



October 16, 2014

Dear Ms. Anderson,

We are in receipt of the letter you provided to the Westfield Economic and Community Development Department on 10/6/14.

As we discussed on the evening of the 6th and again on the 13th on-site in Oak Park, nothing in the preliminary engineering has indicated a need to disturb anyone's existing property in Oak Park. When Oak Park was initially developed, all utilities were stubbed to the end of Oak Park Circle. It is our intent to connect to these existing lines and extend south into the new phase of development.

Regarding the timing concerns raised in your letter, Pedcor has varying control over the timing of improvements associated with the development of Oak Park Phase 2. For those improvements that we directly contract for, such as the grading, paving, sanitary sewer force main and the water main, we will have almost total control. However, the "dry" utilities such as gas, electric, phone and cable will extend their lines on their own schedule. We certainly coordinate with them closely but ultimately, they decide when they will show up, how long they will take for their work, and when they will restore any existing improvements. Additionally, we have no control if they interrupt service during their work.

With all the being said, Pedcor will commit that if, during construction of the streets, sanitary sewer force main and water main, work is performed within any of the existing easements within Oak Park, Pedcor will restore the property to a condition that meets or exceeds the City of Westfield standard. Further, we will give the affected property owner the option of either seeding or sodding during restoration.

Sincerely,

Craig H. Lintner
SVP Development
Pedcor Investments, A Limited Liability Company

Dear Westfield Economic and Community Development Department,

Hello, my name is Nancy Anderson and I am board member of the Oak Park HOA. I have lived at 15941 Oak Park Ct. with my husband for 18 years.

I would like to thank the APC for everything they have done over this past year to help the residents of Oak Park neighborhood.

But we need your help again please.

I live on lot #9 on the corner of Oak Park Court and Oak Park Circle which means the utility easements on both my front and side yards will be completely torn up while new utility lines are laid to accommodate Pedcor's additional 28 homes in their new development.

This easement also affects lots 7, 8, & 13 as well.

I need your help in minimizing the damage done to our yards, our personal costs in repairing our yards, and the disruption this will have on our lives.

The Oak Park HOA needs your help to ask Pedcor to make the following additional written commitments:

1. A start to finish timeline for completion of utility construction and repairs to personal property. This will keep the utility construction from dragging on for months by minimizing time of repairs and inconvenience to lot owners and quickly return Oak Park Court and Circle to its beautiful, peaceful current state.
2. All cable, phone, electricity and sewer should be restored with NO additional cost to lot owners or interruption of service during utility construction.
3. Pedcor should commit to promptly replacing ALL property damage incurred during their development including but not limited to:
 - Mailboxes
 - Irrigation systems
 - Trees
 - Driveways
 - Fences
 - Underground pet fences
 - Landscaping including grass
4. Oak Park HOA requests Pedcor sod verses seeding in any areas where the grass is disturbed by their utility construction. It is reasonable to return our yards to their current state and sodding by far is the most esthetic and quickest way to achieve that. It takes a lot of watering, maintenance, and time to grow grass from seed. Grass seed and straw can blow all over the neighborhood. The HOA also has concerns of unattended piles of dirt and debris setting along the streets for months after completion of utility construction. As watering new grass is costly, I request a lawn watering allowance be made for the affected lot owners.

7. Highest priority should be taken in protecting all existing trees along the easement with Pedcor replacing damaged trees due to utility construction. I have 5 beautiful, mature trees in my yard along this easement along with the Red Oaks lining Oak Park Court and Circle which define Oak Park's name.

I understand there is an easement along the street for utility repairs.
However, Pecor's need to upgrade existing utilities for their new development and financial interests should not be a financial burden or inconvenience to existing Oak Park home owners.

Again, I thank you for your time and assistance.
Sincerely,
Nancy Anderson