5/19/22

Easement between 204 Athena Court and Greenville Overlook Maintenance Corporation for a drainage pipe along the right side of Karin Thomas’ home. This pipe goes 3 inches onto the common property along the length of her fence. Additionally, there are 4 existing French drains that rest 3 inches onto the common space property. See attachment for map.

This easement has been approved by the Architectural Committee and the Greenville Overlook (GO) Board.

Karin Thomas will be responsible for maintenance of this pipe. A large pool of water accumulates in the common area, so water will be directed down the hill by her fence to the back side of the house.

A 4 inch 100’ foot drainage pipe will be built along the side of 204 Athena Court fence, to connect two gutter drain pipes. Excavation of a trench starting at the house side yard, ending at the back property corner. Installation of a 4” flexible pipe will connect the two pipes. An excavated trench will be back filled with dirt and raked. Grass seed and erosion control blanket will be secured with sod staples.

Signed x\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Karin E. Thomas, MD Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Signed x\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Michael Nardo, GO HOA President Date: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

I agree as well.

Best,

Chuck

On May 19, 2022, at 16:14, Harish Mital <hmital2020@gmail.com> wrote:

﻿

I agree that it can be approved. Thanks.

On Thu, May 19, 2022 at 3:50 PM Quercetti Family <[quercettis@gmail.com](mailto:quercettis@gmail.com)> wrote:

I agree for it to be approved.

Danielle Quercetti

484.643.8598

On May 19, 2022, at 2:22 PM, Lon Chen <[uitiasia@msn.com](mailto:uitiasia@msn.com)> wrote:

﻿

﻿As website host, I will update this (ARC 204AT) Application file and house map diagram and once the email chain’s approval process agreed by all the boards and ARC Committees on the website, those Previous ARC files will be password coded, to be accessible by ARC committee members!

Lon

Sent from my iPhone

On May 19, 2022, at 1:29 PM, Hugh Wang <[hhwang101@hotmail.com](mailto:hhwang101@hotmail.com)> wrote:

﻿

I agree. It should be approved.

Hugh

Sent from [Mail](https://go.microsoft.com/fwlink/?LinkId=550986) for Windows

**From:** Michael Nardo <[mnardo32@comcast.net](mailto:mnardo32@comcast.net)>  
**Sent:** Thursday, May 19, 2022 1:10:41 PM  
**To:** 'Karin' <[flykarin@aol.com](mailto:flykarin@aol.com)>  
**Cc:** 'Chuck Xu' <[chuckxu2012@gmail.com](mailto:chuckxu2012@gmail.com)>; 'Bing Zhang' <[Bing.Zhang@macrostat.com](mailto:Bing.Zhang@macrostat.com)>; 'Hugh Wang' <[hhwang101@hotmail.com](mailto:hhwang101@hotmail.com)>; 'Alvenia Scarborough' <[alveniasc@gmail.com](mailto:alveniasc@gmail.com)>; 'Lon Chen' <[uitiasia@msn.com](mailto:uitiasia@msn.com)>; 'David Sibert' <[dsibert@bvprops.com](mailto:dsibert@bvprops.com)>; 'Danielle Quercetti' <[dequercetti@icloud.com](mailto:dequercetti@icloud.com)>; 'Jodie Pezzner' <[bearpezzner@aol.com](mailto:bearpezzner@aol.com)>; 'Harish Mital' <[hmital2020@gmail.com](mailto:hmital2020@gmail.com)>  
**Subject:** FW: ARC and Board request for Easement

Below is a request from Karin Thomas. I think this should be approved. I can sign it. I copied the Board and the Arc Committee to make sure they have no problem with this request.

We do not need to get attorney involved. I printed the easement form out and sign the requested form if it is ok with the ARC committee and the Board.

Karen has been extremely transparent and thorough. I met with her and reviewed the situation. She contacted the county and abstain their advised and approval..

Please advise.  Thank you!

Michael R Nardoed

520 Chariot Court

Wilmington, DE 19808

302-275-4183

**From:** Karin <[flykarin@aol.com](mailto:flykarin@aol.com)>   
**Sent:** Thursday, May 19, 2022 12:56 PM  
**To:** [mnardo32@comcast.net](mailto:mnardo32@comcast.net); [bearpezzner@aol.com](mailto:bearpezzner@aol.com); [hmital2020@gmail.com](mailto:hmital2020@gmail.com)  
**Subject:** ARC and Board request for Easement

Mike, Jodie, Harish,

I need some help with this easement, as when I went out this morning, the area of water is about 36 x 12 feet in the side yard by my house and the common area.

The county said that since the common space is private property, I would just have to sign an agreement with the HOA regarding a pipe I would like to build which goes 3 inches onto the common property.

The county also said everyone has French drains which are a few inches onto common property in other homes, but I just added it anyway, so it's all together.

I have to recuse myself of the discussion, since it involves my property.  The county said that this did not have to go thru a lawyer, but I can get my lawyer to write up more legal terms if you like.  He has been busy on another case.

Basically, I buried two gutters which drain onto my property, then onto the common area.  The one pipe attached to the sump pump seems to be the problem area - and I have attempted to repair this now 4 times.  I got a new sump pump and have had it serviced 3 times.  I did call an engineer who said we may have to carry the pipe out to the basin, but that is very expensive.

My landscaper can put in the pipe a week from Friday, but I want to wait for your approval before proceeding.

Please see attached files - I paid for a New Castle County Easement Form and followed it once we get HOA and if needed, board, approval.  Mike can sign it, or we can ask the HOA lawyer if needed.

Thanks again,

Karin Thomas

204 Athena Ct

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Harish Mital  
302-239-0111 (h)  
302-547-8752 (cell)