

ATTENTION: Valuable Information for Sun City Residents

A Message from the PHASE 5 LAGOON COMMITTEE and your Neighborhood Representative

Dear Phase 5 Residents,

As a result of the completion of corrective work on our lagoons, the South Carolina Department of Health and Environmental Control (DHEC) has recently closed out the permit for construction in the Phase 5 neighborhoods of Sun City Hilton Head. The purpose of this letter is to inform you that DHEC has published a newsletter about the completion of the project. A copy of the newsletter is provided as an attachment to this email.

Also attached are copies of two very important documents that each Phase 5 homeowner will want to keep for their files. These include:

1. **Engineer's letter from Thomas and Hutton Engineering certifying that the work has been completed in accordance with the approved plans and specifications; and**
2. **DHEC's letter closing out the construction permit for Phase 5.**

Why are these letters important? During the past two-and-a-half years there has been much publicity and discussion of the problems with the lagoons in Phase 5. If and when you go to sell your home in the future, potential buyers may ask questions about the problems and whether they have been corrected. The two letters, especially the engineer's certification letter, are evidence you can provide to potential buyers that the past problems have been resolved. We suggest that each property owner make copies of the letters for their files.

You can also access the DHEC newsletter and copies of the two letters mentioned above at our website at www.myschh.com/lagoons. Just click on DHEC Newsletter.

The above website also contains a copy of the Phase 5 Lagoon Committee's final report: *Phase 5 Lagoons Reconstruction Update*. If you have not already done so, you will want to read this report that describes the corrective work that was done and the costs. Don't miss the photos!! Just click on December 24, 2009 Update.

The successful work of the Phase 5 Lagoon Committee has saved you money. If the Committee had not pushed hard to have the developer fix these problems, the result would have been that our Sun City Community Association would have had to pay for the work. In this event, the estimated cost of the corrective work (\$2,759,200 -- \$3,715,150) would have had to come out of our annual homeowner assessment fees. However, since Pulte/Del Webb finally agreed to pay for the corrective work, the net savings for residents amounts to \$394 -- \$531 per rooftop across all of Sun City (based on current level of approximately 7,000 rooftops). The cost per rooftop in Phase 5 would have been much higher if Phase 5 residents alone had been required to pay for all of the repairs and reconstruction.

Thank goodness Sun City homeowners did not have to pay for this work!! It could have resulted in further increases in our annual assessment fees, a special assessment, delays in scheduled maintenance, or all of the above.

When you see one of the resident members of the Phase 5 Lagoon Committee from your neighborhood, please remember to thank them. These individuals (see the list below) have spent many hundreds of hours during the past two years working in the best interest of all Sun City residents. The Committee's efforts, working with the support of our neighborhood representatives, have resulted in our lagoons being reconstructed in a way that makes them more esthetically pleasing and more functional in order to properly handle stormwater runoff.

Now it is time to rely on our Community Association for ongoing maintenance of the lagoons. Mr. Keith Willis is the person in charge. Any problems should be reported to Keith through your neighborhood representative. And it is up to individual property owners to properly care for their lawns adjacent to the lagoons in a manner that keeps the ponds healthy. Mr. Willis can be consulted at any time on the proper procedures.

This completes the work of the Phase 5 Lagoon Committee. We thank all of the Sun City homeowners and others who have supported our efforts.

Rick McCollough
Chairman, Phase 5 Lagoon Committee

Phase 5 Neighborhood Representatives

Aster Fields – Bill Mitchell
Basket Walk – Rich Barton
Murray Hill – Don Olexa
Water Lily Cove – Janet Bolno

THE PHASE 5 LAGOON COMMITTEE

Rick McCollough, Chairman

<u>Aster Fields</u>	<u>Basket Walk</u>	<u>Murray Hill</u>	<u>Water Lily Cove</u>
John Ott	Howard Johnson	Don Cammerata	Bob Ferrante
Warren Peluso	Bill Abel	Dick Williams	Rocky Hughes
Bruce Reid		Jim and Alice Lee	
Vince Russo			
Dick Beckert			
Ken Hodge			
Ron Baranowski			