

Sharla Dillon

From: Kenneth C. Hill
Sent: Monday, March 12, 2012 3:47 PM
To: Tabatha Blackwell
Subject: FW: Stonebridge on Douglas Lake, Dandridge, TN
Attachments: 3-06-12 Sorrells Explanation.pdf

From: Anita Tell [<mailto:Anita@nationalcustomhomes.net>] **On Behalf Of** Rick Pfendler
Sent: Monday, March 12, 2012 2:51 PM
To: Kenneth C. Hill
Subject: Stonebridge on Douglas Lake, Dandridge, TN

DATE: March 9, 2012
TO: Kenneth C. Hill, Director, State of Tennessee
FROM: Richard R. Pfendler
RE: Stonebridge on Douglas Lake – Dandridge, TN

Dear Director Hill,

I am a custom home builder and developer in South Florida for the last 46 years. I am also one of the 6 home owners who have actually completed a home in the Stonebridge development of which we have all invested well over a million dollars in our properties and homes.

We the homeowners, especially Michael Sorrells on Lot 22, Louise and Dave Gale on Lot 83 and myself on Lot 61 have spent countless hours and time from our businesses for the last three years to correct a problem that really is not our fault.

1. The developer Chip Leonard of Southeastern Development LLC. and Sam Pinner, the Realtor, who was his partner at the time, never finished the water and sewers, the roads or club house.
2. Jefferson County let the sale of the property's 107 lots be sold without a final Plat approval from all Agencies.
3. Jefferson County let the \$450,000. (+/-) bond expire and never made the developer renew the water and sewer bonds
4. Jefferson County never inspected the water and sewer nor the paving and drainage.
5. No one from Jefferson County and the Agencies in Tennessee has done anything about the fraudulent sale of this project.

6. We had to protect our investment and spend three years to try and get a sewer system approved – through all the Tennessee bureaucracy.
7. TDEC has fought us tooth and nail turning down everything we submitted.

There is something that really smells in this whole thing! People in Jefferson County and TDEC are covering for each other.

I could go on and on – but the point is:

We are PLEADING for your help to let Aqua Green collect the remaining sewer tap fees so we can complete the rest of the 56 units.

Our Homeowners Association has collected assessments of \$4,250.00 from 50 lot owners to complete the plant that will service 50 units.

Ladies and Gentlemen, our backs are now to the wall and going to the best attorneys in the area is not what we want to do – there will be a lot of people exposed from the past 3-4 years.

I am enclosing correspondence from Michael Sorrells and Gina Butler that will shed more light on this subject.

Please help us protect our investment at Stonebridge. This problem was not brought on by any of the lot owners.

Please have TDEC cut us some slack. Dart Kendall is a very reputable contractor. We had interviewed several companies before selecting Aqua-Green.

Thank you in advance for your help.

Very truly yours,

NATIONAL CUSTOM HOMES IV, INC.

Richard R. Pfendler

Richard R. Pfendler – Tele: 561-239-0231
Lot 61 Stonebridge

CC: Michael Sorrells – Lot 22 – Tele: 828-506-2174
Louise Gale – Lot 83 – Tele: 868-397-8809
Gina Butler, HOA Manager – Tele: 615-215-1212
Dart Kendal – Aqua Green – Tele: 404-557-3170
James Wheeler, Esq., Broad & Cassel Attorneys at Law

Sharla Dillon

From: Kenneth C. Hill
Sent: Saturday, March 10, 2012 8:27 PM
To: Tabatha Blackwell
Subject: FW: Docket No. 12-00004 (Stonebridge at Douglas Lake in Jefferson County)

From: Linda McPhee [lcmcphee@gmail.com]
Sent: Saturday, March 10, 2012 7:22 AM
To: Irving, Gary
Cc: Kenneth C. Hill; Sara Kyle; Mary W. Freeman; gina@buttermgmt.com; dlevan8@charter.net; jburleson7@carolina.rr.com; daq125@bellsouth.net; jmcclath@charter.net; pkrollins@yahoo.com; knoxvegasc@netscape.net; cwaddell@blaircompanies.com; rwp1957@hotmail.com; jcwadd1979@yahoo.com; abcwatts@yahoo.com; v444@charter.net; martidiello@aol.com; sorrells@cbvnol.com; jvidolin@verizon.net; keely@carolina-group.com; udlane@mac.com; cici9@earthlink.net; bill.snipes@mysignaturesales.com; jbowlin@utk.edu; karen.carper@yahoo.com; bstewart22@gmail.com; don@atlanticcoastfire.com; bguercio@tektone.net; rmorgan251@aol.com; sarac7707@gmail.com; ellensjohnston@comcast.net; terryorm@windstream.net; cd3ksk@aol.com; naturepix@hotmail.com; jrsalver@embarqmail.com; cmathien@mac.com; micah.downing@blueridgeresearch.com; bottsc@bankofcleveland.com; bhamant@tds.net; jeanmiz@aol.com
Subject: Re: Docket No. 12-00004 (Stonebridge at Douglas Lake in Jefferson County)

We, too purchased a lot in Stonebridge. We currently live in Paradise Landing and were involved in the attempt to bring water to the lot/homes there. We spent countless hours & approx. \$20K, only to have the city of Dandridge & Jefferson County deny us. At this time, we are not willing to consider spending money until the city & county are working with us and not against us.

I applaud those of you spearheading this project. We know how much time and effort it takes to complete a task of this nature.

Rick & Linda McPhee

Sent from my iPad

On Mar 9, 2012, at 3:08 PM, "Irving, Gary" <girving@bushbros.com> wrote:

I would just like to echo the thoughts and feelings of many land owners you have already heard from that purchased property in Stonebridge subdivision in Jefferson County, TN. I own lot 58 and I am completely in favor of not allowing landowners to hookup to the proposed sewer system without paying their fair share first (which is somewhere in the neighborhood of \$4200). The last several years have been a nightmare since we purchased our property from an unscrupulous developer and we are looking forward to putting this behind us as soon as possible. I'm sure you want to act in our best interests and the best way you can do this is to approve Aquagreen's request to collect tap fees from property owners. I urge you to approve the agreement Aquagreen proposed.

Thank You
Gary Irving
5647 Summitridge Lane
Knoxville, TN 37921
865-300-4742

<image001.jpg>

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Sharla Dillon

From: Kenneth C. Hill
Sent: Friday, March 09, 2012 9:30 PM
To: Tabatha Blackwell
Subject: FW: Docket No. 12-00004 (Stonebridge at Douglas Lake in Jefferson County)

From: Irving, Gary [girving@bushbros.com]
Sent: Friday, March 09, 2012 2:08 PM
To: Kenneth C. Hill; Sara Kyle; Mary W. Freeman
Cc: gina@butlermgmt.com; dlevan8@charter.net; jburleson7@carolina.rr.com; daq125@bellsouth.net; jmcclrath@charter.net; pkrollins@yahoo.com; knoxvegasc@netscape.net; cwaddell@blaircompanies.com; rwp1957@hotmail.com; jcwadd1979@yahoo.com; abcwatts@yahoo.com; v444@charter.net; martidiello@aol.com; sorrells@cbvnol.com; jvidolin@verizon.net; keely@carolina-group.com; udlane@mac.com; cici9@earthlink.net; bill.snipes@mysignaturesales.com; lcmcphee@gmail.com; jbowlin@utk.edu; karen.carper@yahoo.com; bstewart22@gmail.com; don@atlanticcoastfire.com; bguercio@tektone.net; rmorgan251@aol.com; sarac7707@gmail.com; ellensjohnston@comcast.net; terrycorm@windstream.net; cd3ksk@aol.com; naturepix@hotmail.com; jrsalyer@embargmail.com; cmathien@mac.com; micah.downing@blueridgeresearch.com; bottsc@bankofcleveland.com; bhamant@tds.net; jeanmiz@aol.com
Subject: Docket No. 12-00004 (Stonebridge at Douglas Lake in Jefferson County)

I would just like to echo the thoughts and feelings of many land owners you have already heard from that purchased property in Stonebridge subdivision in Jefferson County, TN. I own lot 58 and I am completely in favor of not allowing landowners to hookup to the proposed sewer system without paying their fair share first (which is somewhere in the neighborhood of \$4200). The last several years have been a nightmare since we purchased our property from an unscrupulous developer and we are looking forward to putting this behind us as soon as possible. I'm sure you want to act in our best interests and the best way you can do this is to approve Aquagreen's request to collect tap fees from property owners. I urge you to approve the agreement Aquagreen proposed.

Thank You
Gary Irving
5647 Summitridge Lane
Knoxville, TN 37921
865-300-4742

Irving, Gary
Bush Brothers and Company
Systems Infrastructure Engineer
Information Services

865-450-4131 Work
girving@bushbros.com
1016 E. Weisgarber Road
Knoxville, Tn 37909

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Sharla Dillon

From: Kenneth C. Hill
Sent: Thursday, March 08, 2012 5:07 PM
To: Tabatha Blackwell
Subject: FW: Stonebridge Sewer Utility - Jefferson Co. TN - Docket 12-00004

From: Bob Thompson [2overpar@bellsouth.net]
Sent: Thursday, March 08, 2012 11:40 AM
To: Kenneth C. Hill
Subject: Stonebridge Sewer Utility - Jefferson Co. TN - Docket 12-00004

Dear Chairman Hill:

I enjoyed meeting you last August at a TRA hearing on this subject. It continued to another hearing on February 27, 2012.

As a property owner, I am recommending the TRA approve Aqua Green Utility's Certificate to collect a "tap fee" in order to complete the subdivision sewer system. Jefferson County has been supportive (Mayor and Commission) of this effort. There is no county system in the area. Since the developer went "belly up" (or at least pretended to) the property owners have no real choice but to fund completion of the system.

I ask you to approve the Aqua Green Utility "tap fee" request.

Thanks for your consideration,

Bob Thompson
Stonebridge property owner

Sharla Dillon

From: Kenneth C. Hill
Sent: Thursday, March 08, 2012 6:50 AM
To: Tabatha Blackwell
Subject: FW: StoneBridge

From: roger pittman [rwp1957@hotmail.com]
Sent: Wednesday, March 07, 2012 11:36 PM
To: Kenneth C. Hill
Subject: StoneBridge

Since it is VERY apparent that the local Gov't there isn't going to help the "victims" of StoneBridge with our sewer problem, my question is simple;-----are we allowed to put "individual septic tanks" on our property there? If not, WHY? The local Gov't there is unbelievable and even had the audacity to raise our taxes on properties that are worth but a FRACTION of what we originally paid! The least the local Gov't could do is make it easy for the folks to build (incl individual septic tanks or AquaGreen) by helping clear the way for what's needed! ----Waiting for your response! Thank you ----R.W.Pittman

Sharla Dillon

From: Kenneth C. Hill
Sent: Wednesday, March 07, 2012 5:34 PM
To: Tabatha Blackwell
Subject: FW: Stonebridge Subdivision approval

From: dag125 [<mailto:dag125@bellsouth.net>]
Sent: Wednesday, March 07, 2012 5:27 PM
To: Kenneth C. Hill
Subject: Stonebridge Subdivision approval

Sir,

My wife and I have our entire retirement savings invested in our property at Stonebridge. Please consider Mr. Sorrells request, this is the only way we can get this started.

Thank you in advance!

Dale Garris
Lot #5
828 6270684

Sharla Dillon

From: Kenneth C. Hill
Sent: Wednesday, March 07, 2012 10:01 AM
To: Tabatha Blackwell
Subject: FW: Stonebridge Subdivision sewer Dandridge TN

From: Judy Hees [<mailto:tennisbunny2002@yahoo.com>]
Sent: Wednesday, March 07, 2012 8:36 AM
To: Kenneth C. Hill; Mary W. Freeman; Sara Kyle
Subject: Stonebridge Subdivision sewer Dandridge TN

To: Kenneth C. Hill
Mary Freeman
Sara Kyle

From: Dan and Judy Hees

Homeowners of Lot #60, Stonebridge Subdivision

We did NOT attend the recent TRA meeting on Feb. 27 in Nashville, having been told it was more of a formality for approval, for the completion of the sewer project in Stonebridge Subdivision in Dandridge, TN. Now I am sorry we did not drive the three and half hours to attend the meeting. We have met Dart and have been involved with his presentations regarding the sewer system he is building. Our impression of Dart and his utility company is beyond reproach. We need a sewer system, he builds sewer systems and we can't imagine any other business owner staying the course, as long as AquaGreen has, with all the negative downturns of this project.

We are one of the six home and property owners and we absolutely need Dart Kendall of Aquagreen Utility to continue and complete the sewer project in Stonebridge. The initial sewer installation was never completed by the developer, as promised, and due to the local government here in Dandridge returning the security bond to the developer before completion of the subdivision project, we have no other recourse than to personally (as subdivision property owners, since both the developer and county commission dropped the ball) pursue this option to complete the sewer with no more delays, interruptions or stoppages due to a feeling that someone is being "ripped off" by incurring tap fees. Yes, the added costs are not pleasant (and again, not our fault that we have to pay) but must be incurred to further develop each property and enhance and validate the subdivision. PLEASE, help us continue along with this project...and please READ the letter that you received from Mike Sorrels that explains in DETAIL the ups and downs of this project. If you need personal verification that this is what the "people" want, please feel free to contact us. Our home phone number is 931-526-1522. Thank you for taking the time to address this urgent issue.

Sharla Dillon

From: Kenneth C. Hill
Sent: Wednesday, March 07, 2012 9:59 AM
To: Tabatha Blackwell
Subject: FW: STONEBRIDGE DEVELOPMENT , DANDRIDGE, TN

From: Randy Stevens [mailto:v444@charter.net]
Sent: Wednesday, March 07, 2012 9:29 AM
To: David Foster
Cc: Kenneth C. Hill; Sara Kyle; Mary W. Freeman
Subject: STONEBRIDGE DEVELOPMENT , DANDRIDGE, TN

My name is Paul Stevens and I am a property owner ,lot 17, in the Stonebridge development. I am in complete agreement with Michael Sorrells in his request to TRA to allow Aquagreen to deny a hookup by a property owner until the appropriate fees are paid. This is not to protect Aquagreen or to give them power to decide who does and does not get sewer connection. Rather it is to protect the investment of those who paid upfront to have the system put in place. There are 106 lots in the subdivision but currently only 50 lots will have sewer connection available to secure building permits. Those of us who have already paid the additional fee of \$4250 should not lose our investment because first, the city/county government didn't do their job in maintaining the bond to complete the process after the developer skipped out. And second because the state refused to protect our investment by granting this request to Aquagreen.

Please help us to maintain the value of our investment by granting Mr. Kendall the ability to collect the tap fees your office initially suggested so those who have not paid for the cost of this system will be appropriately assessed the rate equal to what I have paid to have sewer service.

Thank You

**Paul M & Lori Stevens
Lot 17 Stonebridge
Dandridge, TN**

Subject: Stone Bridge contract

After it became apparent that there was a real possibility that the developer was not going to pay to finish the sewer a group of property owners along with me began to discuss ways to complete the system to protect our investments.

Along with considering filing lawsuits we approached Aquagreen and Advanced Septic about the possibility of entering into an agreement with the HOA to complete the work.

At that time Mr. Kendall shared with us the existing contract with the developer and said he would honor the terms with us. He also recommended we look at some other systems as well as the system he proposed for Stone Bridge. We toured his system at the Pennisulas as well as others in the area installed by other utility contractors. We found his system to be far superior to any we viewed and made the decision we wanted what he had proposed for the development.

In August 2011 we accompanied Mr. Kendall to the TRA meeting when he requested Stone Bridge be added to his utility so he could provide sewer to us. We supported that at that meeting and your records will reflect that.

Once he started and reached the point where he was getting no response from the developer and all efforts to reach him was futile we again approached Mr. Kendall about contracting with us to complete the sewer.

I spent much time with Mr. Kendall discussing how we could go about this. There were three major problems. One was getting enough money collected to complete the system for all 106 owners as quickly as possible so to allow owners the ability to sell or build. Two, the need to purchase additional property to add 56 more permits to the 50 we have on the SOP for the subdivision and the third was the amount already invested in the system by Advanced Septic that would have to be addressed either before continuing work or collected at the end of the completion.

After much discussion we decided to enter into an agreement with Advanced Septic to build the system. The cost would be the same and we would need to add additional cost to the amount to purchase property to finish the system. The agreement is on file with the TRA. We did have a concern as to how to protect the property owners who would pay in advance to get the system completed. We wanted to make sure everyone paid their fair share and would not have to be required to pay more at the end if someone did not pay.

We suggested at completion Aquagreen not allow anyone to hook up unless paid. Mr. Kendall made it clear he would have to seek approval from the TRA for this to happen. After he talked to your staff who suggested tap fees' we finalized the agreement and sent it to TRA for approval.

What we thought would be a formality to allow us to put this nightmare behind us and move forward ended up in left field at the hearing on Feb 27th. It appears the directors saw this request as some sinister move by Mr. Kendall against the property owners. When in fact we initiated this agreement and Mr. Kendall was only following the rules he must abide by. I'm dumbfounded as to why this was not approved. If anyone had been looking out for our interests we would not be in front of The TRA. We property owners thru this entire nightmare are the only ones who have had our best interests at heart. It is a little late in the game to appear as if some gov't entity is trying to protect us when in fact it is local and state gov't that has failed us along with the developer!

We also fronted Advanced Septic \$30000 to finish the completion of the tanks and outside plumbing to protect the work already completed from inclement weather and the winter. This work has been completed. If the agreement is approved then this money would have been returned to the HOA after a certain benchmark of collections had been reached. If the agreement is not approved then this money will not be returned until we have collected all 106 fees and this is probably slim to none.

If the agreement is approved so Aquagreen can collect tap fees we have a very good chance in completing the entire subdivision and anyone who pays will have the ability to have sewer. If it is not approved the chances of finishing the system for all 106 is very slim if not at all. It stands a good chance of people losing their entire investments. Without the agreement we hopefully would collect enough to get the plant built for the 50 permits the SOP calls for. After that it could take a long time to collect if ever the remaining 56 that would be required to buy property and expand the plant to provide sewer to all lots.

Michael Sorrells

Lot 22 Stone Bridge

Sharla Dillon

From: Kenneth C. Hill
Sent: Wednesday, March 07, 2012 3:59 AM
To: Tabatha Blackwell
Subject: FW: Stonebridge

From: Brian Christiansen [bncllc@hotmail.com]
Sent: Tuesday, March 06, 2012 9:17 PM
To: Kenneth C. Hill
Subject: Stonebridge

Mr. Hill,

I am writing in support of the letter of Mr. M. Sorrells regarding the sewer system at Stonebridge. I am an owner with Dr. David Hawk and we hope that you understand that the measures implemented by the agreement between the owners and Aquagreen are protective of our investment and we approve of them. Please help our development get finished and avoid potential roadblocks to our cause.

Sincerely,
Dr. Brian Christiansen

Sharla Dillon

From: Kenneth C. Hill
Sent: Tuesday, March 06, 2012 8:18 PM
To: Tabatha Blackwell
Subject: FW: Shuman Family - Stone Bridge Developement - Dandridge, TN

From: Shuman, John [John_Shuman@mitel.com]
Sent: Tuesday, March 06, 2012 2:20 PM
To: Kenneth_c_hill@tn.gov
Cc: gina@buttermgmt.com
Subject: Shuman Family - Stone Bridge Developement - Dandridge, TN

To whom it may concern, in 2008 my family purchased a lot for considerable cost to build our retirement home in the Stone Bridge Development in Dandridge, Tennessee in good faith. The builder as well as the county did not follow through on their responsibilities in regards to holding the performance bond and making the developer finish the sewage system. I feel it is the TRA's responsibility to assist their land owners in these types of situations. I am amazed that a resolution has not been reached. Please assist us in any way that you can to keep our investment of our hard earned money mean something.

John Shuman
Corporate Systems Engineer
Tel.: 1-800-411-9159 opt 5, then 2 for Axxess
VNET: 15824
Fax: 321-282-2966
Email1: systems_engineering@mitel.com
Email2: john_shuman@mitel.com

<http://twitter.com/jashuman>
<http://www.linkedin.com/pub/john-shuman/9/972/463>
<http://www.mitel.tv>
<http://www.mitel.com/blog>

Did you know that you can email questions regarding the features and functionality of your communications system to QuickQuestionUSA@Mitel.com?

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Sharla Dillon

From: Kenneth C. Hill
Sent: Tuesday, March 06, 2012 8:17 PM
To: Tabatha Blackwell
Subject: FW: Stonebridge TRA

From: Micah Downing [micah.downing@blueridgeresearch.com]
Sent: Tuesday, March 06, 2012 2:27 PM
To: Kenneth C. Hill; Sara Kyle; Mary W. Freeman; David Foster
Cc: Gina Butler; sorrells@cbvnol.com
Subject: FW: Stonebridge TRA

Dear TRA,

I would like to express my support and concurrence with Michael Sorrells' email about the situation at Stone Bridge development. With his leadership, we, the property owners, are trying to find a way ahead to secure our investments.

Cordially,

Micah & Lisa Downing
Lot 49

----- Original Message -----

From: Michael Sorrells
To: David Foster
Cc: kenneth.c.hill@tn.gov
Sent: Monday, March 05, 2012 5:01 PM
Subject: Stone Bridge contract

After it became apparent that there was a real possibility that the developer was not going to pay to finish the sewer a group of property owners along with me began to discuss ways to complete the system to protect our investments. Along with considering filing lawsuits we approached Aquagreen and Advanced Septic about the possibility of entering into an agreement with the HOA to complete the work.

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I spent much time with Mr. Kendall discussing how we could go about this. There were three major problems. One was getting enough money collected to complete the system for all 106 owners as quickly as possible so to allow owners the ability to sell or build. Two, the need to purchase additional property to add 56 more permits to the 50 we have on the SOP for the subdivision and the third was the amount already invested in the system by Advanced Septic that would have to be addressed either before continuing work or collected at the end of the completion.

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Michael Sorrells

Lot 22 Stone Bridge

Sharla Dillon

From: Kenneth C. Hill
Sent: Tuesday, March 06, 2012 8:17 PM
To: Tabatha Blackwell
Subject: FW: Stonebridge Sewer Contract

From: Louise Gale [louisegale74@yahoo.com]
Sent: Tuesday, March 06, 2012 3:11 PM
To: David Foster
Cc: Kenneth C. Hill; Sara Kyle; Mary W. Freeman
Subject: Stonebridge Sewer Contract

Dear David,

Our hopes and dreams for the years ahead went into the building of our home in Stonebridge. We trusted the developer with all his promises of establishing the utilities in the community when we signed for the purchase of the land. Jefferson County issued a building permit that allowed us to build our home. The county should have had some idea of whether the utilities were complete enough to allow people to build. The problem has been going on for three years. Where were the government officials when Jefferson County returned the letter of intent to the developer? Well, those folks have failed us. The county collects taxes on the land owners and homes in this community but does not offer us any help in resolving the sewer system. We have entered in a contract with AquaGreen who has gone the extra mile for not just half the community but the whole community of Stonebridge. Dart Kendall has stated his case before you all and it appears that you are stalling. Why?

We have a resolution which has been presented to you all. Please work with us.

Respectfully yours,
Louise Gale Lot #83
1746 Stone Bridge Drive
Dandridge, TN 37725

Sharla Dillon

From: Kenneth C. Hill
Sent: Tuesday, March 06, 2012 8:14 PM
To: Tabatha Blackwell
Subject: FW: Stonebridge

From: Tilley, Julie [Julie.Tilley@perfectserve.net]
Sent: Tuesday, March 06, 2012 3:17 PM
To: Sara Kyle; Kenneth C. Hill
Cc: Mary W. Freeman; David Foster; Tilley, Sean A SFC NG NG NGB
Subject: Stonebridge

To Whom It May Concern:

My name is Julie Tilley and my husband and I own Lot 108 in Stonebridge. I am writing to support the letter that was submitted below from another land owner within Stonebridge. I purchased this property while my husband was on a deployment to Iraq with hopes that we could move to this beautiful area once he retires from the military. It is so heartbreaking to have a piece of property that as of right now seems worthless. For three years now we paid our taxes and homeowner association dues for land that we can not build on nor can we sell without this sewer issue resolved. It is a shame that over 100 other families are in this same situation. I find it shameful that contractors/developers can not be held responsible for devastation such as this and the land owners are left to pay for their dishonestly and crimes. At this point we are being asked to pay an additional \$4250.00 for a sewer system that (was according to our purchase agreement) should have already been included. We are outraged by this. With the state of the economy no one can afford to pay out these additional funds. My husband and I are willing to come up with these funds to ensure that we can get the system in place so we will not loose all of the money we have invested in this property. We are asking that you put yourselves in our shoes and see that without an approved sewer over 100 families will negatively be affected. We deserve the opportunity to able to build on our property or to sell if we so choose.

Thank you in advance for your time and consideration with this matter,

Julie and Sean Tilley
Lot 108 Stonebridge

Subject: Stone Bridge contract

After it became apparent that there was a real possibility that the developer was not going to pay to finish the sewer a group of property owners along with me began to discuss ways to complete the system to protect our investments. Along with considering filing lawsuits we approached Aquagreen and Advanced Septic about the possibility of entering into an agreement with the HOA to complete the work.

At that time Mr.Kendall shared with us the existing contract with the developer and said he would honor the terms with us.He also recommended we look at some other systems as well as the system he proposed for Stone Bridge.We toured his system at the Pennisulas as well as others in the area installed by other utility contractors.We found his system to be far superior to any we viewed and made the decision we wanted what he had proposed for the development.

In August 2011 we accompanied Mr Kendall to the TRA meeting when he requested Stone Bridge be added to his utility so he could provide sewer to us.We suported that at that meeting and your records will reflect that.

Once he started and reached the point where he was getting no response from the developer and all efforts to reach him was futile we again approached Mr Kendall about contracting with us to complete the sewer.

I spent much time with Mr Kendall discussing how we could go about this.There where three major problems.One was getting enough money collected to complete the system for all 106 owners as quickly as possible so to allow owners the ability to sell or build.Two, the need to purchase additional property to add 56 more permits to the 50 we have on the SOP for the subdivision and the third was the amount already invested in the system by Advanced Septic that would have to be addressed either before continuing work or collected at the end of the completion.

After much discussion we decided to enter into an agreement with Advanced Septic to build the system.The cost would be the same and we would need to add additional cost to the amount to purchase property to finish the system.The

agreement is on file with the TRA. We did have a concern as to how to protect the property owners who would pay in advance to get the system completed. We wanted to make sure everyone paid their fair share and would not have to be required to pay more at the end if someone did not pay.

We suggested at completion Aquagreen not allow anyone to hook up unless paid. Mr Kendall made it clear he would have to seek approval from the TRA for this to happen. After he talked to your staff who suggested tapfees we finalized the agreement and sent it to TRA for approval.

What we thought would be a formality to allow us to put this nightmare behind us and move forward ended up in left field at the hearing on Feb 27th. It appears the directors saw this request as some sinister move by Mr Kendall against the property owners. When in fact we initiated this agreement and Mr Kendall was only following the rules he must abide by. I'm dumbfounded as to why this was not approved. If anyone had been looking out for our interests we would not be in front of The TRA. We property owners thru this entire nightmare are the only ones who have had our best interests at heart. It is a little late in the game to appear as if some gov't entity is trying to protect us when in fact it is local and state gov't that has failed us along with the developer!

We also fronted Advanced Septic \$30000 to finish the completion of the tanks and outside plumbing to protect the work already completed from inclement weather and the winter. This work has been completed. If the agreement is approved then this money would have been returned to the HOA after a certain benchmark of collections had been reached. If the agreement is not approved then this money will not be returned until we have collected all 106 fees and this is probably slim to none.

If the agreement is approved so Aquagreen can collect tapfees we have a very good chance in completing the entire subdivision and any one who pays will have the ability to have sewer. If it is not approved the chances of finishing the system for all 106 is very slim if not at all. It stands a good chance of people losing their entire investments. Without the agreement we hopefully would collect enough to get the plant built for the 50 permits the SOP calls for. After that it could take along time to collect if ever the remaining 56 that would be required to buy property and expand the plant to provide sewer to all lots.

Michael Sorrells
Lot 22 Stone Bridge

Julie Tilley
Office Manager
Knoxville Neurology Specialists, PLLC
865-212-6400
Fax: 865-546-6144

Sharla Dillon

From: Kenneth C. Hill
Sent: Tuesday, March 06, 2012 8:12 PM
To: Tabatha Blackwell
Subject: FW: Stone Bridge Project

From: David Foster
Sent: Tuesday, March 06, 2012 4:12 PM
To: Jean A. Stone; Kenneth C. Hill
Subject: FW: Stone Bridge Project

fyi

From: Brian Guercio [mailto:bguercio@tektone.net]
Sent: Tuesday, March 06, 2012 3:44 PM
To: David Foster; hill@tn.gov
Cc: Gina Butler; sorrells@cbvnol.com
Subject: Stone Bridge Project

To whom it may concern-
Please add my name to the list of property owners in support of the plan outlined in Mr. Sorrells' email.

Regards,
Brian Guercio
Lot 38

----- Original Message -----

From: Michael Sorrells
To: David Foster
Cc: kenneth c hill@tn.gov
Sent: Monday, March 05, 2012 5:01 PM
Subject: Stone Bridge contract

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Michael Sorrells
Lot 22 Stone Bridge

Sharla Dillon

From: Kenneth C. Hill
Sent: Tuesday, March 06, 2012 8:10 PM
To: Tabatha Blackwell
Subject: FW: Stonebridge TRA

From: Dinesh Rattan [drattan1@gmail.com]
Sent: Tuesday, March 06, 2012 6:48 PM
To: David Foster; Mary W. Freeman; Sara Kyle; Kenneth C. Hill
Cc: nrattan@yahoo.com
Subject: Stonebridge TRA

To the Board of TRA:

Hello,

My family purchased Lot 57 to become our place for retirement in Stonebridge. We signed all contractual obligations with the developer and we were very happy. Now after 3 years this dedicated community has gone above and beyond to try and save the dream we all have. I cannot say enough about the people in this community. They are the best neighbors one could ask for. We all have committed ourselves to move this nightmare behind us and we have approached the TRA with full faith and honor only to feel that the board is taking matters personally. We have shown in detail our pursuit to finalize the sewer plant construction and even though the county had initiated this debacle by not extending the bond and the developer has criminally breached the contract that 100+ American families signed, we continue with pride to move this development to completion. We ask that you put yourself in our shoes. There is absolutely no way you would not feel the same. There is no grey area here and unfortunately, our family feels, again, that we are not being given the rightful services that the TRA is required to provide. Please let us all know what needs to be done and we will again pick up the ball to move this matter toward consensus. We still have faith to do what is necessary and move on. Please do not take my family's dream away.

Dinesh Rattan

Lot 57

----- Original Message -----

From: Michael Sorrells

To: David Foster

Cc: kenneth c hill@tn.gov

Sent: Monday, March 05, 2012 5:01 PM

Subject: Stone Bridge contract

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Michael Sorrells
Lot 22 Stone Bridge

Sharla Dillon

From: Kenneth C. Hill
Sent: Monday, March 05, 2012 9:52 AM
To: Tabatha Blackwell
Subject: FW: Stonebridge Data
Attachments: Stonebridge data request.PDF

-----Original Message-----

From: Dart Kendall [<mailto:dartken@att.net>]
Sent: Monday, March 05, 2012 7:43 AM
To: Sharla Dillon; Kenneth C. Hill; David Foster; michael sorrells
Subject: Stonebridge Data

I have mailed copies of this addition to the docket