Thank you for taking the time to write the City regarding Toll Brothers’ slope at Somersett Village 6 and its potential impact to the Somersett HOA. The City takes your concern seriously regarding slope erosion and the future transfer of this slope to the Somersett HOA. Below is a summary of a meeting that occurred between the City, Toll, and the Somersett HOA that hopefully addresses your concern. The City has received many pieces of correspondence on this matter and is providing the same below response to all correspondence it has received on this matter; so, we apologize in advance if the response seems a bit “form letter” ish. We have done this simply in the interest of time. Lastly, this issue is clearly on the radar screen of your HOA and it is on ours and we recommend that you work through your HOA on this matter so as to receive the latest information. The City will continue to coordinate with your HOA and Toll Brothers on this matter.

All Hands Meeting On-Site

On January 29th at 3 pm City staff (Mike Mischel, Engineering Manager and Michael Wickes) met with the Somersett HOA (Tracy Carter, the HOA President, along with several board members and Seth Padovan, the HOA consultant civil engineer). Also in attendance was Toll Brothers (Rick Parkin, Land Development Manager for Toll Brothers, and Gabe Wittler from Odyssey Engineering the design engineer of record, several of Toll’s contractors including Brian Brieder from EPS who implements their erosion control plan). We met onsite at the bottom of the slope just up from the Fire Station.

Issue 1 – Slope Erosion

The HOA expressed their concern regarding the erosion of Toll’s slope and that erosion found its way to the streets below. Toll agreed to expeditiously continue any cleanup necessary in the future up to the transfer of the slopes to the HOA. The City acknowledged that Toll has an approved SWPPP (Storm Water Pollution Prevention Plan) and that it would monitor it more closely. By the time of the meeting Toll had fixed the drop inlet at the top of the slope that had plugged during the storm event that was a cause of much of the erosion. Toll indicated it would look into additional mitigation measures (matting) for slope protection although no commitment could be made at the time.

Issue 2 – Future Slope Transfer to HOA

The larger issue that the HOA voiced concern over was in regard to the future transfer of the slopes to the HOA and not wanting to be stuck with a maintenance-intensive liability. The HOA brought up the problem they were having with rockery wall that had caused it to special-assess homeowners for its repair. They expressed they didn’t want the same thing happening with the Toll slopes. The City acknowledged it completely understood their concern. Toll indicated it would be years until the slopes would be in a position to be transferred to the HOA. The number 3-5 years was mentioned depending on the rate of vegetation and stabilization. The City mentioned it is standard that revegetation bonds are on file that guarantees that slopes are landscaped and stabilized and that the bonds would not be released until the work was completed. There is also a licensed landscape architect hired by the developer that certifies that slope landscape is in place. The City indicated that the HOA would be contacted and allowed to walk the slopes with it prior to any transfer to the HOA.

Again, thank you for taking the time to express your concern. The author of this response is Mike Mischel. He is the Engineering Manager within the Community Development Department and his contact information is mischelm@reno.gov.

cc: Neoma Jardon, Ward 5