



"Where a GREAT Life Style begins"

P.O. Box 540051
Lake Worth, Florida 33454-0051

May 21, 2007

Dear Springhill Homeowners & Neighbors:

RE: JOG ROAD WALL PROJECT

This letter is to inform you of the most recent updates that have taken place in regards to the wall.

When the New Board took over this project we were under the impression that the previous Board had set the wheels in motion by hiring an Engineer to inspect the existing wall on site and supply structural drawings for raising the wall to 6 feet. All the new Board needed to do was to select a contractor and the wall would move forward.

The new Board received the Engineering's Drawing that were done in June 2006 in March, 2007. We recently discovered that the drawings were incorrect. The Engineer who did the drawing never came out to do a site review. The following is an account of what has transpired:

In the original 2006 drawing the Engineer removed cement cap on wall resulting in:

- a. Removing the cap removes the tie beams that strengthens the wall
- b. It also increases the cost
- c. Changing the look of the wall

In April 2007 our contractor did a Site Review of the wall and found the following items were incorrect on the Engineers Drawings.

1. Height was incorrect
 - a. 3 layers of block would make the wall to high for code
2. Measurements of the wall were incorrect
 - a. stated by engineer to be 12" wide only 8" wide
3. Existing Footer also incorrect
 - a. state by engineer to be 3'x12" only 2' x 1'

Our contractor did a final site review accompanied by there Engineers and informed the Engineer that was hired by the previous Board of the changes that needed to be made on the drawings. Our contractor discovered the Engineer never did a site review and his drawings were based upon information he was given.

Final drawing by Engineer with changes per April 2007 site review indicate the following:

1. Engineer left existing cement cap in place.
2. Engineer raises the wall with 2 layers of block
3. Engineer places concrete pad (4' x 4' x 12") every 15 feet
4. Engineer places dowel thru existing and new pad.

Had an on-site Engineering review been performed in 2006, inaccuracies in code requirement would have been noted. The inaccuracies have resulted in required amendments to our contract as follows:

Original Cost	\$ 46,000.00
Credit of block	\$(6,000.00)
Increase for footer	<u>\$ 70,000.00</u>
Total cost of the wall project	\$110,000.00
Assessment \$200.00 x 186 homes	\$(37,200.00)
Association to pay Board Approved 3/2/07	<u>\$(8,800.00)</u>
Balance	\$ 64,000.00

It is the opinion of this board that the wall must be raised. The wall and front Entrances to Springhill creates a first impression for anyone coming into our development, whether to visit or purchase. Every home along Jog Road has a different fence, the trees and bushes are all different and this needs to be changed. This Board believes this to be an asset to every homeowner.

Most people who are looking to move into Springhill find the idea of paying \$ 150.00 Association Dues per year astonishing. Other communities have dues from \$ 150.00 per month to \$500.00 per month. If we do not start making improvement to Springhill the result is that our community will be looked upon the same as Lees Crossing. Bottom line, decreased property values for all homeowners.

Residents may say: "I do not live along the wall why should I pay for it?"

NOT ONE OF THE BOARD MEMBER LIVES ON JOG ROAD. We live in a great development, we have all paid a good price for our homes and we all should want to keep the value up and keep our neighborhood a safe and great place to live.

We will be having our next board meeting at the Greenacres Public library, to discuss the wall project.

Saturday, May 26, 2007 @ 1:00 pm

WE REQUEST YOUR ATTENDANCE

Marilyn Fong - President
Bill Camire - Vice President
Carol Greff - Treasure
Tina Piasio - Secretary
Uves Zietsman – Board Member

The new Board is committed to making some much need improvements to our community. In the mean time, if you have any comments and/or suggestions, we invite you to contact us. Our contact information can be found on the Springhill website at Springhillpoa.com.

Let's all work together to improve our community!