


From: Mike Hargrave [REDACTED] 
Subject: Fwd: Sunset Pl, Point Clark
Date: October 2, 2024 at 6:17 PM
To: [REDACTED]



Sent from my iPhone

Begin forwarded message:

From: "Mike Hargrave" </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=03973F979ABB45DAA4015B8A4DED38D7-MIKEHARGRAV>
Date: July 2, 2024 at 1:53:00 PM EDT
Subject: FW: Sunset Pl, Point Clark

MIKE HARGRAVE
OWNER / CEO
Cell: [REDACTED]
Email: [REDACTED]
www.avonbank.ca | www.aloradesignsinc.ca

From: Mike Hargrave

Sent: July 2, 2024 1:51 PM

To: 'jeybergen@huronkinloss.com' <jeybergen@huronkinloss.com>

Cc: 'John Yungblut' <jyungblut@huronkinloss.com>; 'jhanna@huronkinloss.com' <jhanna@huronkinloss.com>

Subject: Sunset Pl, Point Clark

Good Afternoon,

In response to the letter sent pertaining to Sunset Pl development ditch proposals for 13 Sunset Pl.

In December of 2021 I had Kempton Construction fill my ditch, if I offended anyone I apologize sincerely but I will try to explain why. After long discussions with Brent/Tom Kempton and Matt pertaining to the ongoing water issues a massive drain was installed along the top side and across the back of my property(at my cost) to handle the challenges being faced within the Sunset Pl development. It was brought to my attention by Matt that the issues were with water behind me and to the east, at the time of the meeting(may2021) Matt asked if I would "help solve" the unanticipated challenges. I decided to the benefit of myself and surrounding properties I would lower my grade, including the buildings to accommodate this at 100% my cost. Some property owners did not perform any grading for water and or drainage to handle the constant flow and challenges with the water table. Once the drain was installed it became very apparent that this idea worked, water was running constantly and exiting into the open ditch. The ditch was a stagnant disgusting mess, weeds, slop, standing water and bugs....this was not what I purchased when I was sold the properties. They were marketed as estate style properties with a strict criteria of building finishes and architecture and matching grade plans. After a terrible scene with an visiting elderly person falling into the ditch when exiting there vehicle on the side of the road in front of my house I had enough. Conversation with Matt was, I am dealing with your water issues to help the subdivision at my cost and now I am dealing with the mess out front and it looks disgusting. Unsafe is an understatement with no road side shoulder and open water with young kids in neighborhood plus very aesthetically displeasing. The response was "fill it in and I will deal with It" this is common sense. Kempton's then shot elevations to the specs of the subdivision and the 15" pipe and catch basins were completed along with tying in the entire drainage infrastructure of the property. The water exits out the main drainage pipe on the top end of the property into the 15" pipe in ditch and keeps flow as it exits the end of the 15" pipe at the west end of 13 Sunset Pl. The driveway culvert was previously set at to grade plan provided and driveway was paved as per 2 year window on deposit refund from developer. Please realize citizens work hard for there income and cant afford to be replacing driveways already paid for...and also you will never match concrete or asphalt to existing finish/colour. My one concern is who set original elevations, did the developer follow grade plan on driveway culverts? Was there accountability? How did the driveway culverts at the bottom of street get approved so low compared to culverts under

Huron road that exit the water? This appears to be the major issue at hand, not the properties up towards the top of Sunset Pl.

Total cost with Labour/Equipment hours(Kempton's) and my cost on 15" Smooth pipe with belled ends was \$4385.53 for complete ditch installation. This is my issue, I am not saying I will not work with you but... 37k is ridiculous when I know the costs as I have already paid for it once. Understanding catch basins may be different and some miscellaneous items but not over 32k difference. I would like to see everyone happy and a great relationship with the township moving forward, working together is paramount and I hope that in the end an agreement can be reached. It is most certainly not my intention to challenge anyone on this proposal but to simply provide informative proof of the situation that I have experienced.

Point Clark is a wonderful place to be, I have summered in the area for 12 years and have recently chose to live here full time. Huron Kinloss should be proud of the little community it is becoming. The area is the coolest little vibe with an awesome beach/boat club, safe streets for kids and folks, sunsets to die for along with now the best restaurant for miles and miles.. I know a couple residents of Sunset Pl have been trying to come to a resolution on this issue and I hope this relationship/communication between both Huron Kinloss and them continues. Everyone just wants a financially fair solution that works for both the residents and the township.

Please see attached as per above.

If you care to see invoices from Kempton's and Carson's Plumbing I will gladly forward.

Kind Regards,
Mike Hargrave

MIKE HARGRAVE

OWNER / CEO

Cell:

Email:

www.avonbank.ca | www.aloradesignsinc.ca



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