Cooper Crest
Homeowners Association
2208 Cooper Crest Place N. W.
Olympia, WA 98502

June 9, 2011

City of Olympia
City Council
P. O. Box 1967
Olympia, WA 98507

Dear Mayor Dough Mah,
Mayor Pro Tem Stephen Buxbaum,
Council Members Jeannine Roe, Karen Rogers, Steve Langer, Rhenda Strub and Craig Ottavelli:

The Board of the Cooper Crest Homeowners Association is disappointed with the city's recent decision to not require replanting of the soil vegetation preservation areas, (SVPA), within the Cooper Crest subdivision in accordance with the subdivision's engineer design plans, as communicated to us by Jay Burney, on May 20, 2011. We therefore, respectfully request that the city use an agreed to third party engineer, to inspect the subdivision in order to determine if in fact this subdivision has been properly developed according to those plans.

By way of a historic recap, you should know that these SVPAs located on lots 14-20 and lots 62-73, have never been properly planted as agreed to by the developer and the City, and as contained in the storm water design plans for Cooper Crest. Anyone viewing the SVPAs today can easily reach this conclusion, with little knowledge of the details.

For nearly six years, homeowners in Cooper Crest, primarily represented by Karen Veldheer, have petitioned the City to require that these SVPAs be properly planted and established in Cooper Crest. Repeatedly, city staff members have agreed with homeowner concerns that these areas were not properly planted and promised to resolve the matter. At no time has any city staff told a Cooper Crest representative that the original plans, that included the SVPAs on lots 14 – 20 and lots 62-73, had been removed from the plans. In fact, as early as this past summer, Tri Vo, the developer, sought to replant these SVPAs and purchased some plant materials to plant in these areas. However, allegedly due to hard economic times, Tri Vo last year told the city that he did not have the money to continue any more work in Cooper Crest or complete the planting of these SVPAs.

Due to Tri Vo's inability to complete this work, last year Mr. Jay Burney, the city's assistant city manager, was assigned the task of dealing with the SVPA issue in Cooper Crest. Homeowner representatives requested to be involved in the negotiations among the developer, the bond insurance company and the city in order to have these SVPAs properly planted, but this was not

allowed ,presumably by the City.   Homeowners were patient over the several months while negotiations were supposedly going on. During this time there was little to no communication between the city and us on this issue. The little bit homeowners were told was encouraging, and it sounded as if some kind of deal between the city and the bond company was close at hand.

Then on May 20, 2011, the city contacted us to say that no work would be done on the SVPAs because the storm water requirements for the community had been met, and the city would not require any more work to be done in Cooper Crest, much to our surprise.

We hope you can understand our frustration with this situation, and we now urge you to have a third party inspection of Cooper Crest where homeowners will be involved in the process to resolve this issue once and for all. We just learned the City is releasing the bonds which would have done the necessary work at no cost to the City or to us. We object to this action and will inform the bond company of our disapproval, for what it is worth.

This issue has never been satisfactorily resolved so we now ask the Council to get directly involved and instruct staff to work with us to get the independent engineering inspection done and put us on track to fixing the SVPAs.

Thank you for your time and attention to the matter, and we look forward to working further with you on this issue .

Sincerely,

Cooper Crest HOA
Board of Directors

CC: Mr. Steve Hall, city manager; Tom Morrill, city attorney