

Craig, Sondra

From: Gary Seago <gseago50@gmail.com>
Sent: Thursday, April 24, 2025 7:55 AM
To: Craig, Sondra
Subject: 5917 River Run Road

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Dear Council Members

Residents of Waterview Subdivision had been in favor of builder John Mazzola's development proposal and zoning change in the past. Due to issues throughout our subdivision that both John Mazzola along with Carl Schilling (developer and sole officer of the Waterview HOA) have failed to address, further approval **SHOULD BE DENIED** until existing stormwater issues have been resolved in the Waterview Subdivision.

Mazzola and Schilling have been at apparent odds since the very start of Waterview development, neither accepting responsibility for addressing and following through with the pre-approved development plans. As far as the HOA is concerned, Mr. Schilling has yet to hold a single meeting of our HOA since 2018, as is required in the bylaws. Waterview residents have **EXHAUSTED EVERY AVENUE** to get the issues resolved, and to assume ownership of managing the HOA. Mr. Mazzola, for his part, took it upon himself to make many unplanned and unapproved alterations to the stormwater plans, most of which failed to improve the situation.

The most pressing problem is with the storm water ditch between lots 19 and 20. Mr. Mazzola failed to take into consideration how to deal with the storm water problem before building on lots 18 and 19. To try to remedy the problem Mr. Mazzola completely removed the north bank of the ditch to allow water from lots 18 and 19 to drain to the south. This in turn caused water from the 30 inch storm pipe from the east side of Highway 35 to route into lots 18 and 19 instead of draining into the pond as planned. Some changes were made to the north bank, but still allows water to overflow **AND FLOOD** into lots 18 and 19.

Mr. Mazzola's plan dated 7-07-23 shows a rain garden biofilter on lot 17 next to lot 18. This may help so that water from 18 and 19 has a place to go. **THIS DOES NOT SOLVE THE STORMWATER DITCH PROBLEM HOWEVER.** Mazzola's second plan dated 2-10-25 does not even appear to show a rain garden.

We respectfully request that John Mazzola and Carl Schilling **SUCCESSFULLY** resolve these issues before any further development on lot 17 is allowed. Any further development **SHOULD NOT BE APPROVED** when stormwater issues have failed to be resolved.

FIX THE OLD PROBLEMS BEFORE STARTING THE NEW. As far as Waterview residents know, even though lot 17 will create it's own HOA (like lots 3 and 4), it is still part of the Waterview Subdivision HOA also.

Gary Seago
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