

COPY

February 13, 1990

City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309-3033

Attention: Mr. John Schandavel, P.E.

Re: Cumberland Hills Subdivisions No. 1, 2 & 3

Dear Mr. Schandavel:

Pursuant to your request for information regarding the status of Cumberland Hills Subdivisions No. 1, 2 & 3 as to acceptability of construction, etc, I was able to locate some of the files but not all of them.

In summary, the documentation indicates the following:

- . All three subdivisions were completed in accordance with the approved plans and accepted for use and maintenance.
- . The Homeowners' Association was turned over to the residents in April 1986 at the request of the homeowners.
- . The only evidence of any difficulty with any of the retention ponds is our letter of May 19, 1980 to the Oakland County Drain Commission (copy enclosed).

In general, Elro Corporation assumed the cost of all maintenance items until the residents took over the directorship. The maintenance consisted of cutting the lawns within the open space areas, replacing any dead trees within the open space areas and handling any complaints that Township (City) or County may have had.

When the Association was turned over to the residents there were no outstanding maintenance items and approximately 49 lots had yet to be built out.



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If your review of the enclosed documents raises any questions,
please feel free to call.

Regards,

Elro Corporation

A handwritten signature in cursive script, appearing to read 'Harry F. Terbrueggen'.

Harry F. Terbrueggen, P.E.
Executive Vice President

HFT/jj

Enclosures

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