



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

ADMINISTRATIVE COMMENT

The following recommendations for the below listed Performance and/or Warranty Obligations are as follows:

- 1. Arundel Subdivision**
Extended Warranty Obligation - \$27,750.00 - Release
- 2. Ashland Oaks Business Park**
Extended Performance Obligation - \$32,400.00 - Extend
- 3. Audubon Trails Subdivision**
Warranty Obligation - \$16,500.00 Extend
- 4. Hidden Creek Subdivision, Phase 1B**
Extended Warranty Obligation - \$23,700.00 - Release
- 5. Hidden Creek Subdivision, Phase 2**
Extended Warranty Obligation - \$62,500.00 - Extend
- 6. Money Hill Plantation Subdivision, Phase 7B-1**
Extended Warranty Obligation - \$57,100.00 - Release



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

October 19, 2023

St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434

Re: Arundel Subdivision
Extended Warranty Obligation - \$27,750.00 - LOC #670

Honorable Council Members,

The extended Warranty Obligation in the amount of \$27,750.00 expires July 2, 2024 and is scheduled for review by the Parish Council at the November 2, 2023 meeting.

This office has inspected the site. All work covered by this extended Warranty Obligation is satisfactory.

Therefore, it is recommended that the extended Warranty Obligation be released. This is a public access subdivision and the Parish is responsible for all maintenance specifically outlined in the Recorded Plat File #5949.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel P. Hill".

Daniel P. Hill, P.E.

Director, Department of Engineering

Attachment: Arundel Subdivision Recorded Plat; File No. 5949

xc: Honorable Michael Cooper
Honorable Marty Dean
Mr. Ross Liner, AICP, PTP, CFM
Ms. Leslie Long
Mr. Tim Brown
Mr. Jay Watson, P.E.
Mr. Theodore Reynolds, P.E.
Ms. Maria Robert, P.E.
Mr. Chris Cloutet, P.E.
Mr. Joey Lobrano
Ms. Jan Pavur
Mr. Jim Lark, Wing 21, LLC
Mr. Kelly McHugh, P.E., P.L.S., Kelly McHugh & Associates, Inc.
Mr. Paul Mayronne, Jones Fussell, L.L.P.



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

October 19, 2023

St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434

Re: Ashland Oaks Business Park Subdivision
Extended Performance Obligation - \$32,400.00 - LOC #444

Honorable Council Members,

The extended Performance Obligation in the amount of \$32,400.00 expires December 7, 2023 and is scheduled for review by the Parish Council at the November 2, 2023 meeting.

The following punch list items remain:

1. The Department of Public Works has improved the outfall ditch that is downstream of the I-12 box culvert. The pond outfall, the inverts of the pond culverts, Fox Branch north of I-12, and the inverts of the culverts under I-12 have been surveyed. There is a 6-inch rise between the culverts under Ashland Way at the pond and the I-12 culverts. Therefore, the two (2) south dry detention ponds are still holding water and a solution to allow the south detention ponds to return to dry ponds must be provided or an alternate solution be provided;
2. The roadside ditches are holding water and need regrading to provide a positive flow. A revised as-built drawing of the roadside ditches needs to be furnished showing positive flow to the north and south detention ponds;
3. Replace blue reflectors where needed.

The developer has submitted revised plans to address items 1 and 2 and is awaiting a response from the Department of Engineering.

This office is working with the developer and the developer's engineer to satisfactorily accomplish the outstanding punch list items. This obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel P. Hill", written over a circular stamp.

Daniel P. Hill, P.E.

Director, Department of Engineering

xc: Honorable Michael Cooper
Honorable Marty Dean
Mr. Ross Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Leslie Long
Mr. Tim Brown
Mr. Theodore Reynolds, P.E.
Ms. Maria Robert, P.E.
Mr. Chris Cloutet, P.E.
Mr. Joey Lobrano
Ms. Jan Pavur
Mr. Kelly McHugh, P.E., P.L.S., Ashland Oaks, LLC and Kelly McHugh & Associates, Inc.



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

October 19, 2023

St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434

Re: Audubon Trail Subdivision
Warranty Obligation - \$16,500.00 - CD #4050502

Honorable Council Members,

The Warranty Obligation in the amount of \$16,500.00 expires December 21, 2023 and is scheduled for review by the Parish Council at the November 2, 2023 meeting.

The developer was notified on August 21, 2023 by the Department of Engineering of the punch list items required. The developer's engineer shall certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed.

The following punch list items remain:

1. The ground surrounding the catch basins located behind Lots #53, #32, #28, and in the vicinity of Hollycrest Drive are eroding/sinking and needs to be regraded and vegetated once regraded. Catch basin must be inspected to rule out cracks in the catch basin causing the soil to sink. In addition, some of them are partially covered with vegetation and need to be cleaned out (See picture #1 - #4);
2. Remove berm located behind Lot #49 impeding the stormwater to drain to the catch basin located behind Lot #40. This area needs to be regraded and vegetated once regraded (See pictures#5 & #6);
3. The side slopes of the Detention Ponds #10 and #20 are eroding and need to be regraded/reestablished. These areas should be properly vegetated once regraded and proper erosion control measures installed and maintained until vegetation is established (See picture #7 & #8);
4. Replace concrete curb located in the vicinity of Parcels PBC-1 and GSP1 (See picture #9);
5. The drain curb cut located in the vicinity of Pond #30 needs to be completed and the concrete smoothly finished (See picture #10);
6. All greenspaces and disturbed areas need to be vegetated (See pictures #11 & #12);
7. Replace blue reflectors in the vicinity of fire hydrants where missing (Typical comment, see picture #13);
8. Replace/Repair all leaning signage throughout Audubon Trail Subdivision (See picture #14);
9. The sidewalk amenities need to be installed in accordance with the letter from Mr. Charles E. Sutton, Jr. dated December 2, 2021.
10. The approved As-Built Paving & Drainage Plan for this development does not indicate that sidewalks are to be constructed in the front of each lot; however, sidewalks have been constructed within the road right-of-way which will eventually be taken into the STP selective maintenance system. STP does not maintain sidewalks; therefore, the As-Built drawings must be revised to show the location of the existing sidewalks. Also, an "Act of Amendment" to the Recorded Plat needs to be prepared by the developer's surveyor revising the dedication statement to state the H.O.A. will be responsible for the maintenance of the sidewalks.
11. At the time of the Final Inspection, all the traffic and street signage installed was "Temporary"; however, since that inspection the permanent traffic and street signage was installed. This signage is not in accordance with STP signage standards and will therefore be required to be maintained by the H.O.A. The dedication language on the Recorded Plat needs to be changed accordingly and the change should be included in the "Act of Amendment" to the Recorded Plat stated above.

Information Item:

12. At the time of this inspection, the private drainage servitude behind Lots #57-#67 was encumbered by fences. This is a private drainage servitude and is the responsibility of the developer and/or the Homeowner's Association to address (See picture #15).



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

Re: Audubon Trail Subdivision
Warranty Obligation - \$16,500.00 - CD #4050502
Page 2 of 2

This office is working with the developer and the developer's engineer to satisfactorily accomplish the outstanding punch list items. This obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

Sincerely,

Daniel P. Hill, P.E.
Director, Department of Engineering

Attachment: Representative photos from site inspection performed on August 14, 2023
Letter from Charles E. Sutton, Jr. dated December 2, 2021 - PUD Amenities
Email from Theodore C. Reynolds dated December 17, 2021 - PUD Amenities & Performance Obligation

xc: Honorable Michael Cooper
Honorable Rykert O. Toledano, Jr.
Mr. Ross Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Leslie Long
Mr. Tim Brown
Mr. Theodore Reynolds, P.E.
Ms. Maria Robert, P.E.
Mr. Chris Cloutet, P.E.
Mr. Joey Lobrano
Ms. Jan Pavur
Mr. Mark Malkemus, Step Three Investments, LLC
Mr. William Taylor, P.E., McLin & Associates, Inc.



Picture 2



Picture 3



Picture 4



Picture 5



Picture 6



Picture 7



Picture 8



Picture 9



Picture 10



Picture 11



Picture 12



Picture 13



Picture 14



Picture 15



Sutton Law Firm, LLC

*P. O. Box 1879
Lacombe, LA 70445-1879
Telephone: (985) 218-9358
Facsimile: (985) 206-3995
Email: charles@suttonlawyer.com
www.suttonlawyer.com*

December 2, 2021

Mr. Theodore C. Reynolds, P.E.
Development Engineer II
Department of Engineering
St. Tammany Parish Government
21490 Koop Drive, Bldg. B, Suite 1B
Mandeville, LA 70471

Re: Developer: Step Three Investments, LLC
HOA: Audubon Trail Homeowners Association, Inc.
Planned Unit Development Amenities
Our File No.: 1520-21

Dear Mr. Reynolds:

Please note that I represent Audubon Trail Homeowners Association, Inc. (the "Association") in connection with the above-captioned matter. The developer for Audubon Trail Subdivision, Step Three Investments, LLC ("Step Three"), and the Association have agreed upon a change in the original amenities made the subject of the Planned Unit Development ("PUD") for the subdivision.

Specifically, Step Three and the Association have agreed for Step Three to be relieved of the obligation to install or construct two of the original amenities, namely a walking trail identified on the Final Plat (Recorded as Map File No. 5479, as corrected by Act of Correction recorded at Instrument Number 2019131) and to be constructed around Pond 10, on parcel identified as GSP2 therein, as well as the half-court basketball court which may be referenced on the Final Plat or otherwise.

In consideration of Step Three being relieved from any obligation to install or construct the above-two amenities, Step Three has agreed to construct a new sidewalk connecting the existing sidewalks located along Eagle Loop and Tiger Avenue (with the new sidewalk to extend along the west side of Andrew Drive from the southern right-of-way line of Eagle Loop to the northern right-of-way line of Tiger Avenue). In addition, Step Three has agreed to install erosion control measures around Pond 10 in a manner that is satisfactory to the Parish of St. Tammany so as to achieve the release of Step Three's warranty obligation (with such work to potentially include, but not necessarily be limited, the planting of grass or the installing sod, or some combination of both).

In your prior email exchange with Association Board Members Rebecca Simonson and Elaine Hinojosa (see attached copy), you advised Ms. Simonson and Ms. Hinojosa that any request of changes to the original amenities which were made conditions of the PUD would need

Mr. Theodore C. Reynolds, P.E.
Development Engineer II
December 2, 2021
Page 2

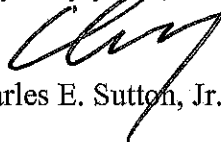
to be presented to the Parish of St. Tammany, with support from both Step Three and the Association, together with any required supporting documentation. In this regard, please allow this letter to serve as the Association's request and support for such changes in the original amenities made conditions of the PUD, all as is discussed above in detail.

In light of the foregoing, the Association respectfully requests that the Parish of St. Tammany approve the changes in amenities.

In the meantime, should you have any questions and/or need any additional information, please do not hesitate to let me know.

With kind regards, I remain

Very truly yours,



Charles E. Sutton, Jr.

CESjr/vt

Encl.

cc: Paul J. Mayronne, Esq. (via email; w/encl.)

Charles E. Sutton, Jr.

From: rebecca simonson <rmsimonson05@gmail.com>
Sent: Thursday, November 18, 2021 8:28 PM
To: Charles E. Sutton, Jr.
Subject: Fwd: Audubon Trail subdivision HOA

----- Forwarded message -----

From: B Simonson <rmsimonson05@gmail.com>
Date: Tue, Jul 13, 2021 at 6:35 PM
Subject: Re: Audubon Trail subdivision HOA
To: Elaine Hinojosa <elainehosa642@gmail.com>
Cc: Theodore C. Reynolds <tcreynolds@stpgov.org>, Christopher P. Tissue <cptissue@stpgov.org>, Glenn Delatte <gdelatte@stpgov.org>, Daniel P. Hill <dphill@stpgov.org>, Jay Watson <jwatson@stpgov.org>, Chris A Cloutet <cacloutet@stpgov.org>, Maria T. Robert <mtrobert@stpgov.org>, Shelby R. Vorenkamp <srvorenkampdev@stpgov.org>, Ross P. Liner <rliner@stpgov.org>, Helen Lambert <hlambert@stpgov.org>, Rykert Toledano <rtoledano@stpgov.org>, Holly O'Neal <honeal@stpgov.org>

Thank you!!!

On Jul 13, 2021, at 5:23 PM, Elaine Hinojosa <elainehosa642@gmail.com> wrote:

Thank you so much. We do appreciate your update, and advice. We had a HOA membership meeting last night—several issues were a hot topic!
Elaine Hinojosa

Sent from my iPhone

On Jul 13, 2021, at 5:12 PM, Theodore C. Reynolds <tcreynolds@stpgov.org> wrote:

Good afternoon Ms. Elaine and Ms. Simonson,

I hope you don't mind but in an effort to keep everyone involved on the same page I will be responding to both your inquiries regarding the above referenced development with this email.

Ms. Elaine – At this time the developer is still required to perform the work outlined in my email attached dated 11/25/2020 as it relates to the streets and the associated amenities for this project since these were conditions of its PUD

approval. I have no monetary figure for the required work as this can vary depending on material costs, labor costs, etc. At this time the parish will hold the developer to installing the approved amenities as previously stated, unless an agreement is reached with the developer and the HOA of Audubon Trails on a preferred amenity or feature. This change would need to be presented to the Parish with support from the HOA and the developer and be accompanied by the required supporting documentation (plans, exhibits, etc.).

Ms. Rebecca – The two concerns raised regarding eroding pond banks and drainage areas are not part of the Performance Obligation since this was specific to the amenities and additional asphalt. However, as previously discussed in past meetings held, once the Performance Obligation requirements have been satisfactorily addressed the developer will be required to establish a Warranty Obligation for a period of two (2) years. The concerns you raise regarding erosion are typically comments of the Warranty Obligation and if they exist at the time of the Warranty Obligation inspection it will be the responsibility of the developer to correct these items at that time before the Warranty Obligation can be released. That being said it may behoove the developer to get these items corrected sooner rather than later to avoid any further issues down the line.

I hope I have satisfactorily addressed the concerns y'all have raised but please feel free to give me a call or email me if you wish to discuss this further.

Thanks and have a wonderful day,

Theodore C. Reynolds, P.E.

Development Engineer II

Department of Engineering

St. Tammany Parish Government

21490 Koop Drive, Bldg B, Suite 1B

Mandeville, LA 70471

p: 985.898.2552 e: tcreynolds@stpgov.org

www.stpgov.org

<image001.png>

"Any e-mail may be construed as a public document, and may be subject to a public records request. The contents of this e-mail reflect the opinion of the writer, and are not necessarily the opinion or policy of St. Tammany Parish Government."

From: Elaine Hinojosa <elainehosa642@gmail.com>
Sent: Friday, June 18, 2021 12:57 PM
To: Theodore C. Reynolds <tcreeynolds@stpgov.org>
Subject: Audubon Trail subdivision HOA

*****EXTERNAL EMAIL: Please do not click on links or attachments unless you know the content is safe.*****

Mr Reynolds, good afternoon--

Thank you for meeting with the President of our HOA and me some time ago, to discuss the PUD, amenities, street overlay, etc for Audubon Trail subdivision, Covington. We know that the Developer has until November, 2021, to complete the street overlay, according to documents filed with the parish.

We are in the process of trying to negotiate with the Developer, Mr Mark Malkemus, options for the amenities other than the ones on the original PUD; however, not much progress yet. We are communicating with the general Association members for their suggestions, should Mr Malkemus be amenable to other options.

The HOA Board is concerned that Mr Malkemus, who has tried to present a picture of running low on funds for the subdivision, may not do anything other than complete the streets. Is that a realistic possibility? (If that should be the case, the HOA will then have to proceed in due time with amenities as we have funds, etc.)

The two amenities that are currently on the PUD for Audubon Trail are a walking path around the detention pond, and a half-court basketball court, neither of which the community is interested in. Is there a monetary figure that these two amenities might, or should cost? Will the parish hold him accountable for spending this amount of money, regardless of whether it is for these two amenities, or some other option?

I think the bottom line is...we dont want to get ahead of ourselves in discussing other options, community input, if there is a real possibility that none of them will get done.

I would appreciate hearing your advice on this, by email, or phone (please let me know the best time to phone you, or make appt for a phone call.)

Thank you very much,

Elaine Hinojosa, Secretary

elainehosa642@gmail.com

504-782-0127

<mime-attachment>
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Tanya M. Washington

From: Theodore C. Reynolds
Sent: Friday, December 17, 2021 12:02 PM
To: 'Mark Malkemus - GMAIL'; Billy Taylor
Cc: Rykert Toledano; Ross P. Liner; Helen Lambert; Jay Watson; Christopher P. Tissue; Shelby R. Vorenkamp; Glenn Delatte; Chris A Cloutet; Maria T. Robert; Holly O'Neal; Truman D. Sharp III; Daniel P. Hill; 'Mayronne, Paul (pjm@jonesfussell.com)'; Tania A. Miller; Joey Lobrano
Subject: RE: Audubon Trail Subdivision - Performance Obligation Update
Attachments: Proposed Amenity Change - charles@suttonlawyer.com_20211202_062052.pdf; Audubon Trail Recorded Plat.pdf

Mr. Mark,

This office is in receipt of the PUD amenity change letter dated 12/2/2021 and your notification that the final 2" asphalt lift has been completed. As such, staff has reviewed the provided documentation and performed an inspection of the site and we offer no objection to the proposed amenity changes and have no further comments regarding the 2" asphalt lift.

As such, this department will draft a letter to the Department of Finance instructing them to release the Performance Obligation on file in the amount of \$30,100.00 (CD #4050502), but prior to the release require the establishment of a Warranty Obligation in accordance with the Audubon Trail Final Staff Report dated 10/6/2015. Please be advised that upon further review of the Audubon Trails file the Warranty Obligation amount required will be based on Parish Ordinances at \$22.00/L.F of roadway x 3,000 linear feet x $\frac{1}{4}$ = \$16,500.00 for a period two (2) years. This calculation is based off the previous calculations used and outlined in the Final Staff Analysis Report for this development.

Be advised that at the end of the two (2) year warranty period this office will make a final inspection for the entire development and any deficiencies noted will need to be addressed prior to the release of the above referenced Warranty Obligation.

Additionally, as previously outlined in my email sent on 11/25/2020 and again on 11/16/2021 the following comments will still need to be completed before the release of the future Warranty Obligation:

- The pond located in GSP2 side slopes are showing signs of erosion in select areas that needs to be corrected.
 - Based on our conversation today you plan on seeding these areas in the near future and in the event the seeding does not take will correct the issue by installing sodding. STP has no objection to the proposed corrective methods, but be advised that the erosion issues will need to be corrected prior to the release of the future Warranty Obligation.
- The approved As-Built Paving & Drainage Plan for this development does not indicate that sidewalks are to be constructed in the front of each lot; however, sidewalks have been constructed within the road right-of-way which will eventually be taken into the STP selective maintenance system. STP does not maintain sidewalks; therefore, the As-Built drawings must be revised to show the location of the existing sidewalks. Also, an "Act of Amendment" to the Recorded Plat needs to be prepared by the developer's surveyor revising the dedication statement to state the H.O.A. will be responsible for the maintenance of the sidewalks, and the walking trail path cross-section updated to show the correct surface material.
- At the time of the Final Inspection, all the traffic and street signage installed was "Temporary"; however, since that inspection the permanent traffic and street signage was installed. This signage is not in accordance with STP signage standards and will therefore be required to be maintained by the H.O.A. The dedication language on the

Recorded Plat needs to be changed accordingly and the change should be included in the "Act of Amendment" to the Recorded Plat stated above.

Should you have any questions regarding the above referenced information please do not hesitate to contact this office, or if anything above is incorrect please reply to this email with the appropriate revisions.

Thanks again and have a wonderful day,



Theodore C. Reynolds, P.E.

Development Engineer III
Department of Engineering
St. Tammany Parish Government
21490 Koop Drive, Bldg B, Suite 1B
Mandeville, LA 70471
p: 985.898.2552 e: tcreynolds@stpgov.org
www.stpgov.org

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From: Theodore C. Reynolds

Sent: Tuesday, November 16, 2021 4:43 PM

To: 'Mark Malkemus - GMAIL' <markmalkemus@gmail.com>; Billy Taylor <billy@mcclintaylor.com>

Cc: Rykert Toledano <rtoledano@stpgov.org>; Ross P. Liner <rliner@stpgov.org>; Helen Lambert <hlambert@stpgov.org>; Jay Watson <jwatson@stpgov.org>; Christopher P. Tissue <cptissue@stpgov.org>; Shelby R. Vorenkamp <svorenkampdev@stpgov.org>; Glenn Delatte <gdelatte@stpgov.org>; Chris A Cloutet <cacloutet@stpgov.org>; Maria T. Robert <mtrobert@stpgov.org>; Holly O'Neal <hthomas@stpgov.org>; Truman D. Sharp III <tdsharp@stpgov.org>; Daniel P. Hill <dphill@stpgov.org>; Mayronne, Paul (<pjm@jonesfussell.com> <pjm@jonesfussell.com>); Tania A. Miller <tamiller@stpgov.org>; Joey Lobrano <joeyl@stpgov.org>

Subject: Audubon Trail Subdivision - Performance Obligation Update

Mr. Mark,

Thank you for providing me an update today regarding the above referenced project. Below I will summarize our discussion, but please feel free to correct anything if I have incorrectly stated.

- The final required asphalt lift has been constructed and is ready for STP to inspect, as discussed I will schedule the inspection to take place this week and will follow up with any comments or concerns.
 - If the inspection yields no further comments, this office will draft a letter to the Department of Finance instructing them to release the Performance Obligation on file in the amount of \$30,100.00 (CD #4050502), but prior to the release require the establishment of a Warranty Obligation in accordance with the Audubon Trail Final Staff Report dated 10/6/2015. Please be advised that the Warranty Obligation amount required will be based on Parish Ordinances at \$22.00/L.F of roadway x 3,000 linear feet = \$66,000.00 for a period two (2) years. Please note the differences in amounts between the W.O. and the P.O. was based on the formulas used as shown in the achieved Final Staff Report.
- Per our discussion you have been working with the Subdivision's H.O.A. and have come to an agreement that the previously proposed walking trail around GSP2 and the previously proposed basketball court outlined in the required amenities are no longer desired by the community. Instead it is being proposed that a walking path (concrete side walk) will be installed to provide connection from Tiger Ave and Eagle Loop. STP has no objection to the proposed change, but please submit to this office a layout showing the proposed path agreed to by both parties so our files can be updated accordingly.

- The pond located in GSP2 side slopes are showing signs of erosion in select areas that needs to be corrected.
 - Based on our conversation today you plan on seeding these areas in the near future and in the event the seeding does not take will correct the issue by installing sodding. STP has no objection to the proposed corrective methods, but be advised that the erosion issues will need to be corrected prior to the release of the future Warranty Obligation.

Please see the two comments below previously sent in my email dated 11/25/2020 that still require action prior to the release of the future Warranty Obligation.

- The approved As-Built Paving & Drainage Plan for this development does not indicate that sidewalks are to be constructed in the front of each lot; however, sidewalks have been constructed within the road right-of-way which will eventually be taken into the STP selective maintenance system. STP does not maintain sidewalks; therefore, the As-Built drawings must be revised to show the location of the existing sidewalks. Also, an “Act of Amendment” to the Recorded Plat needs to be prepared by the developer’s surveyor revising the dedication statement to state the H.O.A. will be responsible for the maintenance of the sidewalks, and the walking trail path cross-section updated to show the correct surface material.
- At the time of the Final Inspection, all the traffic and street signage installed was “Temporary”; however, since that inspection the permanent traffic and street signage was installed. This signage is not in accordance with STP signage standards and will therefore be required to be maintained by the H.O.A. The dedication language on the Recorded Plat needs to be changed accordingly and the change should be included in the “Act of Amendment” to the Recorded Plat stated above.

Should you have any questions regarding the above referenced information please do not hesitate to contact this office, or if anything above is incorrect please reply to this email with the appropriate revisions.

Thanks again and have a wonderful day,



Theodore C. Reynolds, P.E.

Development Engineer II
 Department of Engineering
St. Tammany Parish Government
 21490 Koop Drive, Bldg B, Suite 1B
 Mandeville, LA 70471
 p: 985.898.2552 e: tcreynolds@stpgov.org
www.stpgov.org

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ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

October 19, 2023

St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434

Re: Hidden Creek Subdivision, Phase 1B
Extended Warranty Obligation - \$23,700.00 - CASH IN ESCROW

Honorable Council Members,

The extended Warranty Obligation in the amount of \$23,700.00 expires June 19, 2024 and is scheduled for review by the Parish Council at the November 2, 2023 meeting.

This office has inspected the site. All work covered by this extended Warranty Obligation is satisfactory.

Therefore, it is recommended that the extended Warranty Obligation be released. This is a public access subdivision and the Parish is responsible for all maintenance specifically outlined in the Recorded Plat File #5277.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel P. Hill", written over a circular stamp or mark.

Daniel P. Hill, P.E.
Director, Department of Engineering

Attachment: Hidden Creek Subdivision, Phase 1B Recorded Plat; File No. 5277

xc: Honorable Michael Cooper
Honorable Martha J. Cazaubon
Mr. Ross Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Leslie Long
Mr. Tim Brown
Mr. Theodore Reynolds, P.E.
Ms. Maria Robert, P.E.
Mr. Chris Cloutet, P.E.
Ms. Jan Pavur
Mr. Joey Lobrano
Mr. Earl Magner
Mr. Joseph Mistich, Hidden Creek, LLC
Mr. Donovan Duffy, P.E., Meyer Engineers, Ltd.



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

October 19, 2023

St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434

Re: Hidden Creek Subdivision, Phase 2
Warranty Obligation - \$62,500.00 - Cash in Escrow

Honorable Council Members,

The extended Warranty Obligation in the amount of \$62,500.00 expires December 13, 2023 and is scheduled for review by the Parish Council at the November 2, 2023 meeting.

The developer was notified on August 10, 2023 by the Department of Engineering of the punch list items required. The developer's engineer shall certify to this office at least sixty (60) days prior to the expiration of the obligation, that the punch list has been completed.

The following punch list items remain:

1. Roadway cracks and joints need to be blown out and sealed throughout this phase of Hidden Creek (See pictures #1 - #4);
2. The detention pond #2 was expanded into the green space to the south of Lot #72. This expansion needs to be shown on the Final Plat, As-Built Paving & Drainage Plan and the D.I.S. updated to show this work (See picture #5);
3. The top of bank and side slopes of the detention pond #2 are eroding and need to be reestablished and vegetated (See pictures #6 & #7);
4. The overgrown weeds need to be removed from the side slopes of Ponds #1 and #2 and properly vegetated (See pictures #8 & #9);
5. The Ponds #1 and #2 are experiencing significant vegetation growth, this vegetation needs to be mucked out and removed from the pond (See picture #9);
6. The roadside ditches throughout this phase of Hidden Creek were holding water. The roadside ditches need to be regraded to provide positive flow, properly vegetated once regraded, and proper erosion control measures installed and maintained until vegetation is established (Typical comment – see pictures #10 - #14);
7. The roadside shoulders in the vicinity of Lots #30, # 45, and #48 need to be brought to grade, reestablished & vegetated (See pictures #15 & #16);
8. Replace blue reflectors where missing (See picture #17);
9. Roadway cross-culverts and culverts installed in the right of way throughout this phase of Hidden Creek need to be cleaned of siltation (Typical comment – see pictures #18 - #20);
10. The ground within the utility boxes and sewer cleanouts located between Lots #60 and #61 is sinking. This area needs to be re-established and vegetated once regraded (See picture #21);
11. Ponding water observed in front of Lot #64 and needs to be corrected (See picture #22).
12. Update Pond Certification Letter to include all ponds (Ponds #1 - #4) located in this development; provide the as-built storage capacity of all ponds and compare with the required detention storage volume and fill mitigation volume in accordance with the drainage study and cut/fill calculations for Hidden Creek Subdivision.

This office is working with the developer and the developer's engineer to satisfactorily accomplish the outstanding punch list items. This obligation must be extended for one (1) year or until the work is satisfactorily accomplished.

Sincerely,


Daniel P. Hill, P.E.
Director, Department of Engineering

Attachment: Representative photos from site inspection performed on August 9, 2023

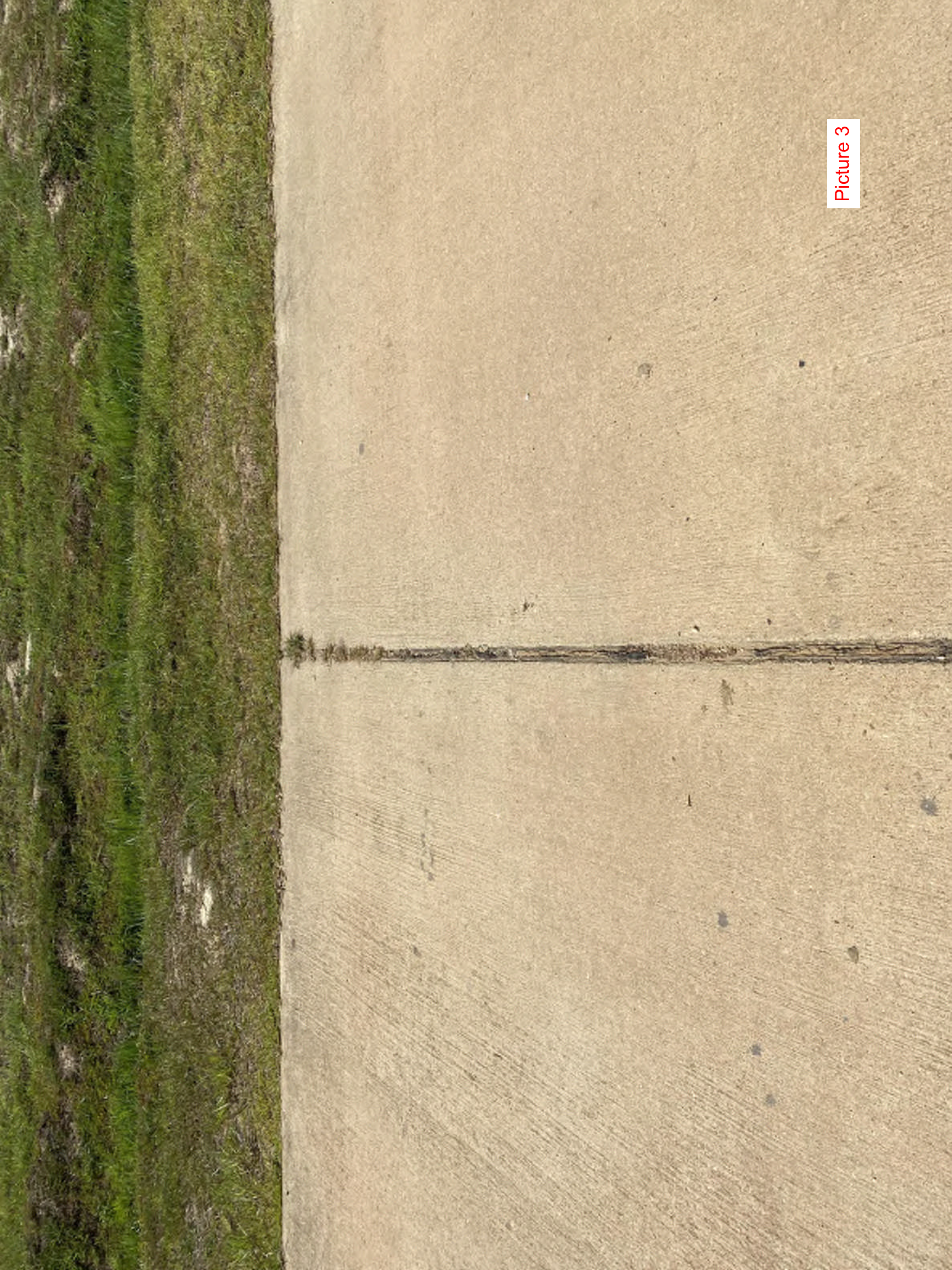
xc:	Honorable Michael Cooper	Ms. Maria Robert, P.E.
	Honorable Martha Cazaubon	Mr. Chris Cloutet, P.E.
	Mr. Ross Liner, AICP, PTP, CFM	Mr. Joey Lobrano
	Mr. Jay Watson, P.E.	Ms. Jan Pavur
	Ms. Leslie Long	Mr. Joseph Mistich, Hidden Creek, LLC
	Mr. Tim Brown	Mr. Donovan Duffy, P.E., Meyer Engineers, Ltd.
	Mr. Theodore Reynolds, P.E.	



Picture 1



Picture 2



Picture 3



Picture 4



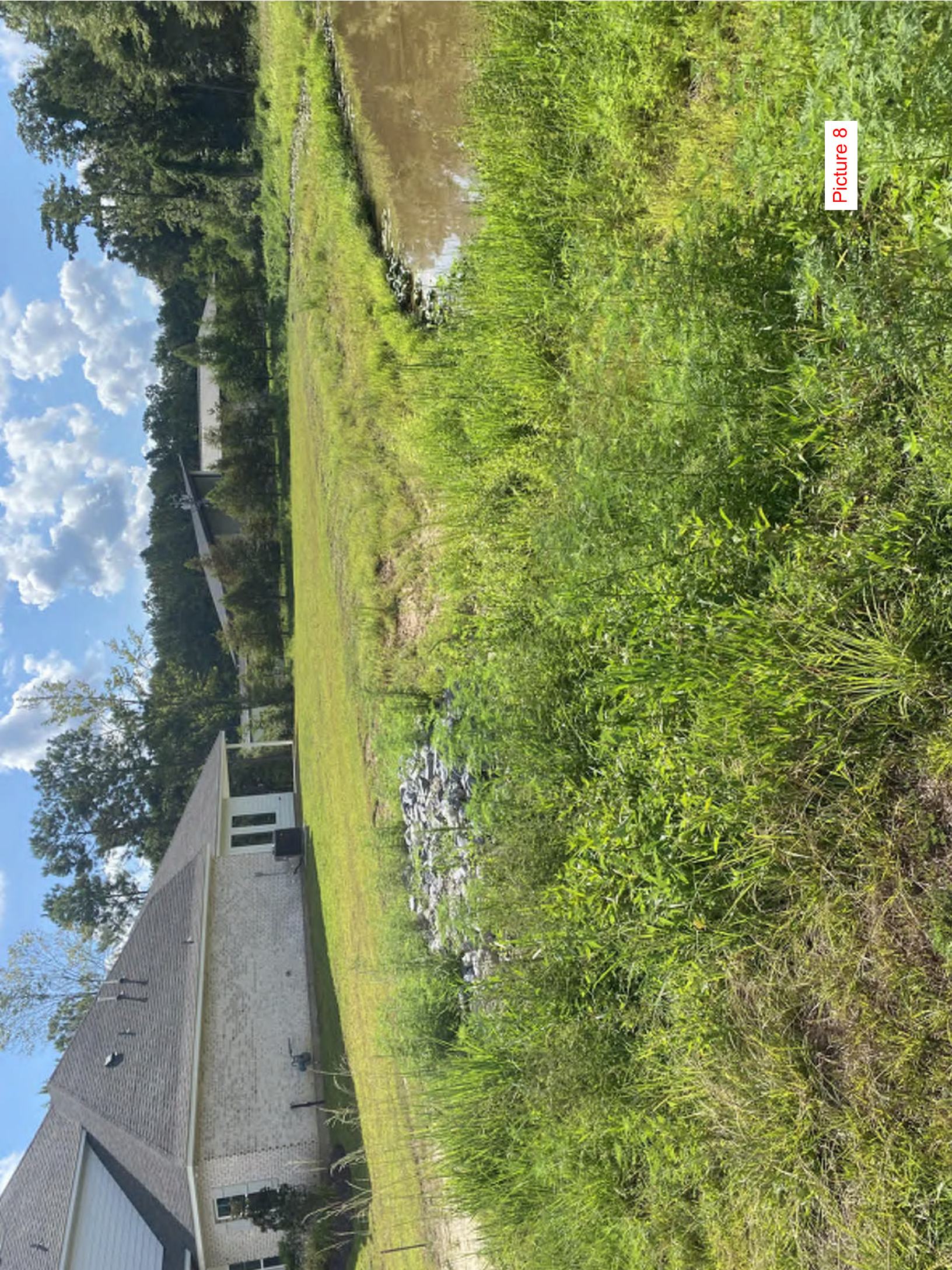
Picture 5



Picture 6



Picture 7



Picture 8



Picture 9



Picture 10



Picture 11



Picture 12



Picture 13



Picture 14



Picture 15



Picture 16



Picture 17



Picture 18



Picture 19



Picture 20



Picture 21



Picture 22



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

October 19, 2023

St. Tammany Parish Council
P.O. Box 628
Covington, LA 70434

Re: Money Hill Plantation Subdivision, Phase 7B-1
Extended Warranty Obligation - \$57,100.00 - Letter of Credit

Honorable Council Members,

The extended Warranty Obligation in the amount of \$57,100.00 expires November 21, 2024 and is scheduled for review by the Parish Council at the November 2, 2023 meeting.

This office has inspected the site. All work covered by this extended Warranty Obligation is satisfactory.

Therefore, it is recommended that the extended Warranty Obligation be released. This is a private subdivision and the Parish is not responsible for any maintenance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel P. Hill".

Daniel P. Hill, P.E.
Director, Department of Engineering

Attachment: Money Hill Plantation Subdivision, Phase 7B-1 Recorded Plat; File No. 5808

xc: Honorable Michael Cooper
Honorable Cheryl Tanner
Mr. Ross Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Leslie Long
Mr. Tim Brown
Mr. Theodore Reynolds, P.E.
Ms. Maria Robert, P.E.
Mr. Chris Cloutet, P.E.
Mr. Joey Lobrano
Ms. Jan Pavur
Ms. Mimi Dossett, Money Hill Plantation, LLC
Mr. Sean Burkes, P.E., P.L.S., J.V. Burkes & Associates, Inc.

