
 Street & Apt. No. or PO Box No. **3405 Trowbridge Dr**
 City, State, ZIP+4 **Cumming GA 30040**

PS Form 3800, July 2014 See Reverse for Instructions

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